

For Sale

7,168 SF | \$1,600,000

Office Building



NAITahoe Sierra

3141 Highway 50 Suite B1
Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

Tahoe Plaza Office Building



Tahoe Plaza Office Building

Property Highlights

- Multi-tenant office building comprised of 11 unique suites
- Centrally located in South Lake Tahoe in close proximity to restaurants, shops, and endless recreation
- The Property represents a unique value-add investment or owner-user opportunity
- Pro forma net operating income equates to a 7.53% capitalization rate
- Value add opportunity through gross up lease and/or bringing property up to 100% occupancy.

Offering Summary

\$1,600,000 Sale Price	\$223.21 Price Per SF
7,168 SF Building Size	0.27 Acres Lot Size

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,463	771,312	5,314,469
Total Population	34,712	2,035,263	15,064,566
Average HH Income	\$120,733	\$123,539	\$150,208

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Sale Price

\$1,600,000

Location Information

Building Name	Tahoe Plaza Professional Office Building
Street Address	2311 Lake Tahoe Blvd
City, State, Zip	South Lake Tahoe, CA 96150
County	El Dorado
Sub-market	Tahoe Valley

Building Information

Building Size	7,168 SF
NOI	\$64,717.42
Cap Rate	4.04
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1978
Gross Leasable Area	6,021 SF
Load Factor	19.0
Construction Status	Existing
Framing	Stud
Condition	Average

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	GC
Lot Size	0 SF
APN #	023-221-11-100
Power	Yes

Parking & Transportation

Parking Ratio	6.98
Number of Parking Spaces	50

Utilities & Amenities

Central HVAC	Yes
HVAC	FAU/AC
Centrix Equipped	Yes
Leed Certified	No
Restrooms	4
Landscaping	Shrubs/Trees
Gas / Propane	Yes

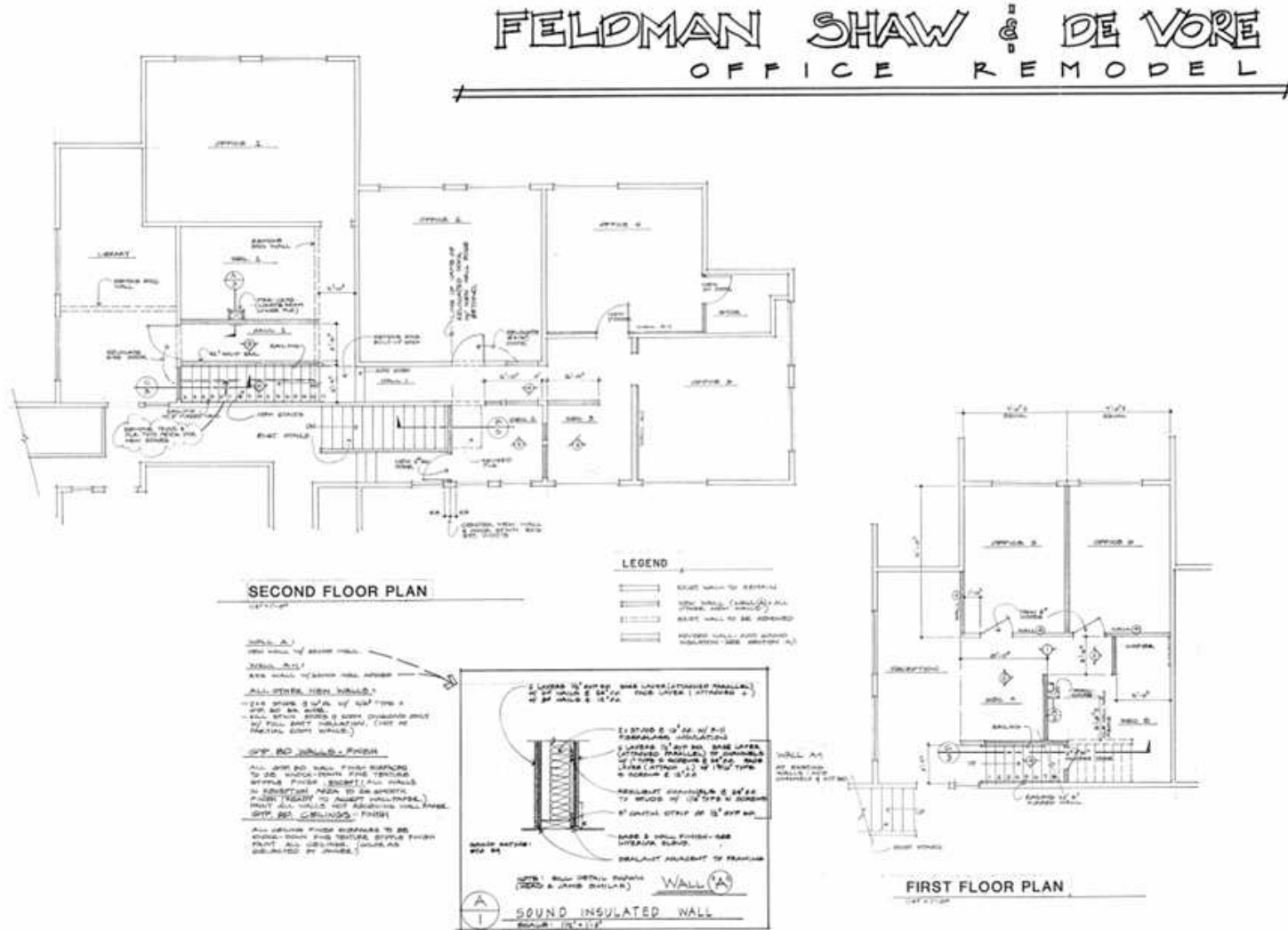
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Floor Plan

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FELDMAN SHAW & DE VORE
OFFICE REMODEL
FLOOR PLANS 12/17/2018

JENSEN-KLEIN ARCHITECTS
2200 W. TWIN LANE SUITE 100
LAKE TAHOE, CA 96150
TEL: 530.525.2304
WWW.JKARCHITECTS.COM

FLOOR PLANS & NOTES
DATE: 12/17/2018
SHEET 1 OF 3

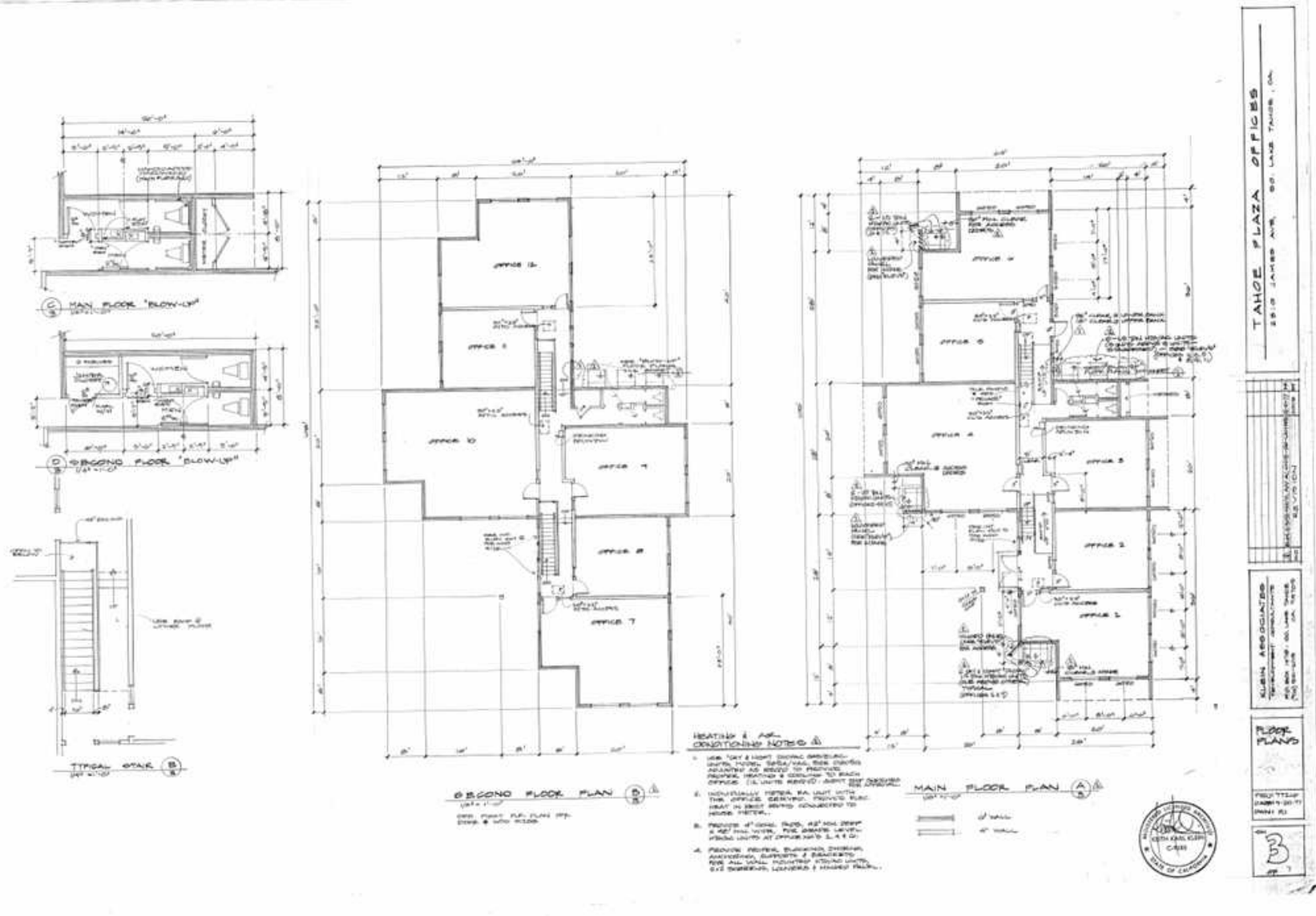
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2nd Floor Possibility

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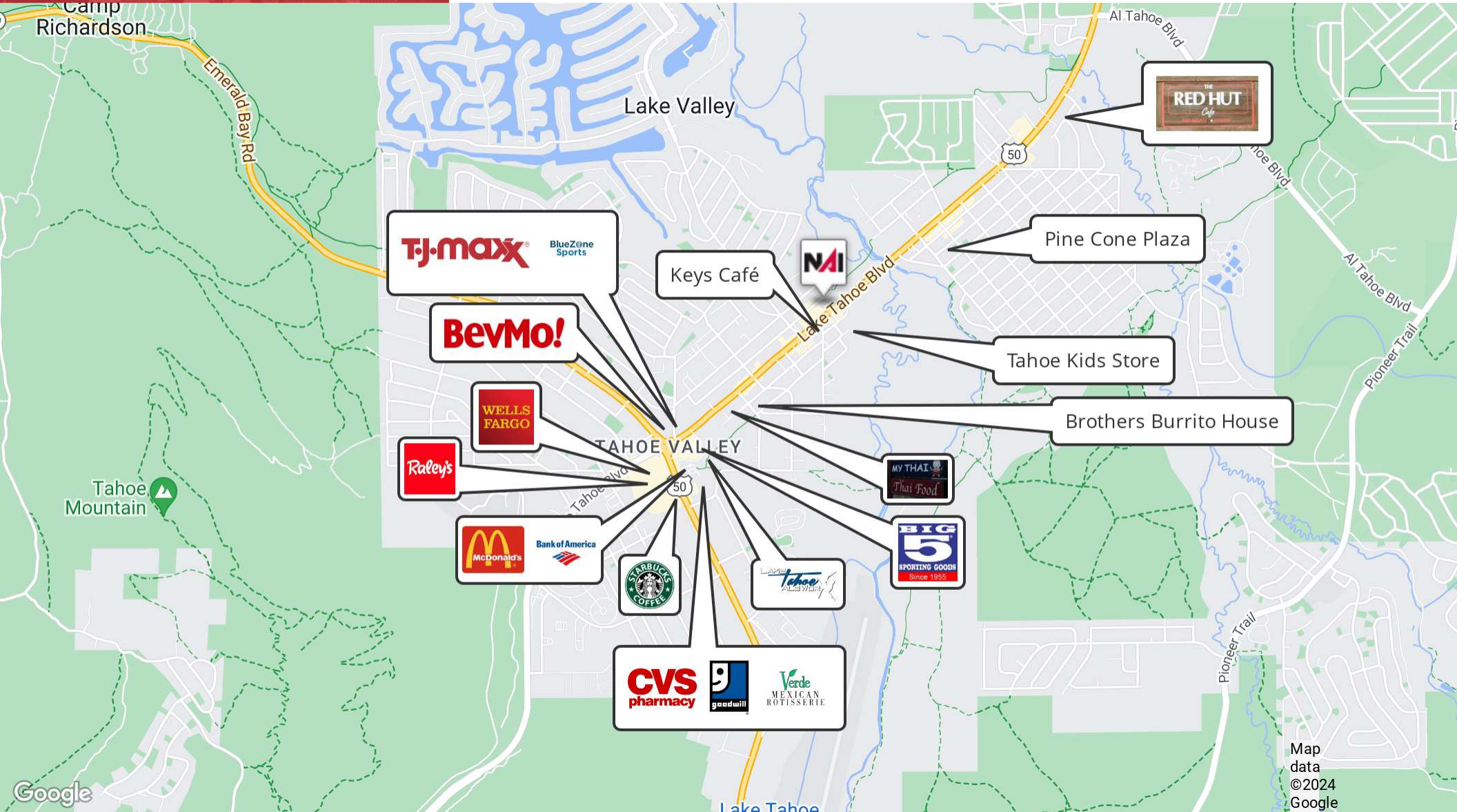
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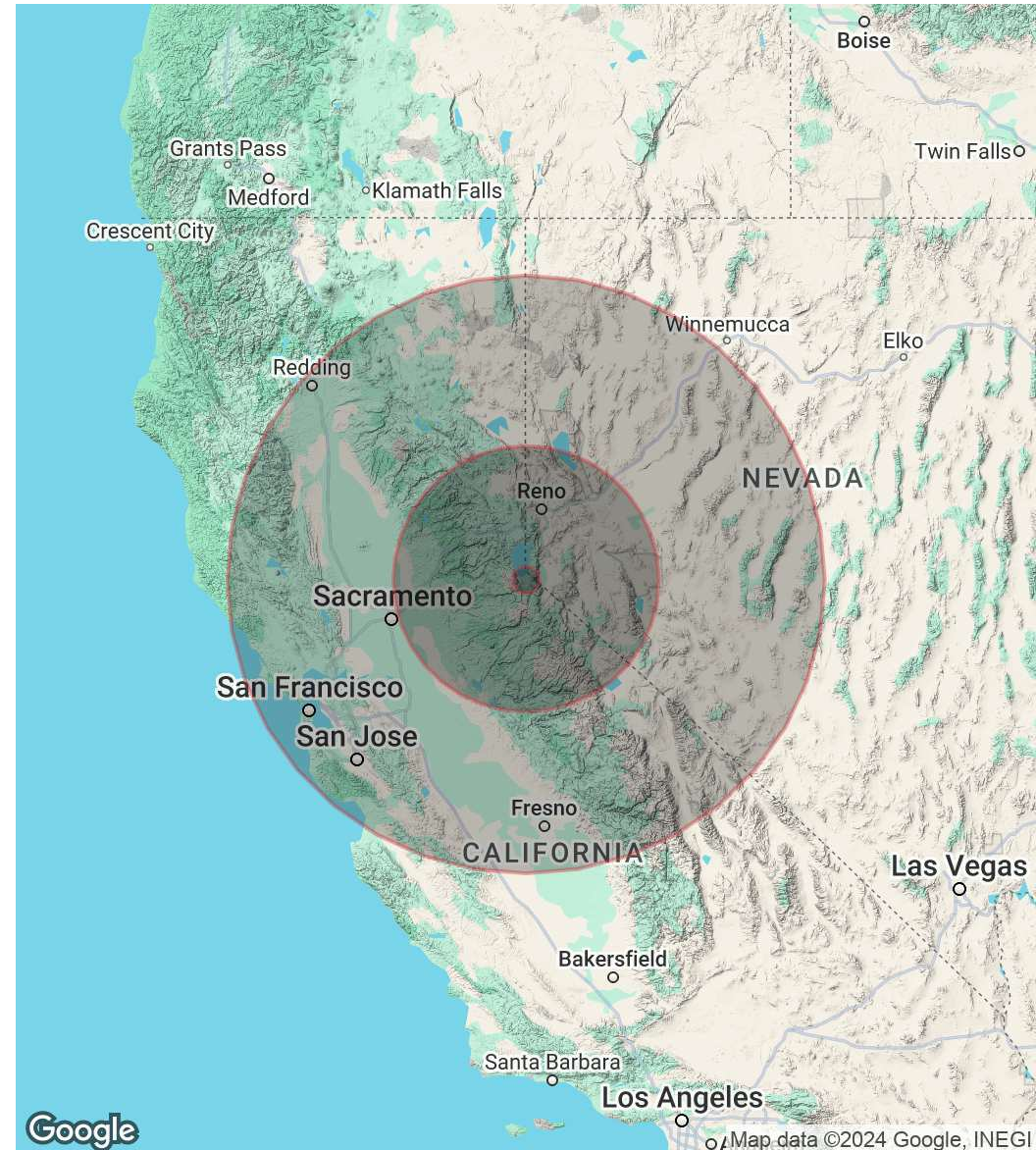
Population	8 Miles	80 Miles	180 Miles
Total Population	34,712	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41

Households & Income	8 Miles	80 Miles	180 Miles
Total Households	15,463	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,733	\$123,539	\$150,208
Average House Value	\$831,641	\$625,040	\$897,375

Demographics data derived from AlphaMap

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