

## Harrison Office Building

3053 Harrison Ave  
South Lake Tahoe, California 96150

### Property Highlights

- High Visibility Suites
- Located on newly renovated Harrison Ave.
- Walking distance to restaurants, beach and bike path.
- Located in center of South Lake Tahoe.

Spaces	Lease Rate	Space Size
204   Available on Nov 1, 2025	\$685 per month	285 SF

### Offering Summary

Lease Rate:	\$685.00 per month (MG)
Building Size:	10,190 SF
Available SF:	285 SF
Lot Size:	0.39 Acres

### For More Information

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**BROCHURE**

3053 Harrison Ave, South Lake Tahoe, CA 96150

NAI Tahoe Sierra

# For Lease

285 SF | \$685.00 per  
month  
Office Space



**BROCHURE**

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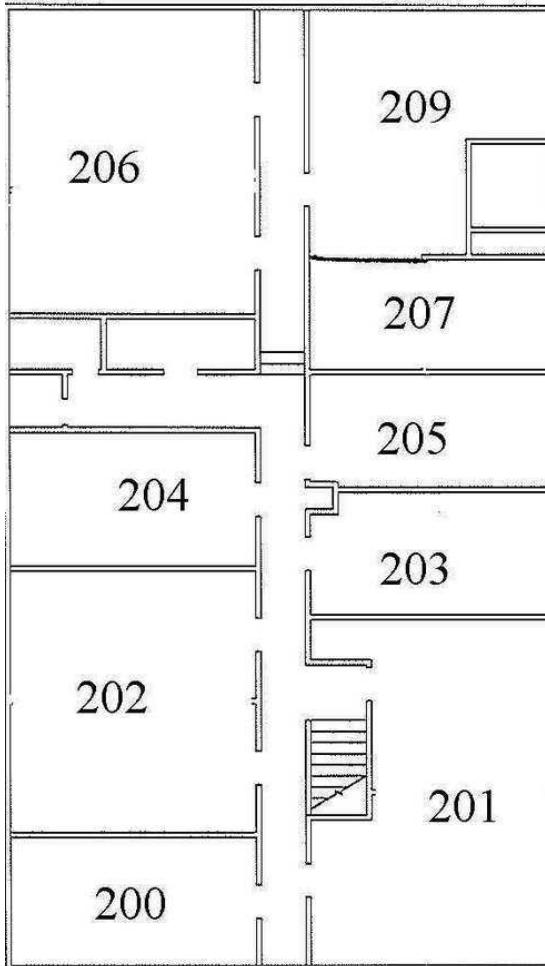
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SECOND FLOOR PLAN

SCALE 1/4" = 1'

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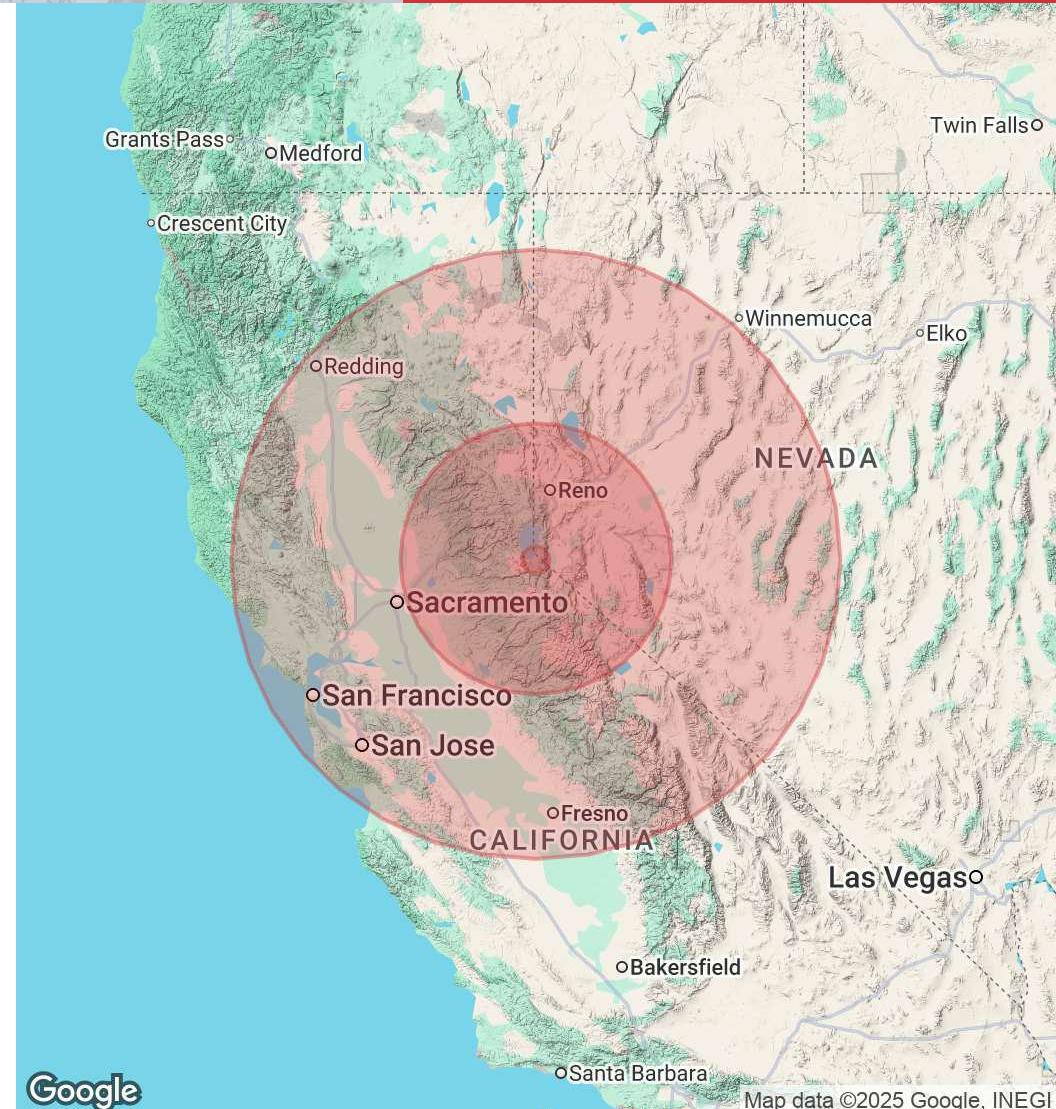
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Population	8 Miles	80 Miles	180 Miles
<b>Total Population</b>	34,764	1,989,162	15,064,566
<b>Average Age</b>	43	42	40
<b>Average Age (Male)</b>	43	42	39
<b>Average Age (Female)</b>	44	43	41

Households & Income	8 Miles	80 Miles	180 Miles
<b>Total Households</b>	15,515	752,617	5,314,469
<b># of Persons per HH</b>	2.2	2.6	2.8
<b>Average HH Income</b>	\$121,737	\$124,042	\$150,208
<b>Average House Value</b>	\$845,880	\$628,481	\$897,375

Demographics data derived from AlphaMap



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