

## 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

#### Scott Fair

O: 530 525 2304  
sfair@naitahoesierra.com | CalDRE #01761504



#### BROCHURE

3053 Harrison Ave, South Lake Tahoe, CA 96150

**NAT**Tahoe Sierra

# For Lease

285 SF | \$685.00 per  
month  
Office Space



**BROCHURE**

**3053 Harrison Ave, South Lake Tahoe, CA 96150**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**NAT**Tahoe Sierra

For Lease

285 SF | \$685.00 per  
month  
Office Space



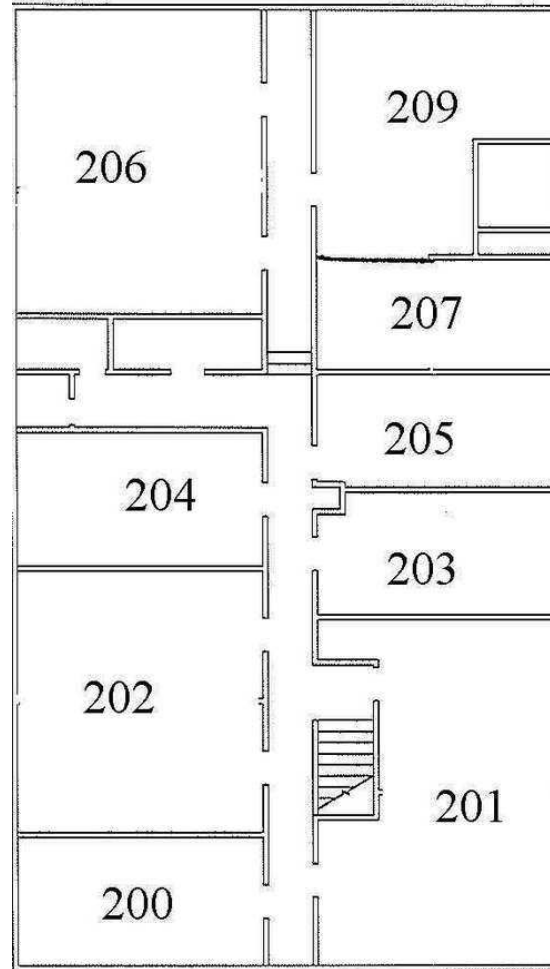
**BROCHURE**

3053 Harrison Ave, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# For Lease

285 SF | \$685.00 per  
month  
Office Space



SECOND FLOOR PLAN

SCALE: 1/4" = 1'

## BROCHURE

3053 Harrison Ave, South Lake Tahoe, CA 96150



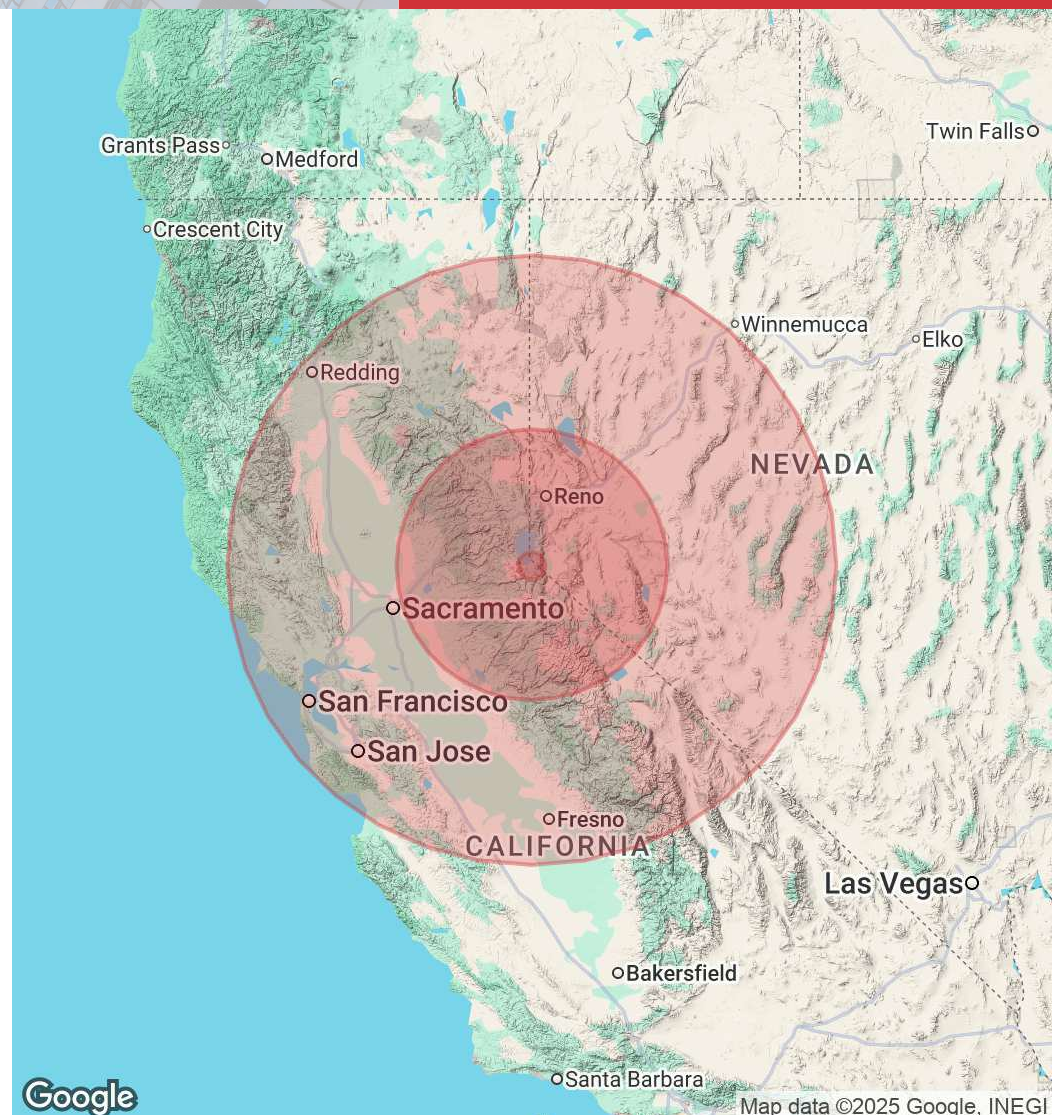
## Population

	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*



## BROCHURE

3053 Harrison Ave, South Lake Tahoe, CA 96150