

For Lease

Suite 7 | 580 SF | \$2.00 SF/month (MG)
Office Building



NAITahoe Sierra

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

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Tahoe Plaza Professional Office Building

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Property Highlights

- A +/- 7168 sq. ft. multi tenant office building
- Hwy 50 frontage with excellent street visibility and signage
- Centrally located in South Lake Tahoe
- At the entrance to the Tahoe Keys
- Multiple sized office spaces and configurations available

Offering Summary

\$2.00 SF/month (MG) Lease Rate	MG Lease Type
7,168 SF Building Size	424 - 580 SF Space Available

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

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.

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	424 - 580 SF	Lease Rate:	\$2.00 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 3	-	468 SF	Modified Net	\$2.00 SF/month	-
Suite 7	Available	580 SF	Modified Gross	\$2.00 SF/month	With new carpet and new paint and has 4 offices.
Suite 4	Available	424 SF	Modified Gross	\$2.00 SF/month	-

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Suite 4

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Lease Rate

\$2.00 SF/Month

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	Submarket

Building Information

Building Size	7,168 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1978
Gross Leasable Area	6,021 SF
Load Factor	19.0
Framing	Stud
Condition	Average
Free Standing	Yes
Number of Buildings	1
Walls	Drywall

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	GC
Lot Size	0.27 Acres
APN #	023-221-11-100

Parking & Transportation

Parking Ratio	6.98
Number of Parking Spaces	50

Utilities & Amenities

Central HVAC	Yes
HVAC	FAU/AC
Leed Certified	No
Restrooms	Upstairs and Downstairs
Landscaping	Shrubs/Trees

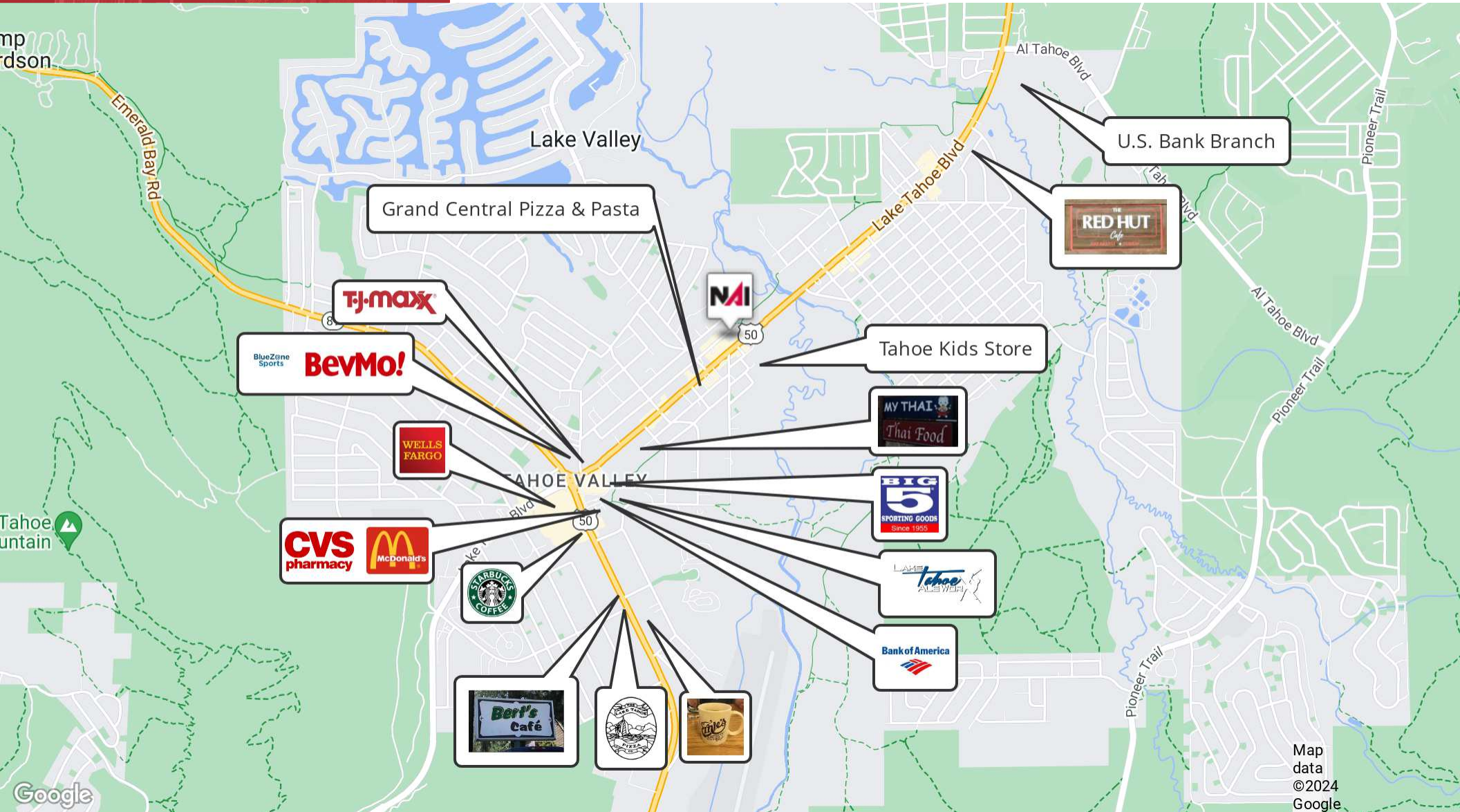
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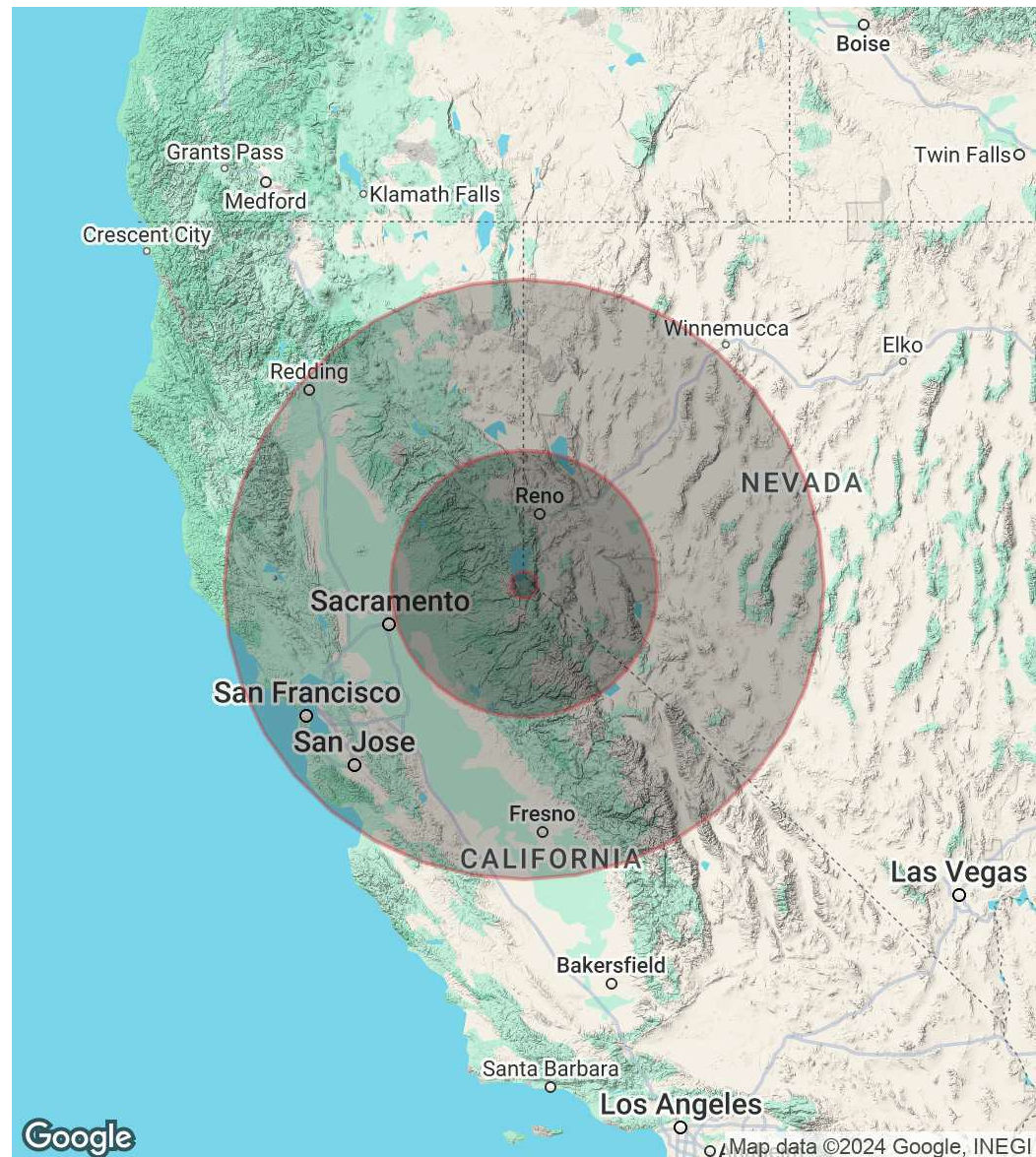
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	34,712	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41
Households & Income			
Total Households	15,463	771,312	5,314,469
# of Persons per 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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