

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
206 Available on Apr 1, 2026	\$2.25 - 2.50 SF/month	550 SF

Offering Summary

Lease Rate:	\$2.25 - 2.50 SF/month (MG)
Building Size:	10,190 SF
Available SF:	550 SF
Lot Size:	0.39 Acres

For More Information

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BROCHURE

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NATTahoe Sierra

For Lease

550 SF | \$2.25 - 2.50
SF/month
Office Space



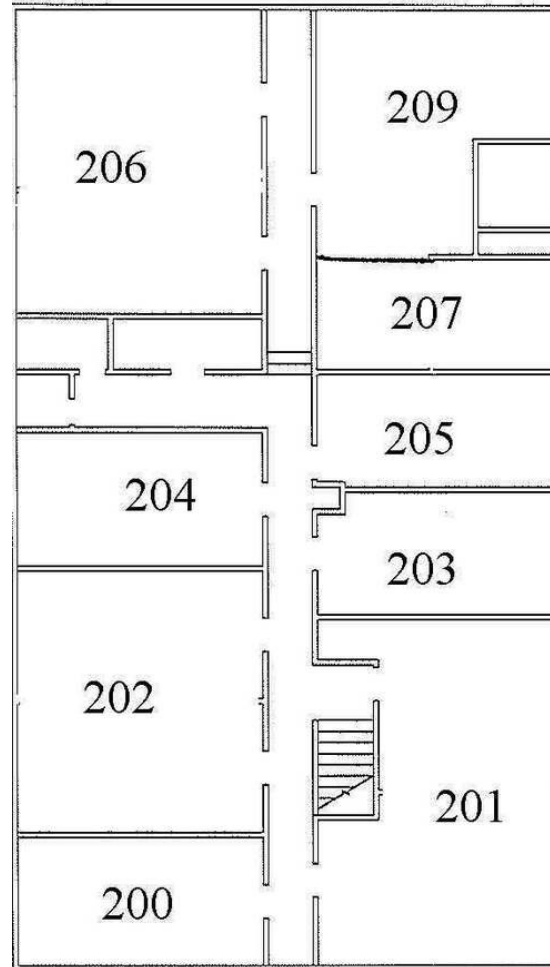
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For Lease

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SECOND FLOOR PLAN

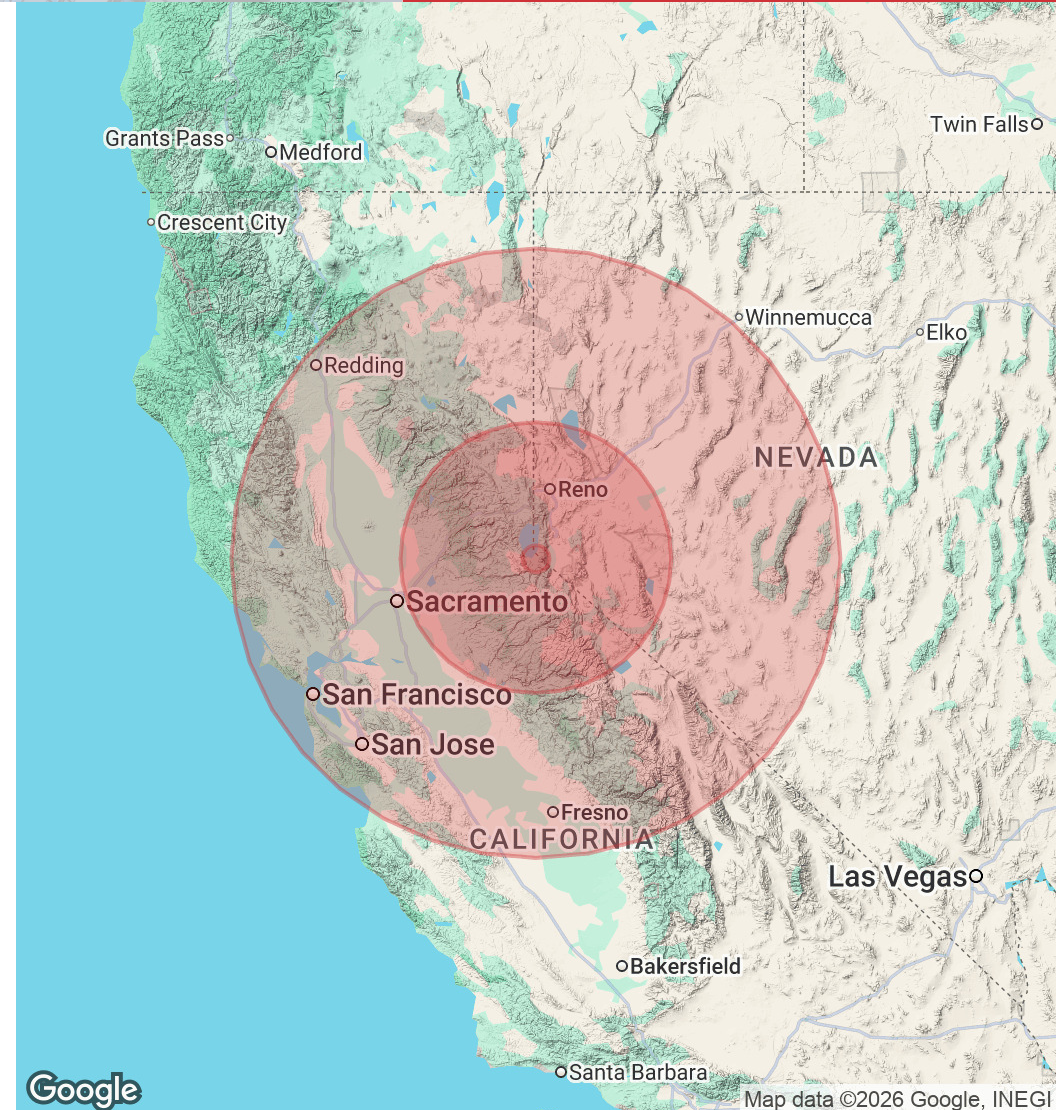
SCALE: 1/4" = 1'

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Population	8 Miles	80 Miles	180 Miles
Total Population	34,764	1,989,162	15,064,566
Average Age	43	42	40
Average Age (Male)	43	42	39
Average Age (Female)	44	43	41
Households & Income	8 Miles	80 Miles	180 Miles
Total Households	15,515	752,617	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$121,737	\$124,042	\$150,208
Average House Value	\$845,880	\$628,481	\$897,375

Demographics data derived from AlphaMap



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