

For Sale

8,710 SF | \$2,750,000

Retail Property



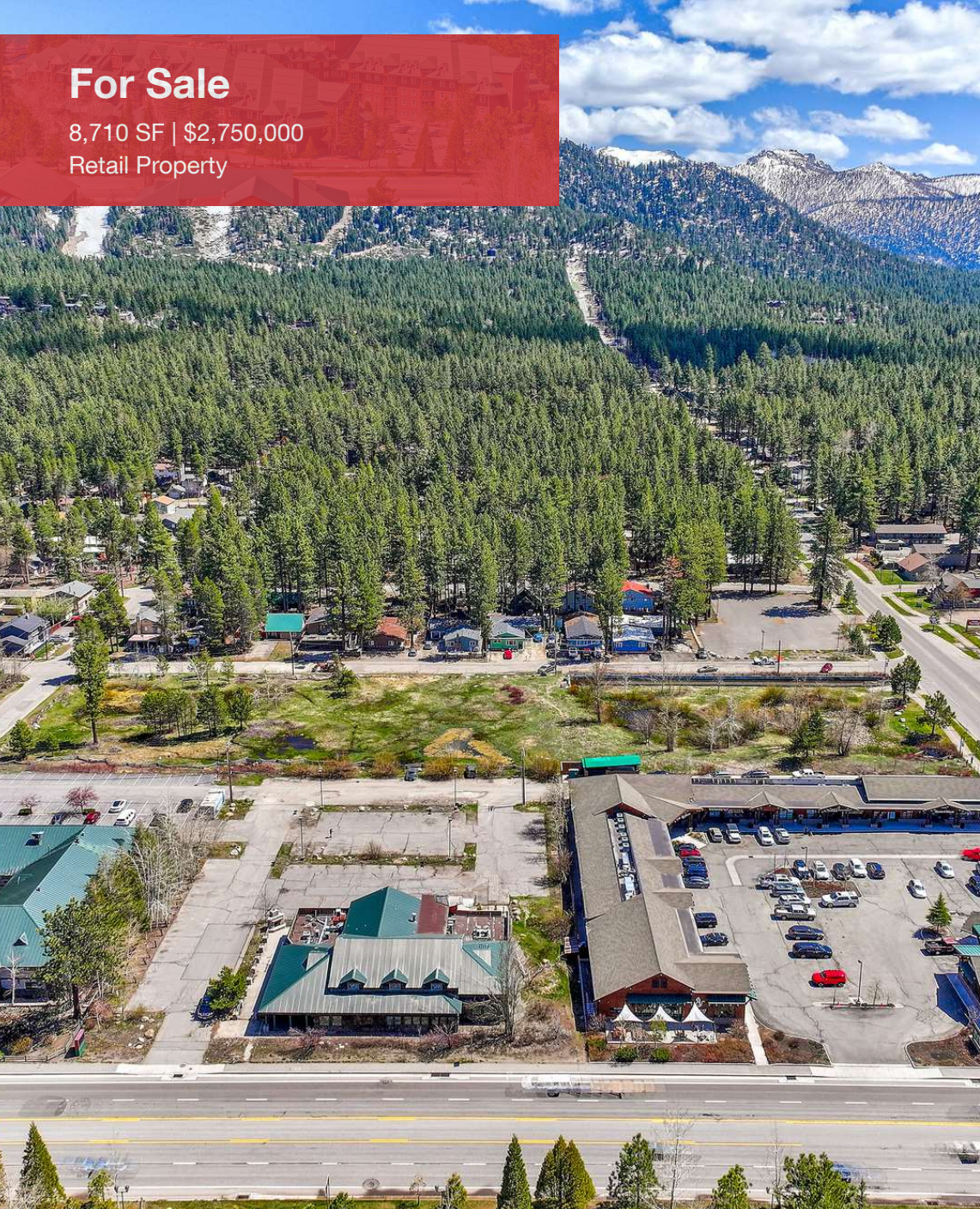
NAITahoe Sierra

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

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3678 Lake Tahoe Blvd

3678 Lake Tahoe Blvd, South Lake Tahoe, CA 96150

Property Highlights

- Free-Standing Retail/Restaurant Building: This offers independence and visibility, ideal for attracting customers.
- Verified with 8,710 sq. ft. of CFA and 44,310 sq. ft. of coverage.
- Located in an Opportunity Zone: This designation can offer tax incentives for investment, making it an attractive option for potential buyers or investors.
- In the Tourist Core: Being in this central area ensures exposure to a steady stream of tourists and locals, enhancing the property's appeal and potential profitability.
- Excellent Exposure, Identity, and Access: Being situated on Lake Tahoe Boulevard (Highway 50) ensures high traffic and easy access, enhancing the property's value and potential for success.
- Proximity to Ski Run Marina and Marina Shops: This location benefits from nearby amenities and attractions, adding to its appeal for both visitors and residents.

Offering Summary

\$2,750,000 Sale Price	\$315.73 Price Per SF
8,710 SF Building Size	+/-1.15 Acres Lot Size

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,006	781,371	4,939,225
Total Population	31,531	2,025,451	13,991,759
Average HH Income	\$120,891	\$127,094	\$148,222

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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Sale Price	\$2,750,000	Property Information	
Location Information		Property Type	Retail
Building Name	3678 Lake Tahoe Blvd	Property Subtype	Restaurant
Street Address	3678 Lake Tahoe Blvd	Zoning	SLT
City, State, Zip	South Lake Tahoe, CA 96150	Lot Size	1.15 Acres
County	El Dorado	APN #	027-071-030-000
Market	Tahoe Basin	Parking & Transportation	
Sub-market	South Lake Tahoe	Utilities & Amenities	
Cross-Streets	Ski Run Boulevard	Restrooms	2
Building Information			
Building Size	8,710 SF		
Building Class	C		
Number of Floors	2		
Year Built	1946		
Number of Buildings	1		

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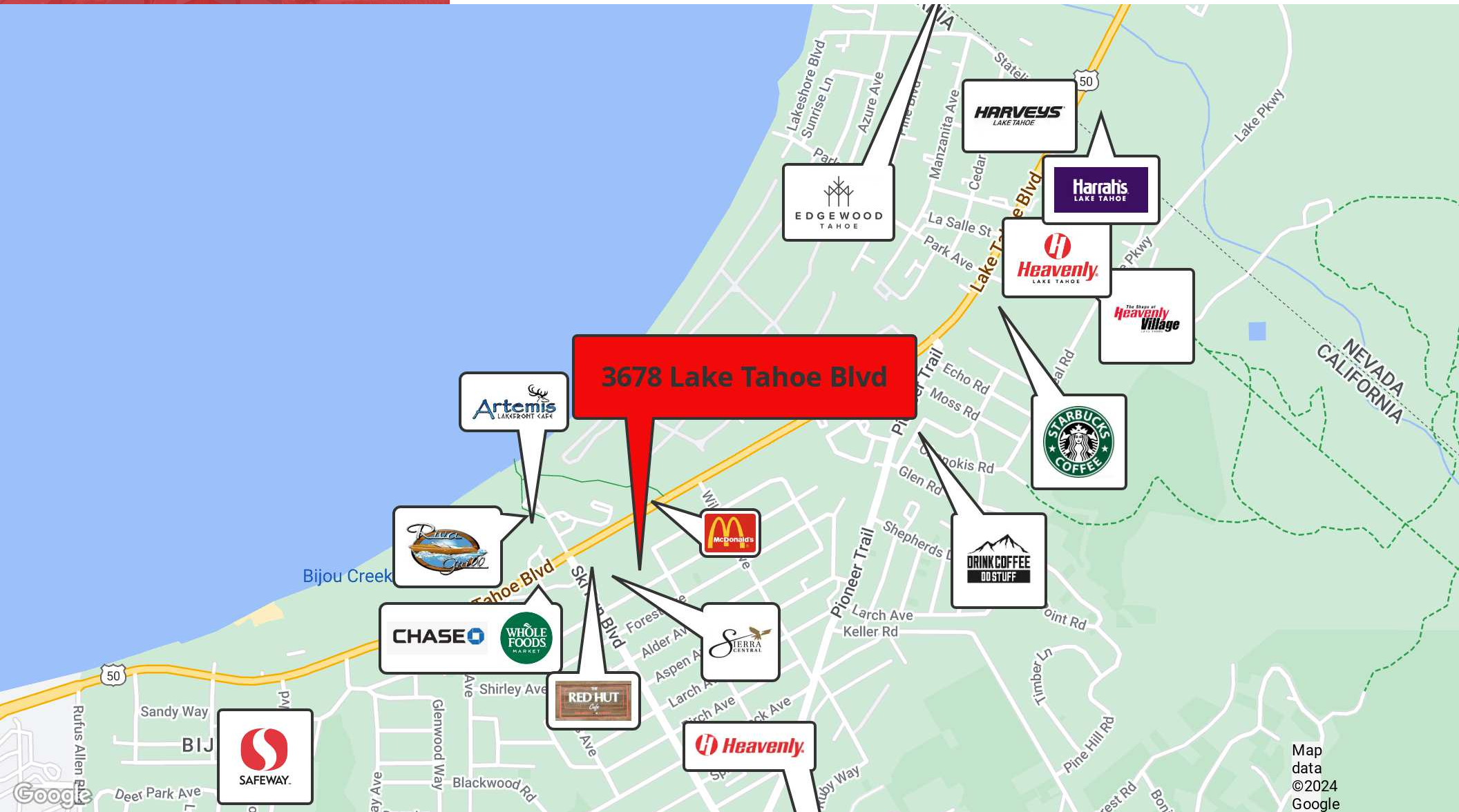
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Retail Map

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Map
data
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Google

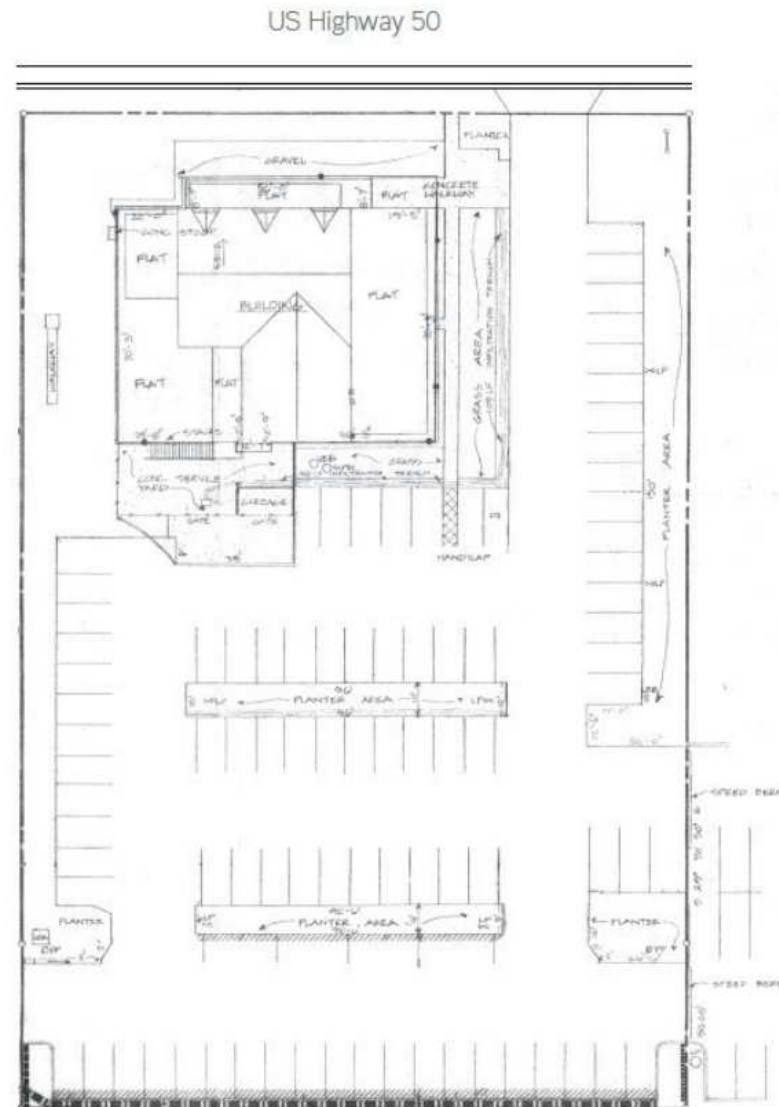
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Site Plan

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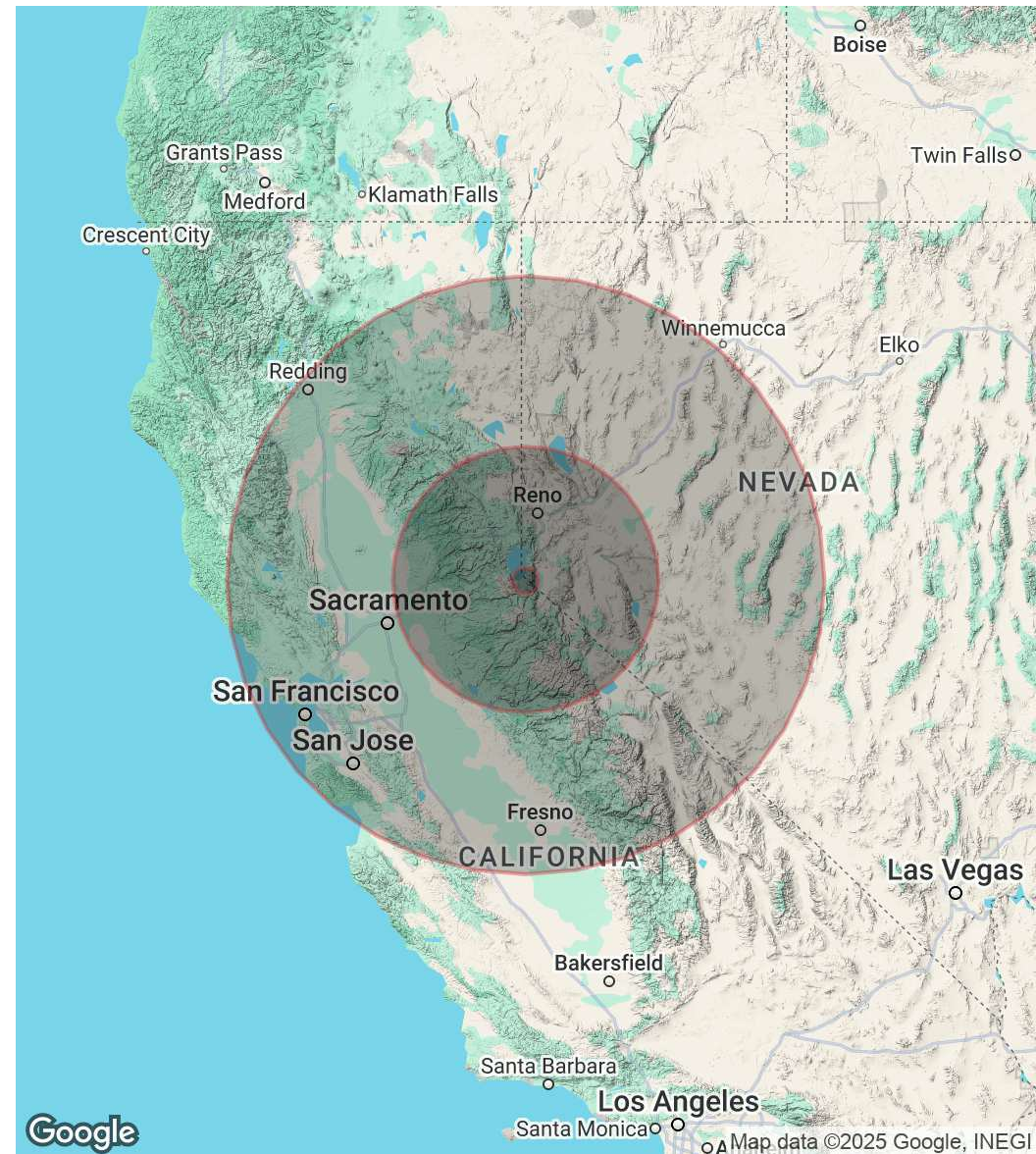
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Population	8 Miles	80 Miles	180 Miles
Total Population	31,531	2,025,451	13,991,759
Average Age	43	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	8 Miles	80 Miles	180 Miles
Total Households	14,006	781,371	4,939,225
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$120,891	\$127,094	\$148,222
Average House Value	\$838,095	\$635,569	\$881,901

Demographics data derived from AlphaMap

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