

For Lease

8,896 SF | \$2.00 SF/month (MG)
Office Suites for Lease Property



NAITahoe Sierra

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

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960 Emerald Bay Road

960 Emerald Bay Rd, South Lake Tahoe, CA 96150

Location Description

South Lake Tahoe is a vibrant mountain community with a population of residents and visitors who love to hike, bike, SUP, swim, kayak, ski, and board. Lake Tahoe's South Shore is in the midst of a revival — old motels are transforming into trendy lodgings, a growing craft brewery scene has emerged, new restaurants are on the rise, and hundreds of luxury condos are set to hit the market. Technology is attracting business owners and workers who are devoted to fostering a unique, active lifestyle revolving around the Sierra Nevada mountains and the largest alpine lake in North America — an unparalleled combination that has people calling South Lake Tahoe the outdoor capital of the world.

Property Highlights

- Located at the "Y" of South Lake Tahoe.
- Conveniently located near a multitude of amenities including major shopping centers with restaurants, cafes, and recreational facilities.
- Suits ranging from 288 sq. ft. to 900 sq. ft.

Offering Summary

\$2.00 SF/month (MG) Lease Rate	MG Lease Type
8,896 SF Building Size	288 - 500 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,969	759,986	5,268,691
Total Population	33,776	2,024,915	15,020,235
Average HH Income	\$120,017	\$123,587	\$150,305

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 Rate

\$2.00 SF/Month

Location Information

Building Name

960 Emerald Bay Road

Street Address

960 Emerald Bay Rd

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Building Information

Building Size

8,896 SF

NOI

\$141,695.98

Cap Rate

4.68

Tenancy

Multiple

Number of Floors

2

Year Built

1964

Number of Buildings

1

Property Information

Property Type

Office Suites for Lease

Property Subtype

Street Retail

Zoning

TC

Lot Size

35,719 SF

APN #

023-522-012-000

Parking & Transportation

Utilities & Amenities

Restrooms

2

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Lease Information

Lease Type: MG Lease Term: Negotiable
Total Space: 288 - 500 SF Lease Rate: \$2.00 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Office 1	Ferguson excavation	390 SF	Modified Gross	\$2.00 SF/month	Month to month tenancy
Office 2	-	390 SF	Modified Gross	\$2.00 SF/month	-
Office 3 - Available on February 1, 2025	Available	288 SF	Modified Gross	\$2.00 SF/month	-
Office 4	Available	500 SF	Modified Gross	\$2.00 SF/month	-
Office 5	-	255 SF	Modified Gross	\$2.00 SF/month	-
Office 6 and 7	-	900 SF	Modified Gross	\$2.00 SF/month	-

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Suite	Tenant Name	Size SF	Price / SF / Month	Monthly Rent	Lease Start	Lease End
960	Pet Supermarket	4,951 SF	\$2.16	\$10,694	05/01/2012	4/30/2029
1	Jim Ferguson	305 SF	\$2.30	\$700	5/01/2020	2/28/2025
2	Grant Wolf Inc	390 SF	\$2.00	\$780	7/1/2024	6/30/2025
3	HOA Accounting Services	289 SF	\$1.99	\$576	10/13/2023	10/31/024
4	-	500 SF	-	-	-	-
5	Aly Alvarez Massage Therapy	255 SF	\$2.00	\$510	8/1/2024	7/31/2025
6&7	Ecosense Designs	700 SF	\$1.00	\$700	3/06/2024	2/28/2024
Totals		7,390 SF	\$11.45	\$13,960		
Averages		1,056 SF	\$1.91	\$2,327		

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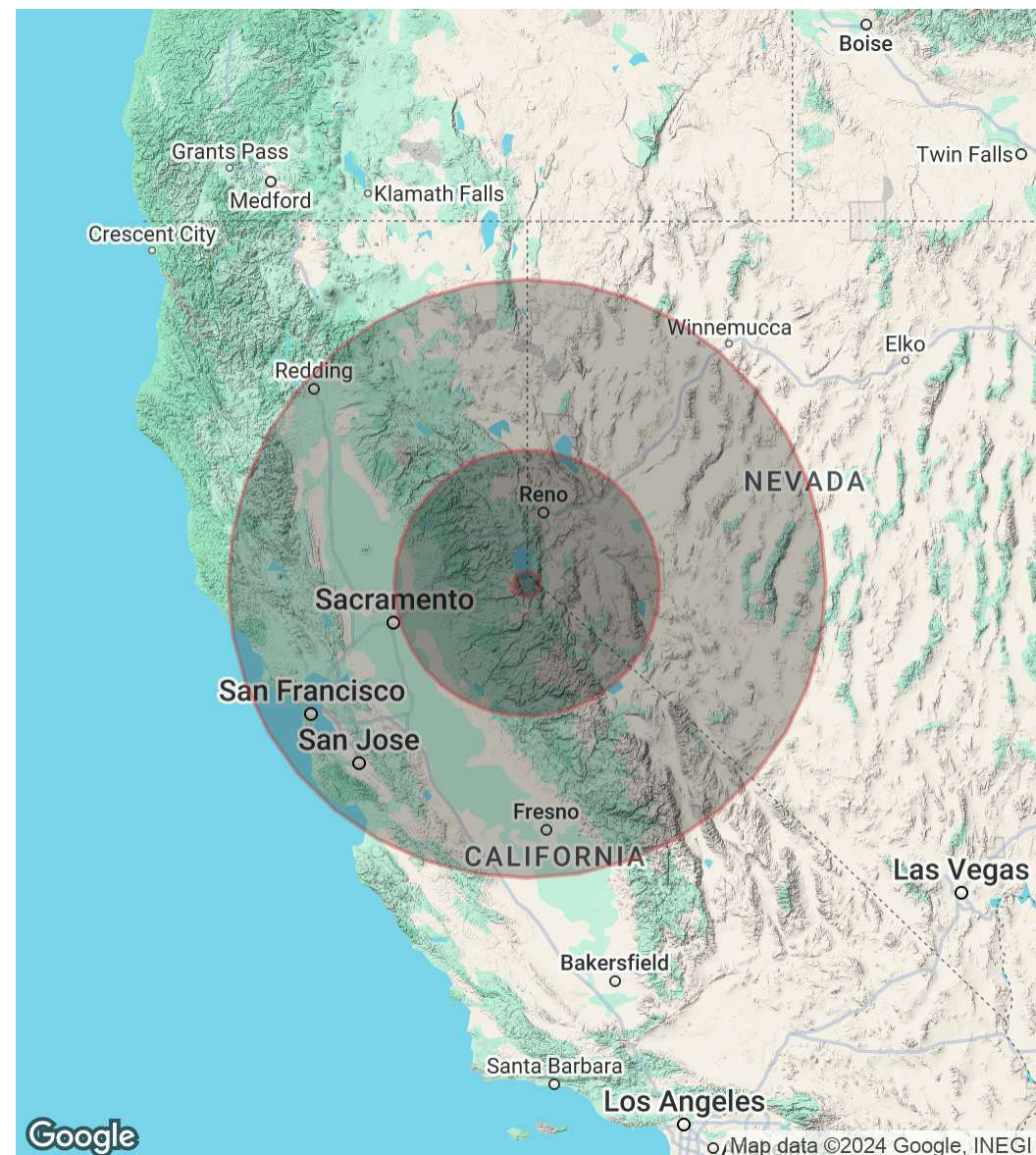
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	33,776	2,024,915	15,020,235
Average Age	43	42	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41
Households & Income			
Total Households	14,969	759,986	5,268,691
# of Persons per HH	2.3	2.7	2.9
Average HH Income	\$120,017	\$123,587	\$150,305
Average House Value	\$826,921	\$625,092	\$898,011

Demographics data derived from AlphaMap

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