

For Sale

4,812 SF | \$1,600,000

PRICE REDUCED: Multi-Tenant Retail
Property



NAITahoe Sierra

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

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Subway Retail Center

1023 Emerald Bay Road, South Lake Tahoe, CA 96150

Property Highlights

- Prime Location: 4,812 SF retail center at South Lake Tahoe's busy "Y" intersection, anchored by Subway and adjacent to McDonald's.
- Growing Development: Located across from the expanding 248-unit Sugar Pine Village, driving future foot traffic.
- Fully Leased: Long-term tenants in place, ensuring stable income for investors.
- Annual Rent Increases: Tenants have 3% annual rent bumps, providing consistent revenue growth.
- High Barriers to Entry: Limited new development in the area ensures long-term investment security.
- Brand new roof was completed in September of 2024.
- Seller Financing may be available.

Offering Summary

\$1,600,000 Sale Price	\$332.50 Price Per SF
4,812 SF Building Size	0.33 Acres Lot Size

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,075	771,312	5,314,469
Total Population	33,944	2,035,263	15,064,566
Average HH Income	\$120,246	\$123,539	\$150,208

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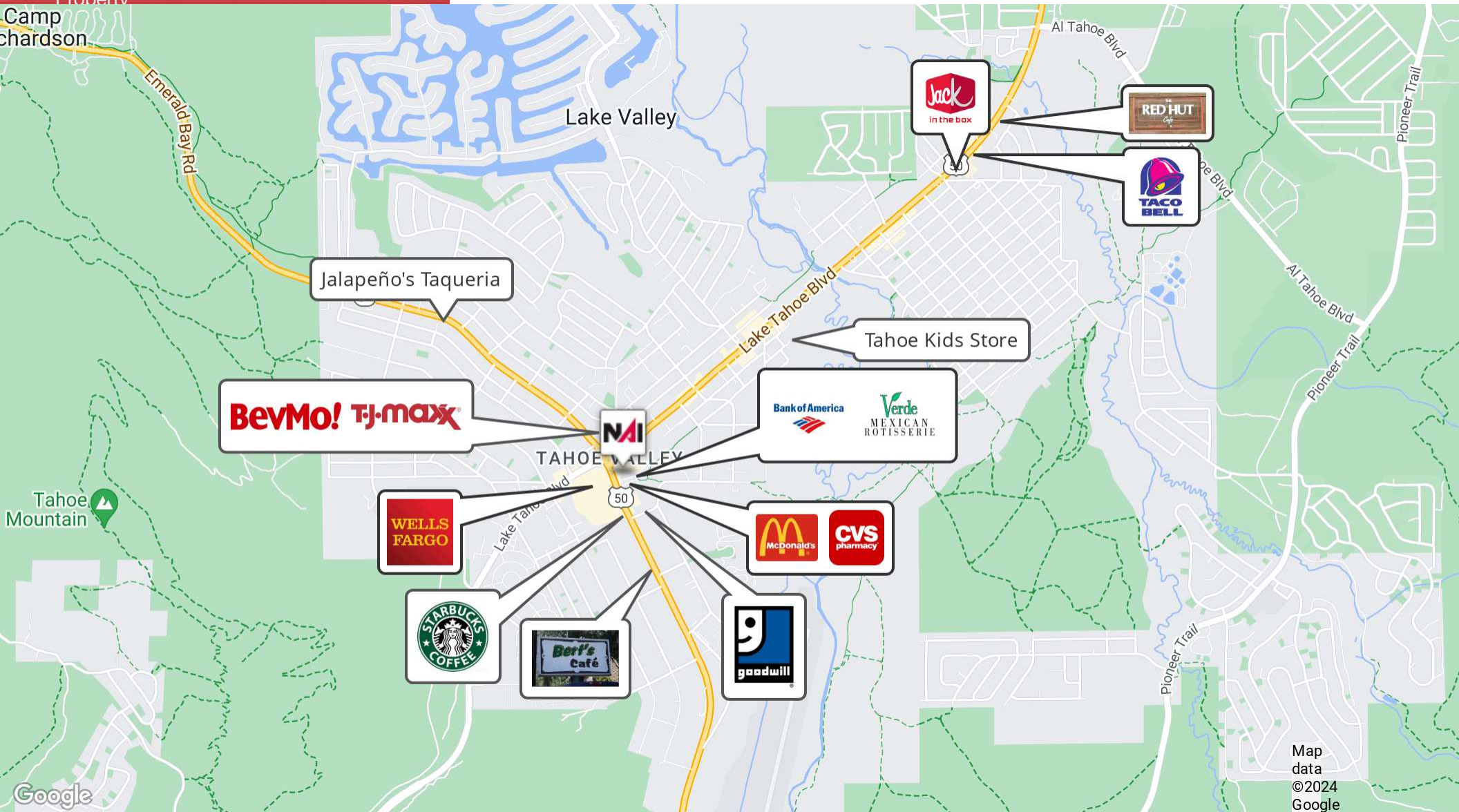
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Camp
Richardson

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Investment Overview		Financials
Price		\$1,600,000
Price per SF		\$333
Price per Unit		\$400,000
GRM		12.36
CAP Rate		6.06%
Total Return (yr 1)		\$96,955
Operating Data		Financials
Gross Scheduled Income		\$129,492
Other Income		\$7,380
Total Scheduled Income		\$136,872
Operating Expenses		\$39,917
Net Operating Income		\$96,955

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Income Summary

	Financials
Rent	\$129,492
Snow and Water/Sewer Reimbursement	\$7,380
Gross Income	\$136,872

Expenses Summary

	Financials
Property Taxes @ 1.13%	\$20,340
Insurance	\$5,477
R&M	\$2,842
Micellaneous	\$597
Water and Sewer	\$4,248
Plumbing and Electrical	\$2,913
Snow Removal	\$3,500
Operating Expenses	\$39,917

Net Operating Income	\$96,955
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