



## 2719 Lake Tahoe Blvd

2719 Lake Tahoe Blvd  
 South Lake Tahoe, California 96150

### Property Highlights

- Highly visible Lake Tahoe Blvd frontage building with additional warehouse space and ample parking.
- +/- 1,890 sf single-story commercial/retail building
- +/-1,860 sf warehouse
- +/- 500 sf storage building
- Retail buildings interior build out offers an open floor plan with vaulted ceilings.
- Easy access to the lake, Highways 50 & 89, sports activities, adventures and shopping.
- Location has prominent street frontage presence and boasts great traffic.

### Offering Summary

<b>Lease Rate:</b>	\$2.50 SF/month (MG)
<b>Building Size:</b>	3,750 SF
<b>Available SF:</b>	3,750 SF
<b>Lot Size:</b>	0.41 Acres

### Demographics 5 Miles 80 Miles 180 Miles

<b>Total Households</b>	22,603	943,594	5,726,265
<b>Total Population</b>	29,841	2,157,798	15,158,872
<b>Average HH Income</b>	\$53,387	\$87,251	\$113,521

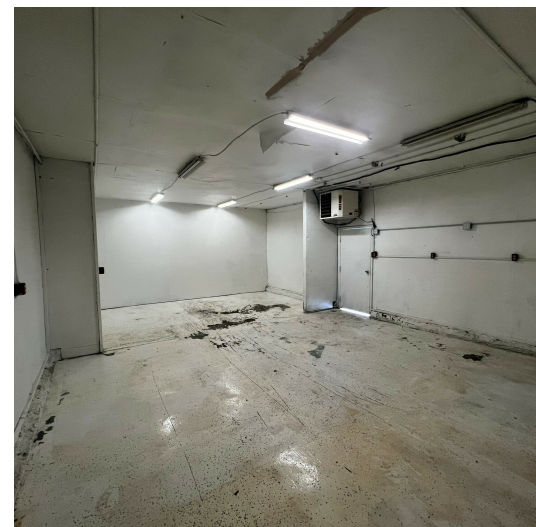
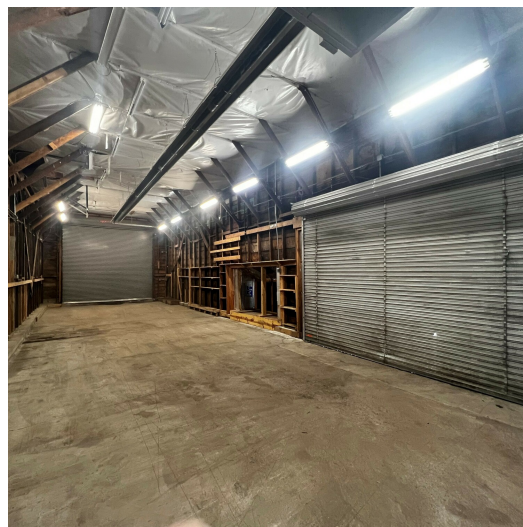
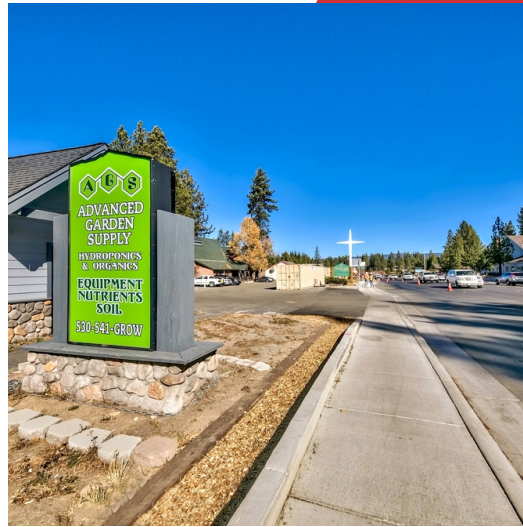
### For More Information

**Scott Fair**

O: 530 525 2304

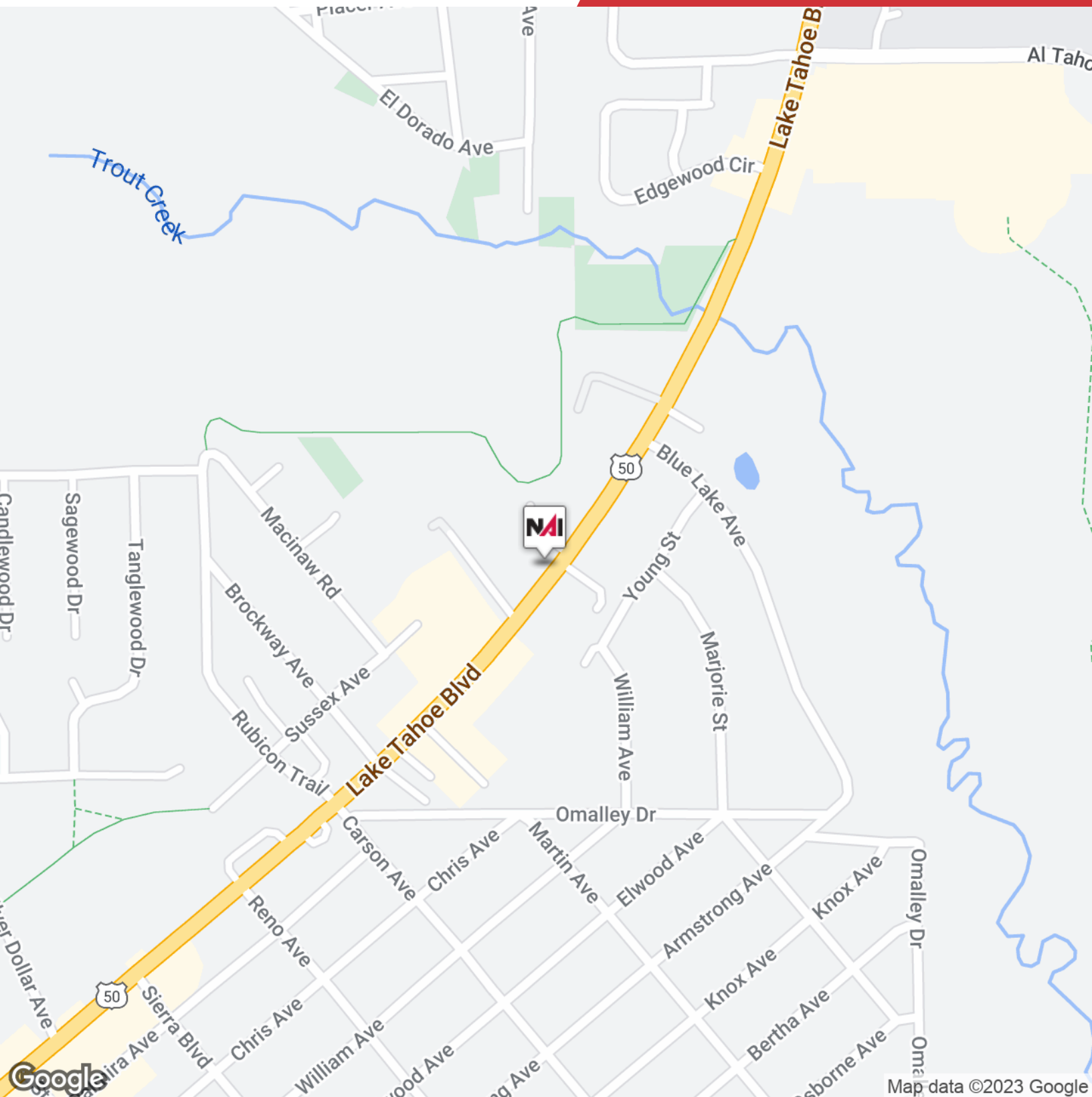
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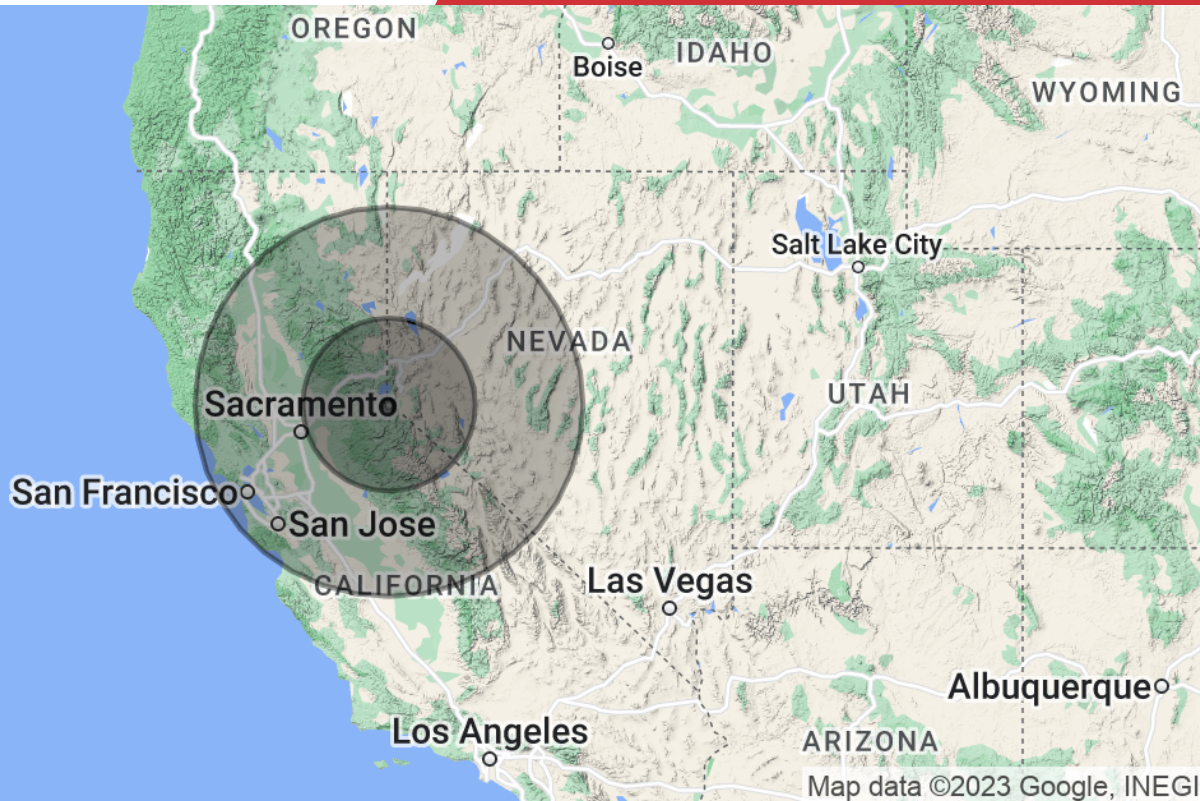
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	5 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	29,841	2,157,798	15,158,872
Average Age	41.3	42.3	38.9
Average Age (Male)	40.7	41.2	37.9
Average Age (Female)	42.3	43.3	39.9
<b>Households &amp; Income</b>			
Total Households	22,603	943,594	5,726,265
# of Persons per HH	1.3	2.3	2.6
Average HH Income	\$53,387	\$87,251	\$113,521
Average House Value	\$477,410	\$398,538	\$647,621

\* Demographic data derived from 2020 ACS - US Census