

# BOATWORKS

AT LAKE TAHOE

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COMMERCIAL

Let's make it short (term) and sweet! You need to move fast. We do. Quick short-term lease agreements that get you up and running quickly.

## FEATURES

- Two-story building with stairs and elevators
- Eat & enjoy: Jake's on the Lake (both floors); Available restaurant (upstairs) with great views at 5,392 square feet (includes office).
- Right off N. Lake Blvd (Hwy 28)
- Flexible and competitive retail & office lease structures
- Quick short-term lease agreements to get you up & open quickly
- Plenty of free parking right in front of Boatworks
- Adjacent Safeway & CVS that anchors the town with walking access to cross
- Bike trail in front of Boatworks on Lake Tahoe
- Grass areas that can be further utilized
- Signage in front of Boatworks

## AVAILABLE SPACES

### FIRST FLOOR

Suite 7 1,105 SF

### SECOND FLOOR

Suite 25 1,232 SF

Suite 31 (Possible Demising) 1,871 SF

Suite 35 (Possible Demising) 1,163 SF

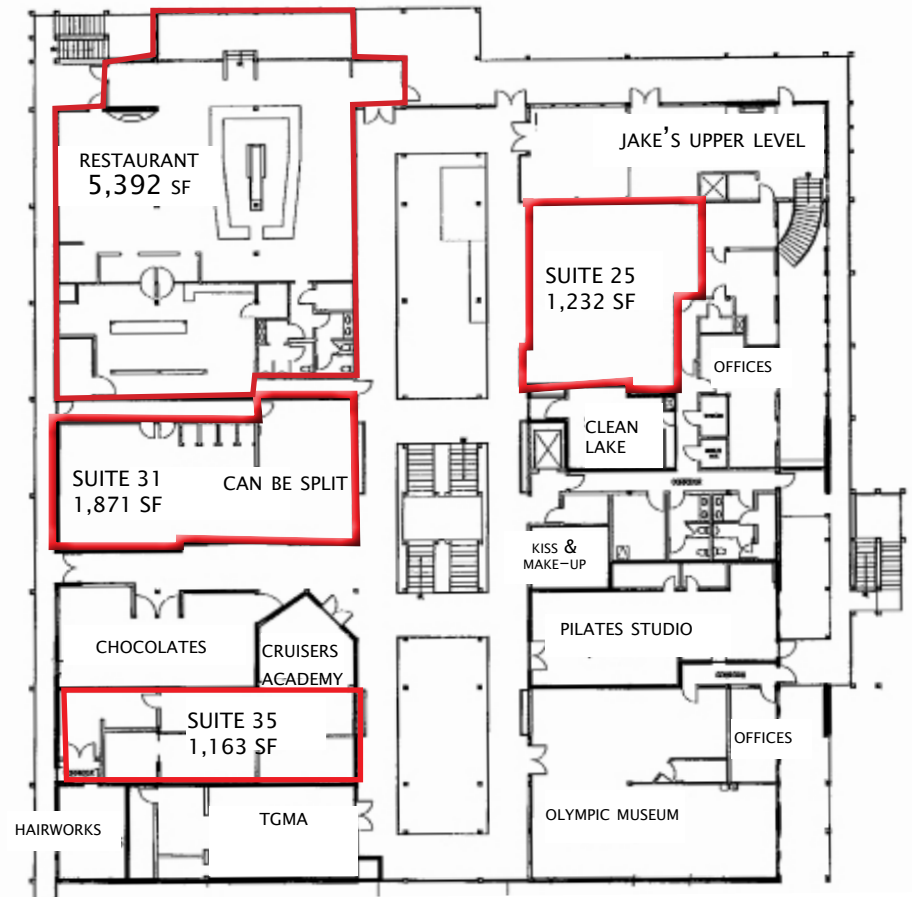
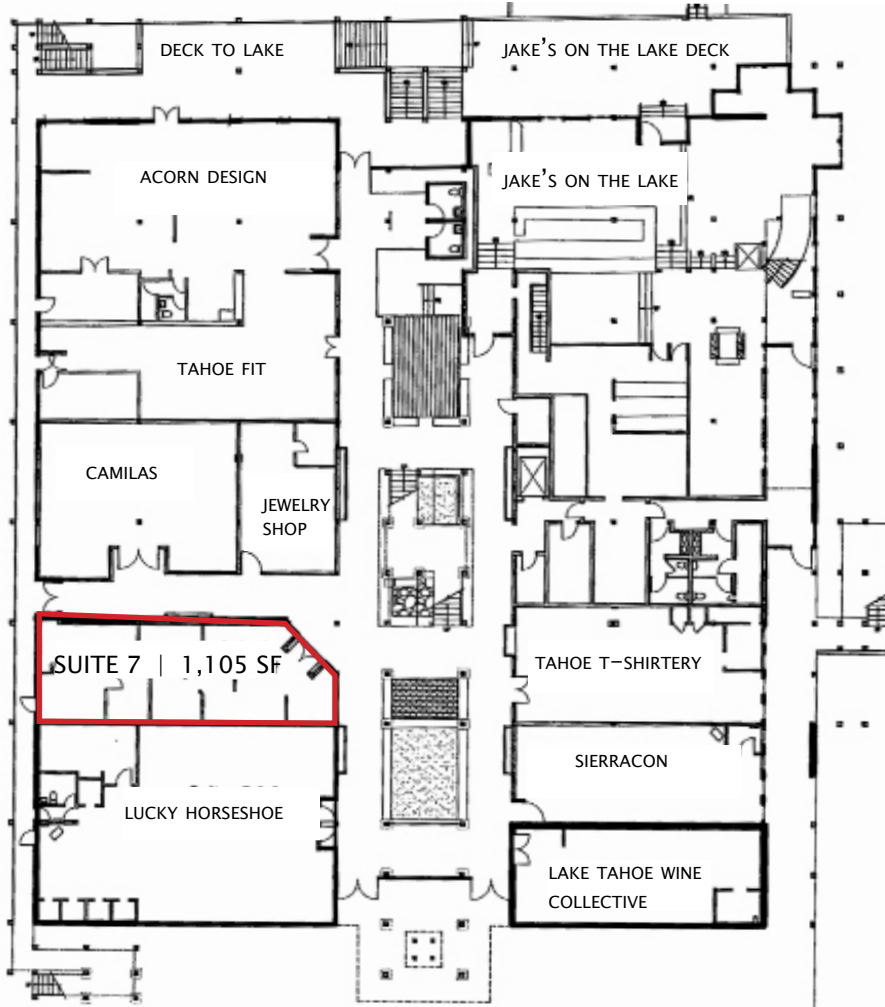
Restaurant (Includes Office) 5,392 SF

*See Site Plan Next Page*

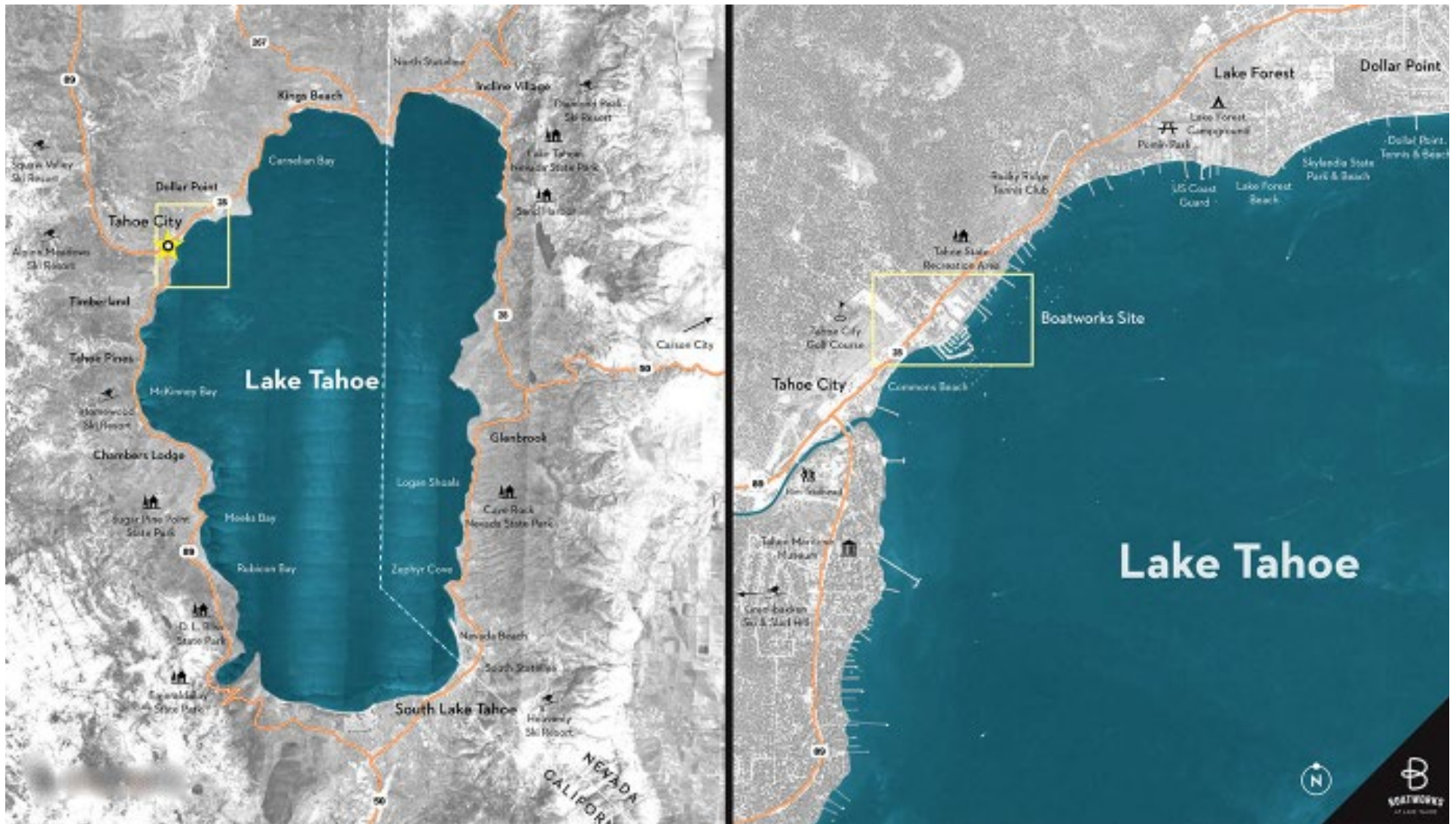
# Available Suites

## First Floor

## Second Floor



# Boatworks Location



## WHAT ISN'T COOL ABOUT TAHOE CITY?

- Hiking and biking trails
- One of the world's most beautiful & clean lakes!
- Shops (although we could use more!)
- Many restaurants
- Increased number of 2nd home purchases from Bay Area folks or those leaving city life for Tahoe Life
- Placer County road and bridge improvements
- Growing economy
- Incredible weather, from epic snow to beautiful summers and great climate in between

[www.visittahoecity.org](http://www.visittahoecity.org)





# SUMMER



## SUMMER SEASON ACTIVITIES

In the morning calm, the glassy lake reflects the first light of the sun, calling residents and resort guests to the docks for a day of boating, water skiing and pure summer enjoyment. After a morning out on the lake guests can return to their hotel for a dip in the pool or gastronomic experience in the retail village and hotel f&b options. Wind down the evening with a rooftop beverage as the sun sets on another perfect Lake Tahoe day.



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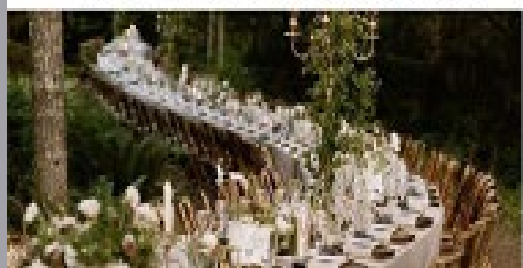


# SHOULDER



## SHOULDER SEASON ACTIVITIES

As the snow-capped peaks begin to fade and winter activities are set aside for another year, Boatworks at Tahoe City will still be a destination for visitors with a bustling retail village and activities that transcend seasons. Likewise, following the summer, as the temperatures begin to drop, and leaves change, visitors will still enjoy the brisk mountain air on a hike or a meandering stroll along the creek to the lakefront for sunset.

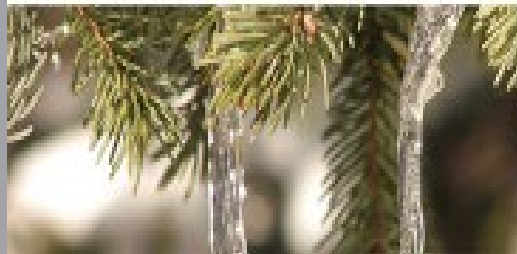


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#### WINTER SEASON ACTIVITIES

Whether skiing, snowboarding or gathering around a fire, guests will enjoy all aspects of the destination from the comforts of the resort or it's neighboring residences. Bundle up and enjoy a fire along the lakelakefront promenade. Getting to the mountain will be effortless with the resorts branded shuttle and ski valet. Winter has never been such a warm welcome.



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**TAHOE CITY MARINA**  
 LAKE TAHOE • TOWN OF TAHOE CITY

West Coast  
 Motor Club

Tahoe City  
 Golf Course



Tahoe City  
 Planning Dept.

**The Boatworks Mall**

Available  
 Restaurant



**CVS** pharmacy  
**SUBWAY**

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2264 Fair Oaks Blvd, Suite 201 | Sacramento, CA 95825  
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FOR LEASE

# THE BOATWORKS MALL

Shopping & Dining in Tahoe City

760 N Lake Blvd #2

Tahoe City, CA



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[boatworksatlaketahoe.com](http://boatworksatlaketahoe.com)

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