



The Inn
At Truckee



SIERRA
892 STUDENTS

8,560 ADT



TRUCKEE

TRUCKEE
CROSSROADS

23,330 ADT



CVS
pharmacy

Save
Mart



SQUAW VALLEY
+ LAKE TAHOE

TRUCKEE CROSSROADS

FOR LEASE

Truckee Crossroad

SWC DEERFIELD DR & SR 89, TRUCKEE, CA 96161



AVAILABLE SIZE: ±660 SF &
±6,490 SF

STRONG MIX of daily needs co-tenants allows for crossover shopping

LOCATED ALONG SR 89, the primary access route to the Squaw Valley and Alpine Meadows ski areas and one of three primary California routes that provide access to Lake Tahoe

WELL-CAPITALIZED and experienced institutional ownership

INCENTIVES including tenant improvement allowances & rent concessions offered to all qualified prospective tenants

AVG HOUSEHOLD income exceeds \$119,200 within a three mile radius

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 **Kidder
Mathews**

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Site Plan



Tenants

#	Tenant	SF
1	Available	6,490
2	Spring Poke & Sushi	1,100
3	Available	660
4	H & R Block	880
5	O'Reilly Auto Parts	6,823
6	Leased	1,800
7	Dreamtown Crossfit	1,800
8	Kitchen Colab	3,000
9	Village Pizzeria	3,250
10	Summit Swirl	750

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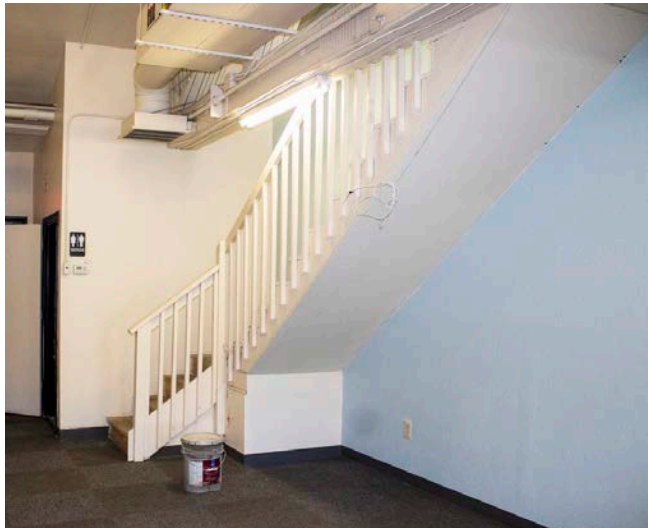
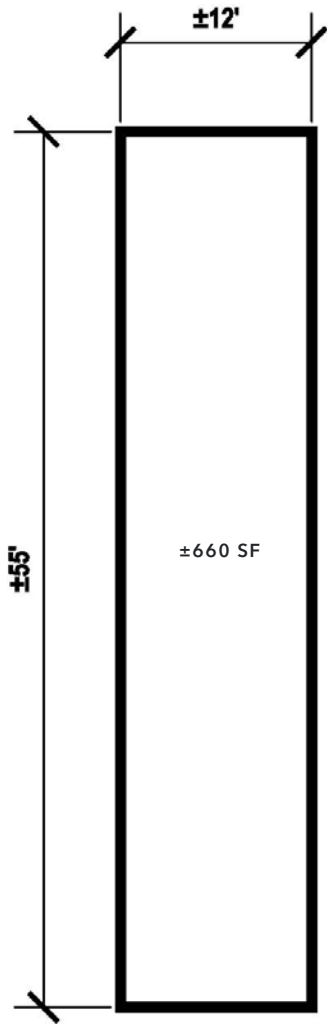
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Suite 11375



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TRAFFIC COUNTS

8,860 ADT

DEERFIELD DR
(WEST OF SR 89)

23,330 ADT

SR 89
(NORTH OF W RIVER ST)

18,900 ADT

SR 89
(JCTRTE80 ON/OFF RAMPS)

10,600 ADT

SR 89
(NEVADA/PLACER COUNTY LINE)

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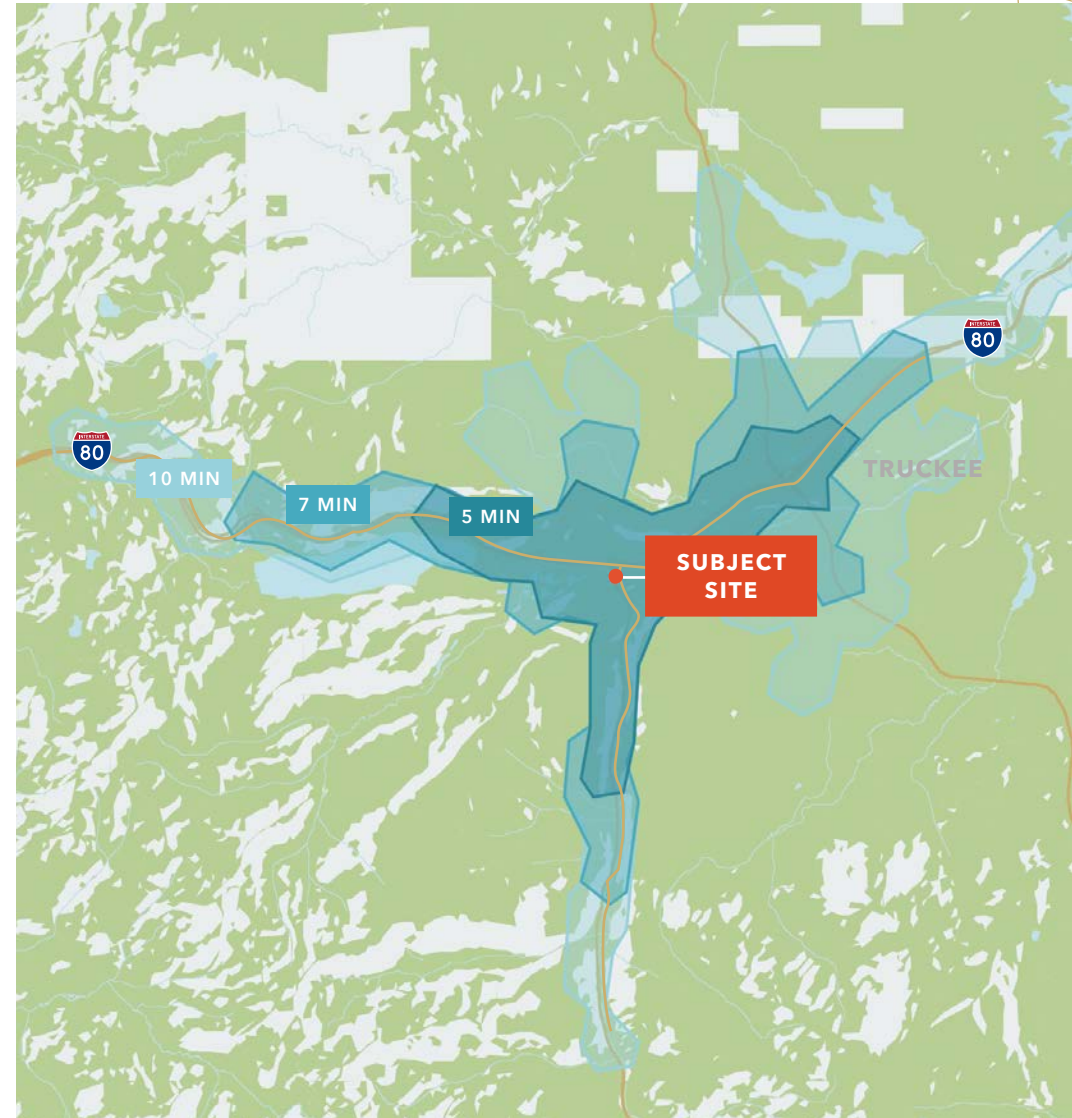
Demographics

POPULATION	5 min	7 min	10 min
2024 Est. Population	3,677	6,937	12,565
2029 Proj. Population	3,762	7,118	12,934
2024 Med. Age	40.0	40.0	40.7
Daytime Population	6,032	7,491	10,600

HOUSEHOLDS	5 min	7 min	10 min
2024 Est. HH	1,556	2,888	5,149
2029 Proj. HH	1,553	2,894	5,178
Proj. Annual Growth (2024-2029)	-3	5	29
Avg. HH Size	2.4	2.4	2.4

INCOME	5 min	7 min	10 min
2024 Est. Avg. HH Income	\$89,451	\$98,083	\$112,678
2029 Proj. Avg. HH Income	\$93,824	\$102,481	\$117,453
2024 Est. Med. HH Income	\$85,335	\$94,823	\$114,276
2029 Proj. Med. HH Income	\$86,178	\$95,376	\$114,786
2024 Est. Per Capita Income	\$37,872	\$40,861	\$46,184

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$100.73 M	\$199.09 M	\$391.38 M
Annual Retail Expenditure	\$47.44 M	\$93.47 M	\$183.13 M
Monthly HH Expenditure	\$5,394	\$5,744	\$6,335
Monthly Retail Expenditure	\$2,540	\$2,697	\$2,964



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Truckee, California Facts & Demographics

16,911

POPULATION

2.4

AVG HH SIZE

\$128,243

AVG HH INCOME

37.6

MEDIAN AGE



HOME OWNERSHIP



31.4K RENTERS | **68.6K** OWNERS



RACE & ETHNICITY

White	83.9%
Asian	1.9%
Pacific Islander	0.01%
African-American	0.8%
Hispanic	32.3%
Two or More Races	2.6%

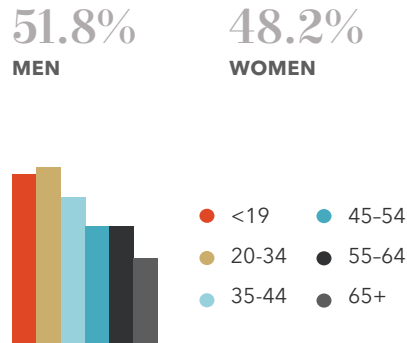


EDUCATION

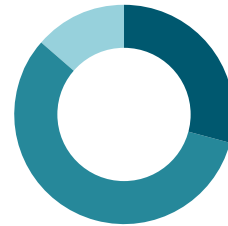
10.1% HS GRAD	21.7% SOME COLLEGE
10.7% ASSOCIATES	36.3% BACHELORS



GENDER & AGE



EMPLOYMENT

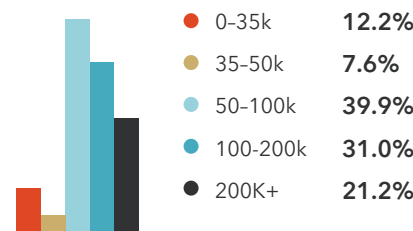


- Blue Collar 33.7%
- White Collar 66.3%
- Services 15.5%

81.8% EMPLOYED | 4.3% UNEMPLOYED



INCOME BY HOUSEHOLD



AVERAGE MONTHLY HOUSEHOLD SPENDING

\$1.4K HOUSING	\$1,011 FOOD
\$1,265 TRAVEL	\$408 ENTERTAINMENT
\$94 PERSONAL CARE	\$252 APPAREL
\$252 FURNITURE	\$1,265 VEHICLE

DATA SOURCE: SITES USA

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