

For Lease

2,600 SF | \$5,250.00 per month (MG)
Live Work/Industrial Building



NAITahoe Sierra

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

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1772 D Street 8

1772 D Street #8, South Lake Tahoe, CA 96150

Property Highlights

- +/-2,600 sq. ft. live-work opportunity in South Lake Tahoe Industrial Park.
- Two shop spaces totaling +/-1,400 sq. ft., with 10' and 12' wide roll-up doors.
- Includes 160 sq. ft. and 320 sq. ft. office spaces on separate landings.
- 620 sq. ft. one-bedroom unit for convenient on-site living.
- Backed by serene forest setting with easy access to industrial amenities.

Offering Summary

\$5,250.00 per month Lease Rate	MG Lease Type
2,600 SF Building Size	2,600 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,114	771,402	5,314,469
Total Population	32,022	2,035,491	15,064,566
Average HH Income	\$117,752	\$123,535	\$150,208

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

\$5,250.00 Per Month

Location Information

Building Name

1772 D Street 8

Street Address

1772 D Street #8

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Building Information

Building Size

2,600 SF

Property Information

Property Type

Live Work

Property Subtype

Warehouse/Distribution

Lot Size

3,500 SF

Parking & Transportation

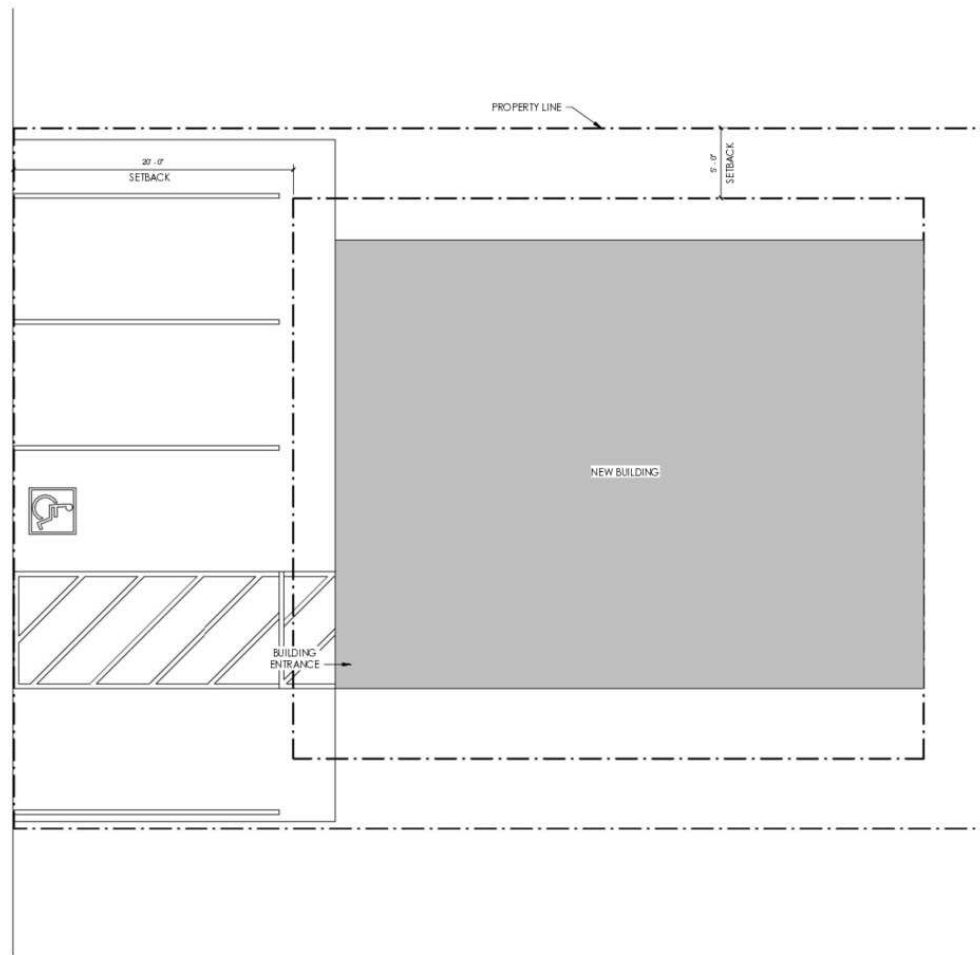
Utilities & Amenities

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Floor Plans

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SITE & GRADING PLAN
1/4" = 1'-0"



**David Goldman
Environmental Architecture**
2139 West Way
South Lake Tahoe, California 96150
(530) 542-3311

**NEW BUILDING
1807**
Address: 1772 D Street #8 & #10
South Lake Tahoe, CA
APN: 32-510-09

Site Plan

REVIEWS

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PROJECT: 1807
DATE: 19th Mar, 2021
DRAWN BY: A. Uthor
SCALE: 1/4" = 1'-0"
SHEET NUMBER



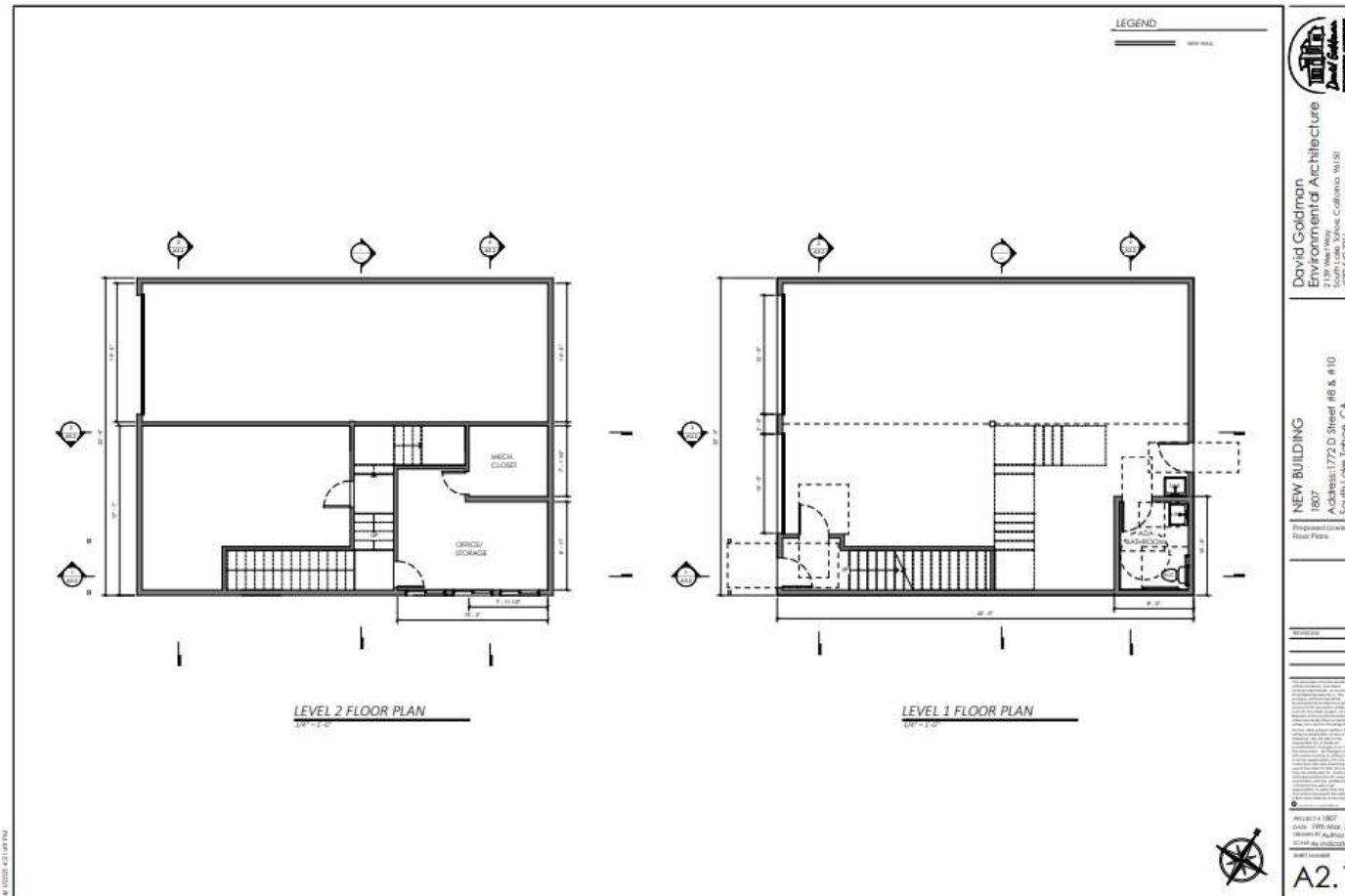
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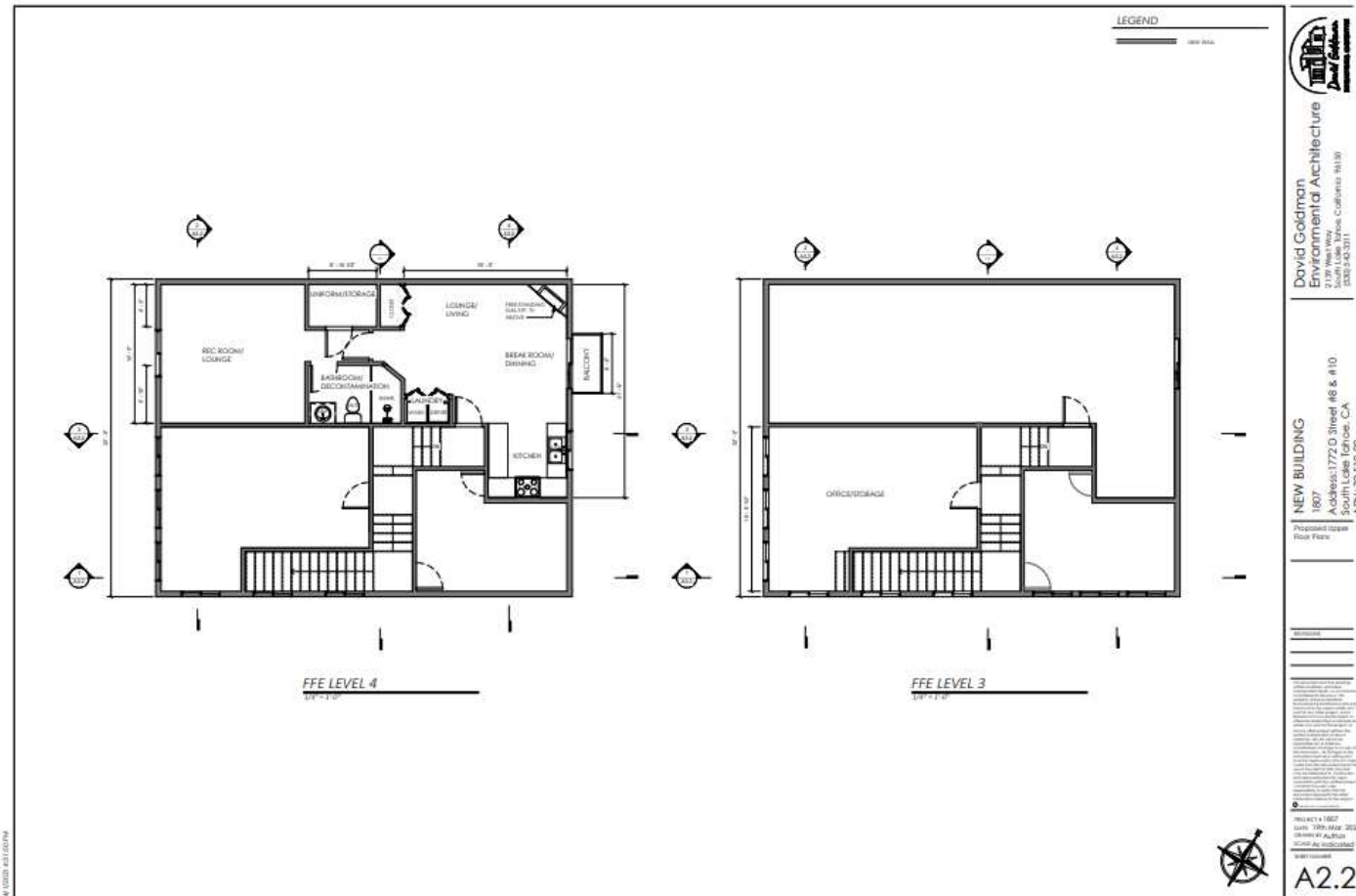


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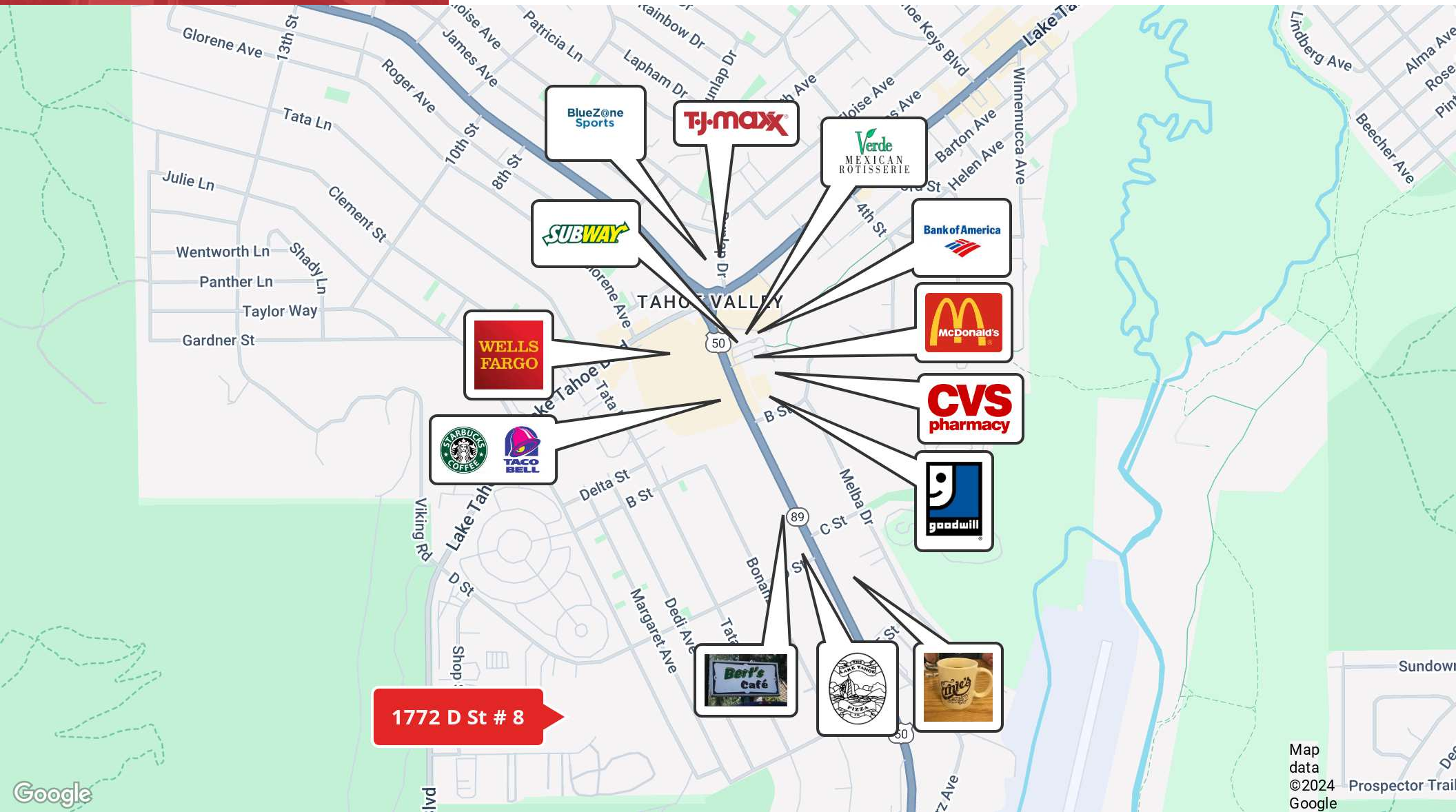
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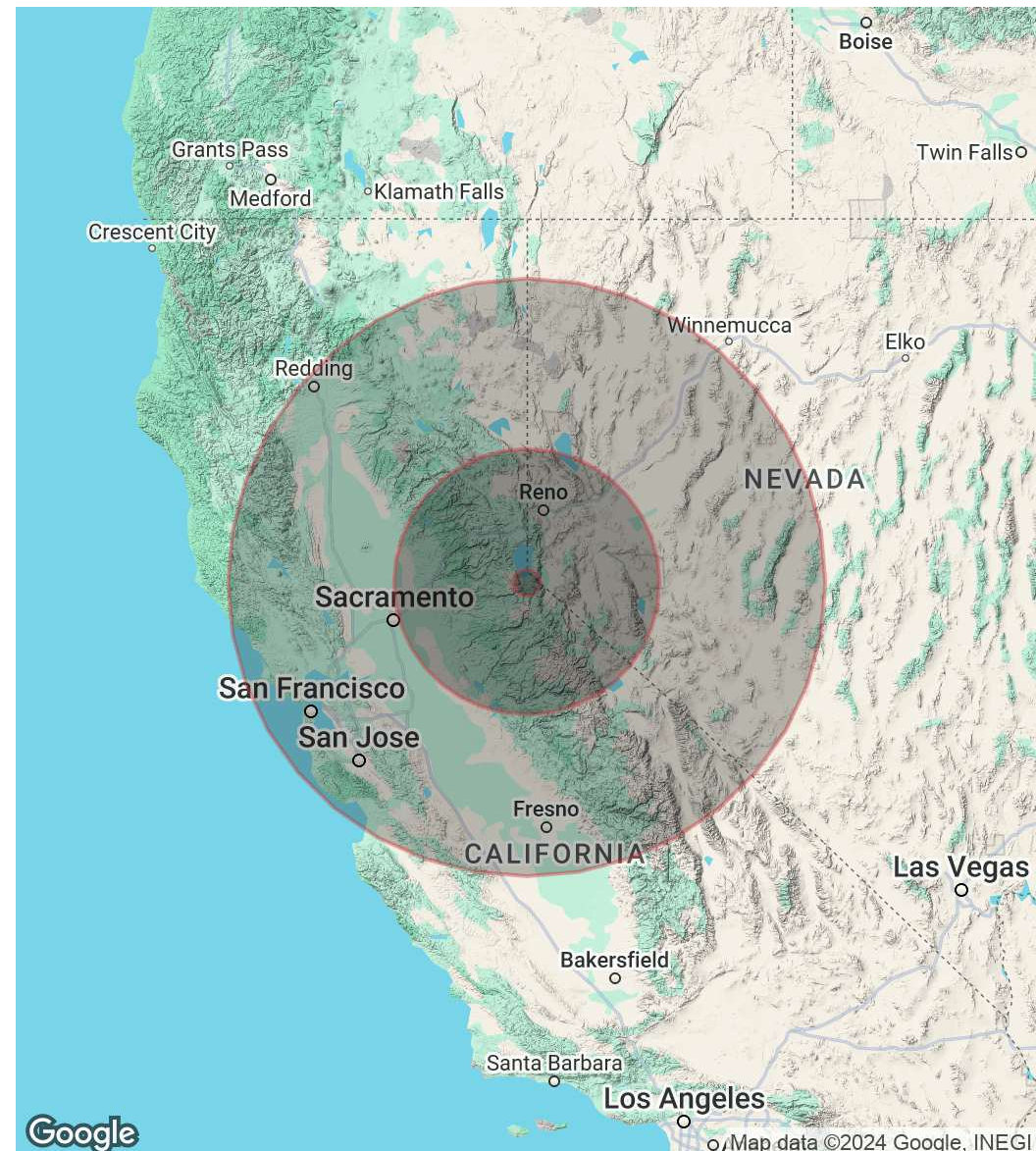
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	32,022	2,035,491	15,064,566
Average Age	43	43	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41
Households & Income			
Total Households	14,114	771,402	5,314,469
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$117,752	\$123,535	\$150,208
Average House Value	\$809,292	\$625,010	\$897,375

Demographics data derived from AlphaMap

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