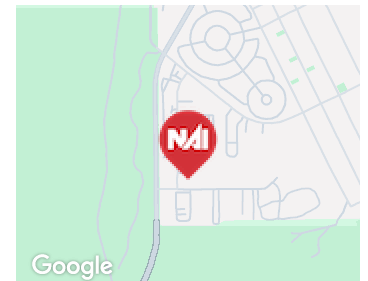




1031 Industrial Ave | 1606 Shop St 1606 Shop St South Lake Tahoe, California 96150

Property Highlights

- A +/-12,760 sq. ft multi-tenant industrial property.
- Loading platform with three docks and two dock levelers
- Small office and restroom included
- 16' clear height with 20' column spacing



Offering Summary

Lease Rate:	\$1.50 SF/month (NNN)
Building Size:	12,760 SF
Available SF:	3,250 - 9,760 SF
Lot Size:	20,037 SF

For More Information

Scott Fair

O: 530 525 2304

sfair@naitahoesierra.com | CalDRE #01761504



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.

3141 Highway 50, Suite B1
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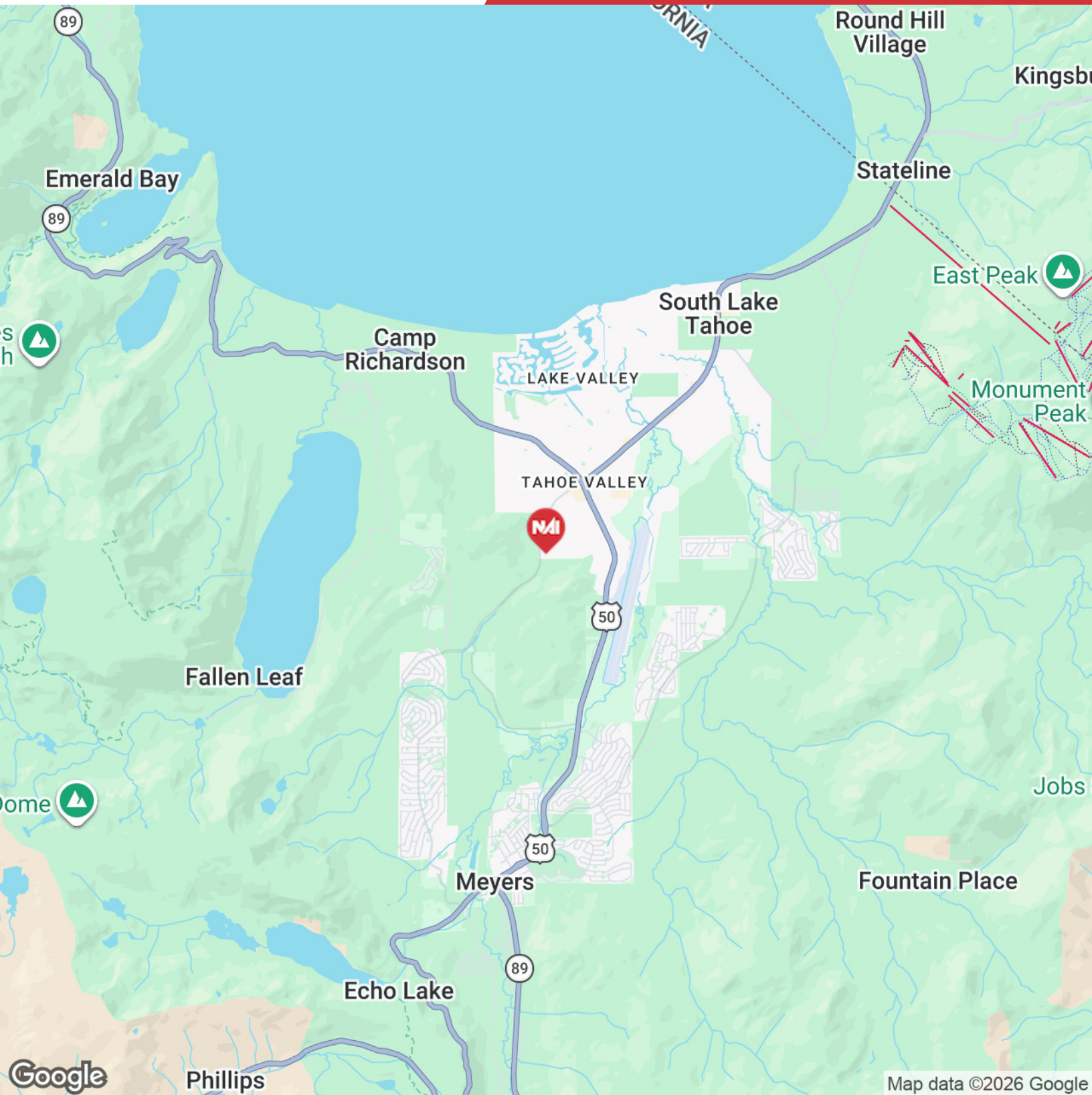


Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,250 - 9,760 SF	Lease Rate:	\$1.50 SF/month

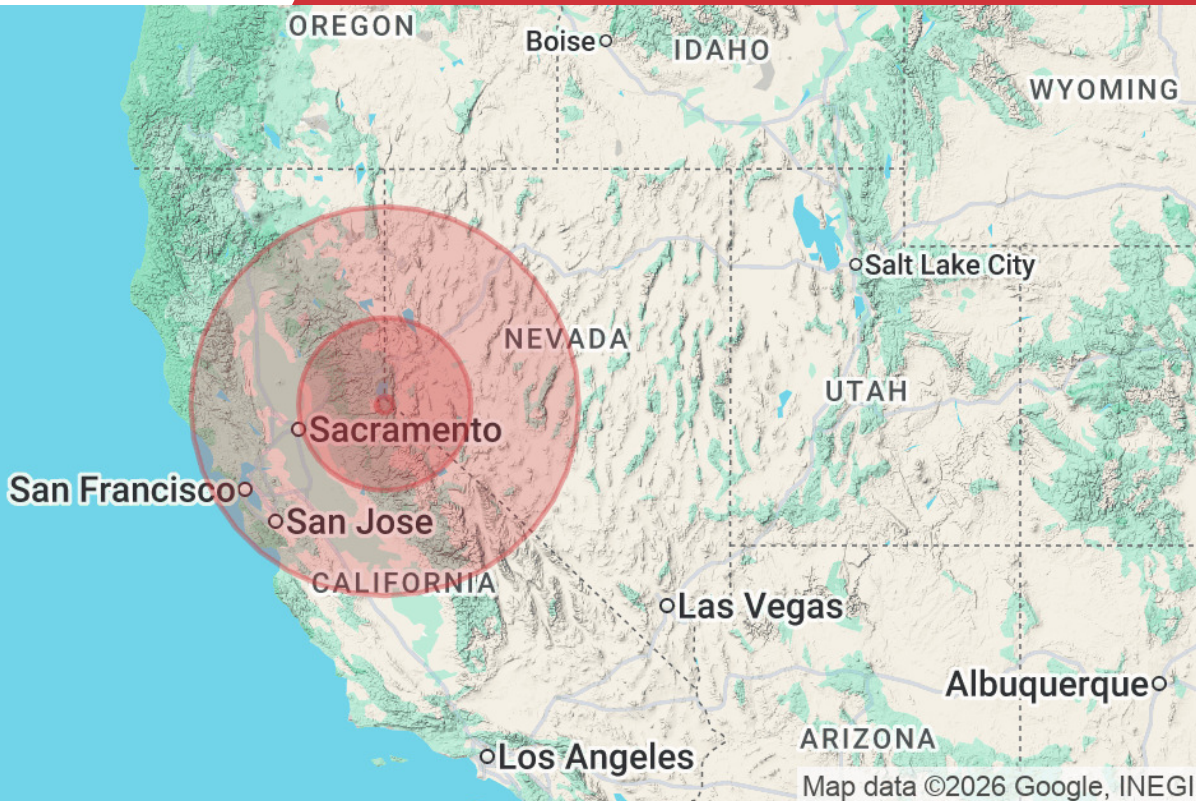
Available Spaces

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
1031 Industrial Ave	Available 6,260 - 9,760 SF	NNN	\$1.50 SF/month	±6,260 sq. ft. within a larger warehouse facility featuring a loading platform with three docks and two dock levelers. The space includes a small office, restroom, 16' clear height, and 20' column spacing.
1606 Shop St Unit A	Available 3,250 - 9,760 SF	NNN	\$1.50 SF/month	Features a bathroom and one (1) roll up door.



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	8 Miles	80 Miles	180 Miles
Population			
Total Population	39,928	1,342,445	14,039,507
Average Age	37.8	41.8	36.2
Average Age (Male)	37.9	40.8	35.3
Average Age (Female)	37.4	42.6	37.2
Households & Income			
Total Households	16,335	537,586	4,952,131
# of Persons per HH	2.4	2.5	2.8
Average HH Income	\$63,322	\$77,571	\$84,799
Average House Value	\$523,306	\$418,291	\$512,291

* Demographic data derived from 2020 ACS - US Census