

For Lease

Two(2) Suite Available | 340 SF - 424 SF
Office Building



NAITahoe Sierra

3141 Highway 50 Suite B1
<https://www.naitahoesierra.com>
530.525.2304
South Lake Tahoe, CA 96150

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Tahoe Plaza Professional Office Building

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Property Highlights

- A +/- 7168 sq. ft. multi tenant office building
- Hwy 50 frontage with excellent street visibility and signage
- Centrally located in South Lake Tahoe
- At the entrance to the Tahoe Keys
- Multiple sized office spaces and configurations available

Offering Summary

\$2.20 - 2.60 SF/month (MG) Lease Rate	MG Lease Type
7,168 SF Building Size	340 - 424 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,463	771,312	5,314,469
Total Population	34,712	2,035,263	15,064,566
Average HH Income	\$120,733	\$123,539	\$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 Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	340 - 424 SF	Lease Rate:	\$2.20 - \$2.60 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 3	-	468 SF	Modified Net	\$2.00 SF/month	-
Suite 7	-	580 SF	Modified Gross	\$2.20 - \$2.60 SF/month	With new carpet and new paint and has 4 offices.
Suite 4	Available	424 SF	Modified Gross	\$2.20 - \$2.60 SF/month	-
Suite 6	Available	340 SF	Modified Gross	\$2.20 - \$2.60 SF/month	-

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Suite 4

424 SF | \$2.20-\$2.60 SF/month (MG)

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Lease Rate

\$2.20 - 2.60 SF/Month

Location Information

Building Name

Tahoe Plaza Professional Office Building

Street Address

2311 Lake Tahoe Blvd

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Sub-market

Submarket

Building Information

Building Size

7,168 SF

Building Class

B

Tenancy

Multiple

Number of Floors

2

Year Built

1978

Gross Leasable Area

6,021 SF

Load Factor

19.0

Framing

Stud

Condition

Average

Free Standing

Yes

Number of Buildings

1

Walls

Drywall

Property Information

Property Type

Office

Property Subtype

Office Building

Zoning

GC

Lot Size

0.27 Acres

APN #

023-221-11-100

Parking & Transportation

Parking Ratio

6.98

Number of Parking Spaces

50

Utilities & Amenities

Central HVAC

Yes

HVAC

FAU/AC

Leed Certified

No

Restrooms

Upstairs and Downstairs

Landscaping

Shrubs/Trees

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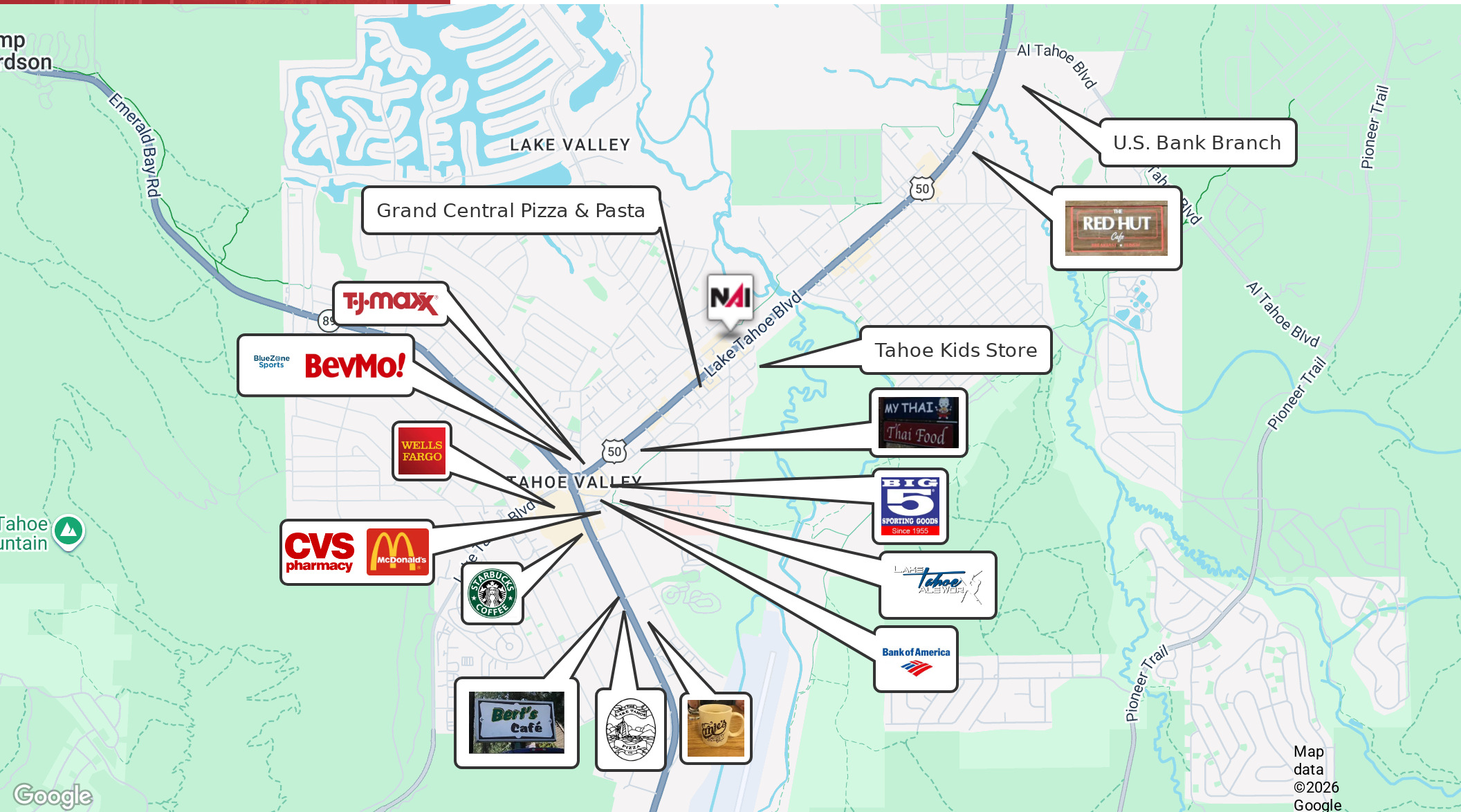
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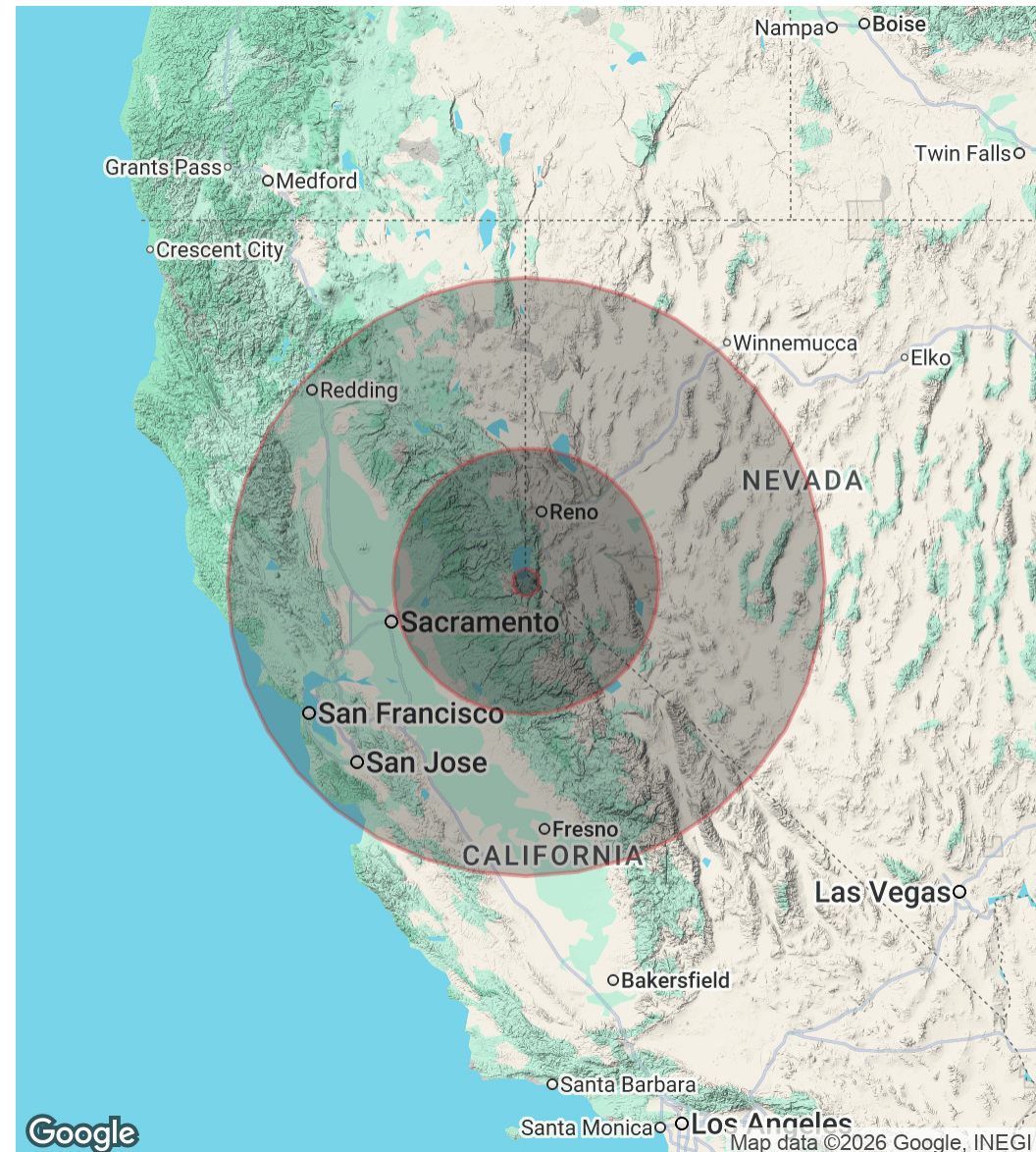
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	34,712	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41
Households & Income			
Total Households	15,463	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,733	\$123,539	\$150,208
Average House Value	\$831,641	\$625,040	\$897,375

2020 American Community Survey (ACS)

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