

## 3091 Harrison Ave

3091 Harrison Ave  
South Lake Tahoe, California 96150

### Property Highlights

- ±7,051 SF retail space within a ±21,554 SF multi-tenant center
- Excellent visibility along Harrison Avenue
- Flexible open floor plan suitable for various retail uses
- Strong traffic area near the “Y” intersection
- Surrounded by established retail and service businesses
- Convenient access to Highway 50 and nearby commercial corridors

### Offering Summary

Lease Rate:	\$2.25 SF/month (MG)
Building Size:	21,554 SF
Available SF:	7,051 SF
Lot Size:	0.92 Acres

### Demographics 8 Miles 80 Miles 180 Miles

Total Households	15,515	752,617	5,314,469
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### For More Information

#### Scott Fair

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**BROCHURE**

**3091 Harrison Ave, South Lake Tahoe, CA 96150**

**NAT**Tahoe Sierra

# For Lease

7,051 SF | \$2.25  
SF/month  
Retail Space



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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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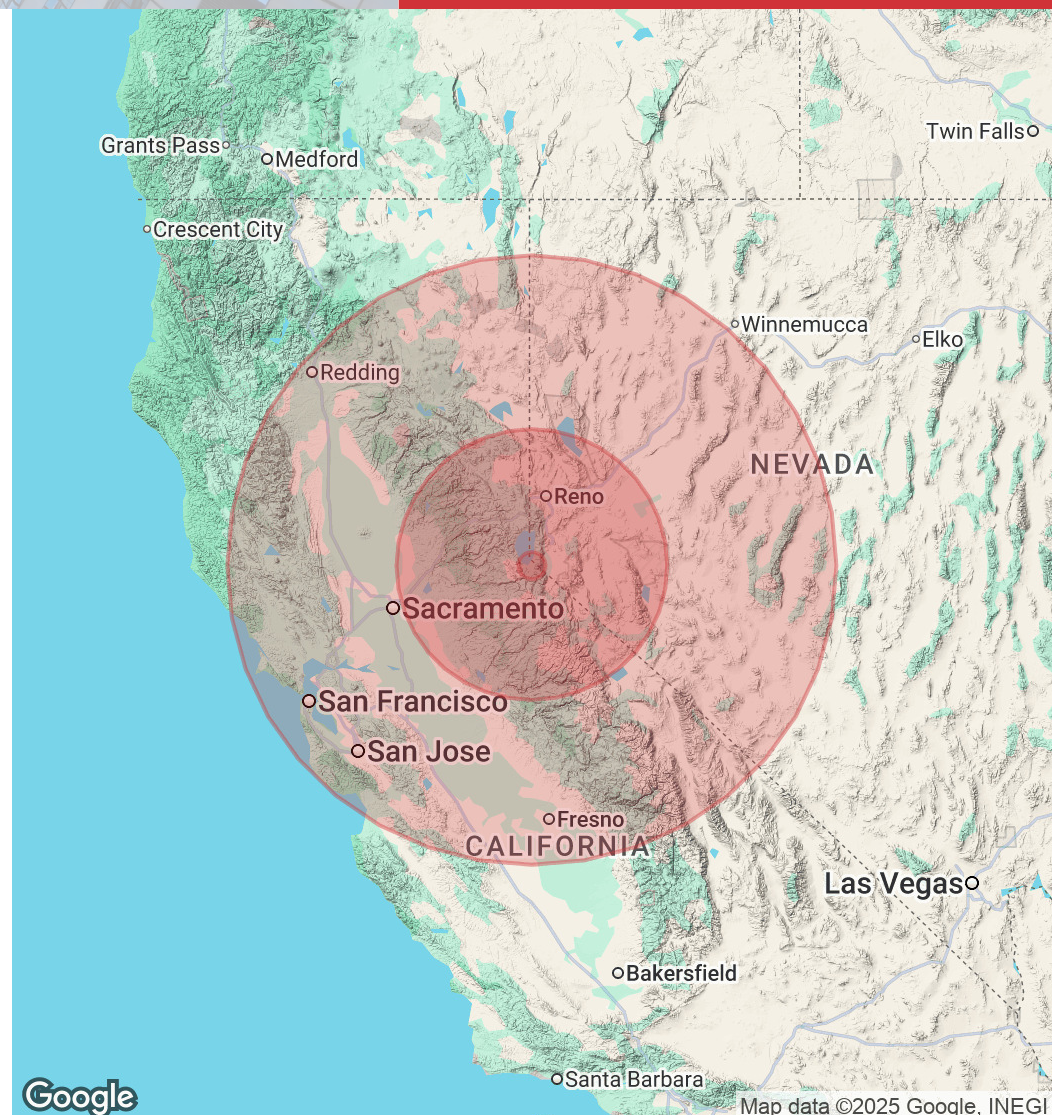
## Population

	8 Miles	80 Miles	180 Miles
<b>Total Population</b>	34,764	1,989,162	15,064,566
<b>Average Age</b>	43	42	40
<b>Average Age (Male)</b>	43	42	39
<b>Average Age (Female)</b>	44	43	41

## Households & Income

	8 Miles	80 Miles	180 Miles
<b>Total Households</b>	15,515	752,617	5,314,469
<b># of Persons per HH</b>	2.2	2.6	2.8
<b>Average HH Income</b>	\$121,737	\$124,042	\$150,208
<b>Average House Value</b>	\$845,880	\$628,481	\$897,375

*Demographics data derived from AlphaMap*



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