

For Sale

6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

NAI Tahoe Sierra



Property Highlights

- Long-term lease through October 31, 2042
- Two additional five-year tenant extension options
- 2% annual increases in base rent
- Tenant pays real estate taxes, utilities and building insurance
- Tenant responsible for snow removal, grounds and routine maintenance
- Landlord obligations primarily limited to structure and major capital replacements
- ±2,046 SF automotive service building
- Two contiguous parcels totaling approximately ±0.43 acres
- Approximately 22 striped parking spaces
- Established Big Brand Tire & Service operating location

Offering Summary

Sale Price:	\$1,981,000
Lot Size:	18,731 SF
Building Size:	2,046 SF
NOI:	\$133,712.00
Cap Rate:	6.75%

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,202	771,312	5,314,469
Total Population	34,118	2,035,263	15,064,566
Average HH Income	\$120,433	\$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.

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

For Sale

6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

Naitahoe Sierra



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
South Lake Tahoe, CA 96150
530.525.2304
<https://www.naitahoesierra.com>

For Sale

6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

Naitahoe Sierra

Sale Price

\$1,981,000

Location Information

Building Name

Big Brand Tire NNN Single Tenant Leased Investment

Street Address

2614 Sussex Ave

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Building Information

Building Size

2,046 SF

NOI

\$133,712.00

Cap Rate

6.75

Building Class

C

Occupancy %

100.0%

Number of Floors

1

Year Built

1973

Roof

Flat Pitch Asphalt

Number of Buildings

1

Foundation

Slab

Exterior Walls

Cinder Block

Property Information

Property Type

Big Brand Tire Leased Investment

Property Subtype

Manufacturing

Zoning

HDR

Lot Size

18,731 SF

APN #

031-258-002-000; 031-258-001-000

Parking & Transportation

Utilities & Amenities

HVAC

Natural Gas Space Heaters

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.

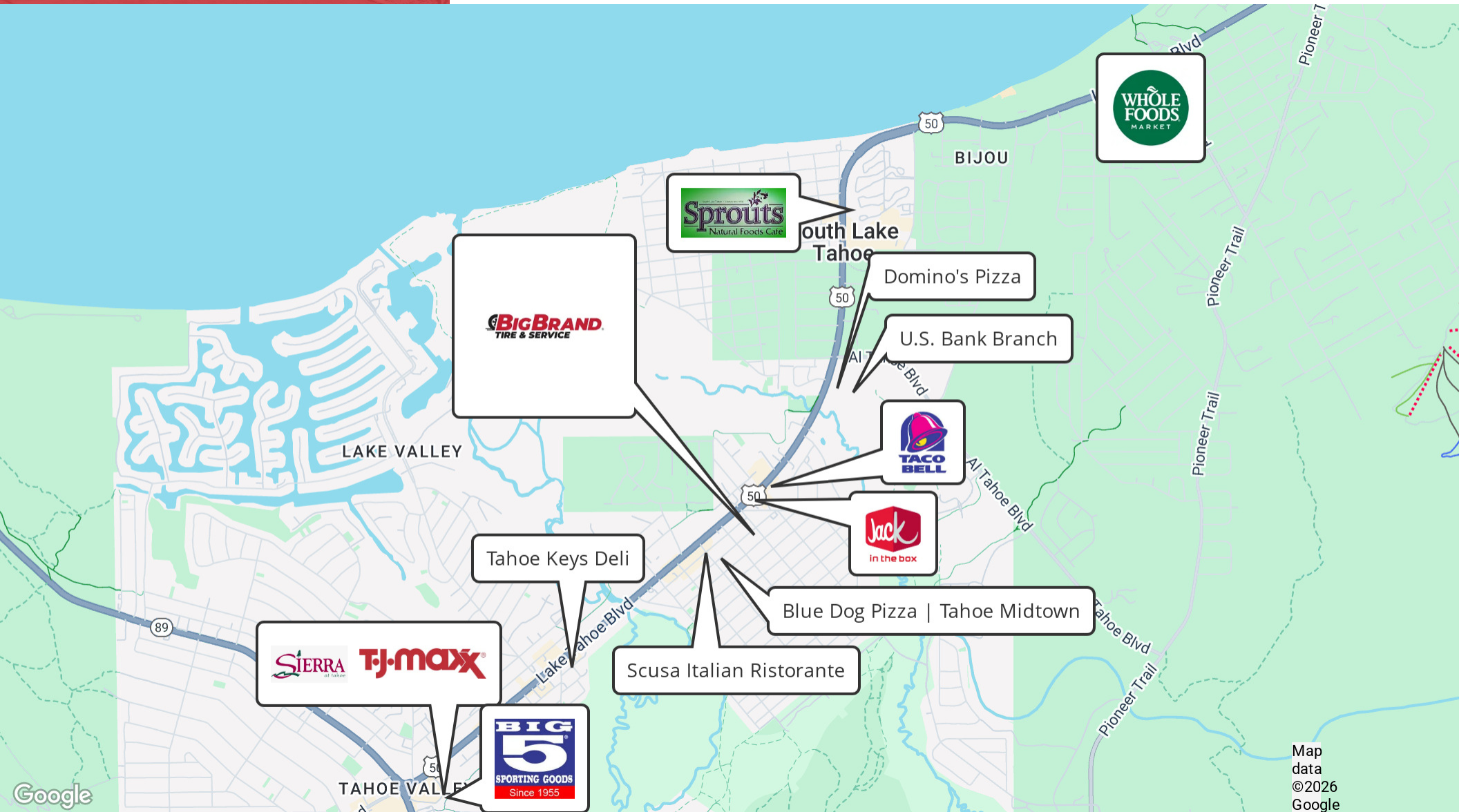
3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304

<https://www.naitahoesierra.com>

For Sale

6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

NAI Tahoe Sierra



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
South Lake Tahoe, CA 96150
530.525.2304

<https://www.naitahoesierra.com>

For Sale

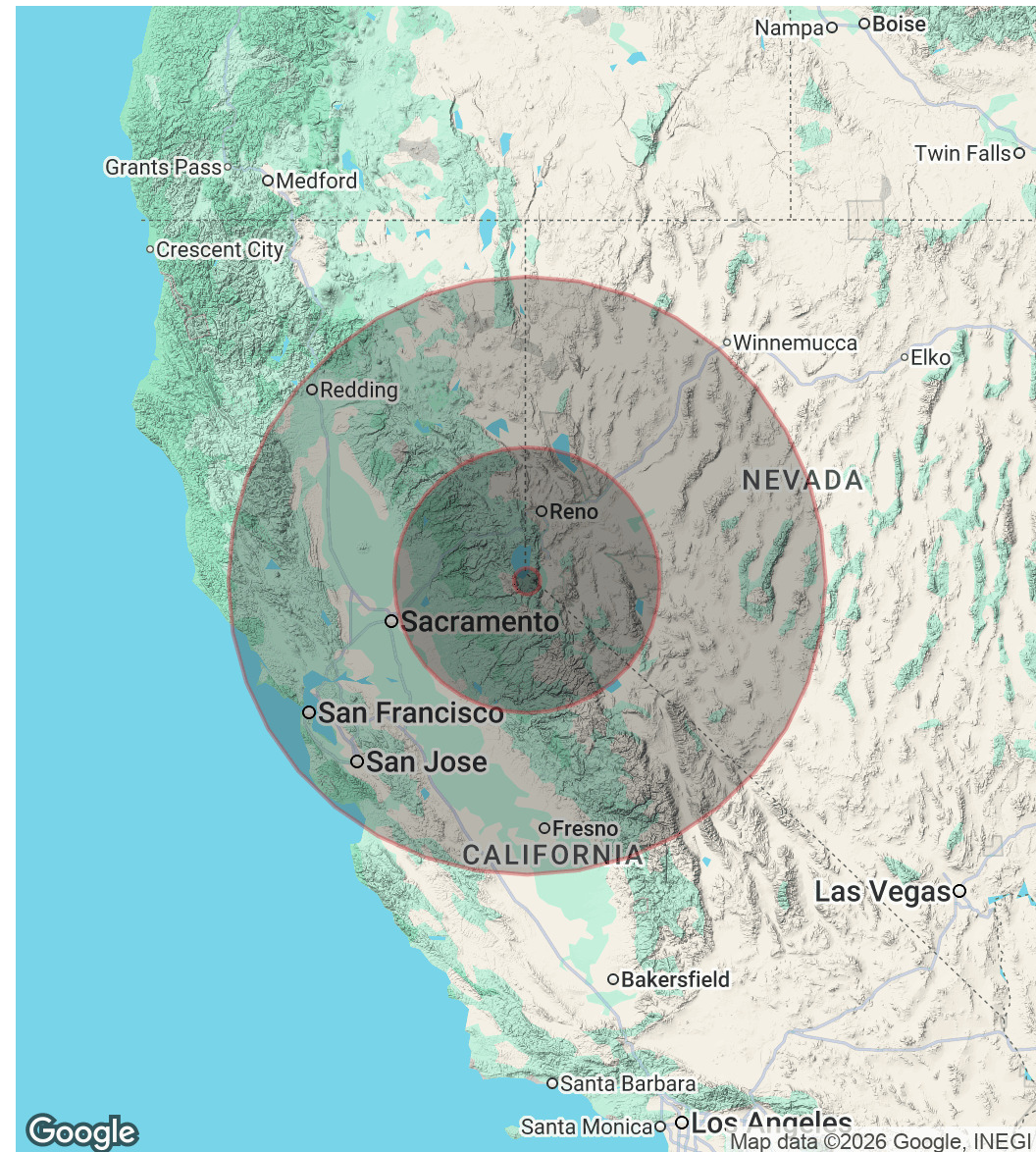
6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

	8 Miles	80 Miles	180 Miles
Population			
Total Population	34,118	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	15,202	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,433	\$123,539	\$150,208
Average House Value	\$831,367	\$625,040	\$897,375

2020 American Community Survey (ACS)

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.

NAI Tahoe Sierra



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

For Sale

6% Cap Rate | \$2,142,000
NNN Single Tenant Leased Property

NAI Tahoe Sierra



Scott Fair

Director

sfair@naitahoesierra.com

Direct: 530.525.2304 | Cell: 530.525.2304

CalDRE #01761504 // NV #BS.0144220

Professional Background

Focused on commercial real estate for the Lake Tahoe region. This includes investment, hospitality, multi-family, office, industrial, retail, owner's rep, tenant's rep, and understanding the complexities of the local market including TRPA (Tahoe Regional Planning Agency).

Background & Experience:

Scott was born and raised in South Lake Tahoe however began his real estate career with a multi-national commercial real estate company in the San Francisco/Bay Area focused on Industrial and Office real estate. The love of the lake, family, community, and quality of life brought Scott back to his home town of South Lake Tahoe along with his network and experience he gained while in San Francisco. Scott has the advantage of leveraging home town market knowledge and connections while, capitalizing on his experience in sales, marketing, financial analysis and technology through the NAI Global platform.

Education

Scott holds a Bachelor of Arts in business economics from the University of Santa Barbara where he was in both the Sigma Chi fraternity and the Accounting Association. He is a South Tahoe High graduate and Varsity Baseball and Football alumni as well as a two time Junior Olympian representing Heavenly Ski Resort.

NAI Tahoe Sierra

3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304

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
South Lake Tahoe, CA 96150
530.525.2304
<https://www.naitahoesierra.com>