

For Sale

6% Cap Rate | \$2,142,000

NNN Single Tenant Leased Property

NAITahoe Sierra



Property Highlights

- Prime Investment Opportunity: Single-tenant NNN leased property in South Lake Tahoe, offered at a 6.75% cap rate.
- Long-Term Lease: Leased to Big Brand Tire Company, currently in the third year of a 20-year lease with 2% annual rental increases and two 5-year extension options.
- No Landlord Responsibilities: Lease requires no landlord management or maintenance responsibilities.
- Proven Tenant Performance: Big Brand Tires has operated successfully for over 20 years at this location, showing strong performance in the auto service industry.
- Corporate Guarantee: The lease includes a corporate guarantee from Big Brand Tire Company.
- Market Stability: High barriers to entry and virtually non-existent new development in South Lake Tahoe provide significant protection of investment.

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>

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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

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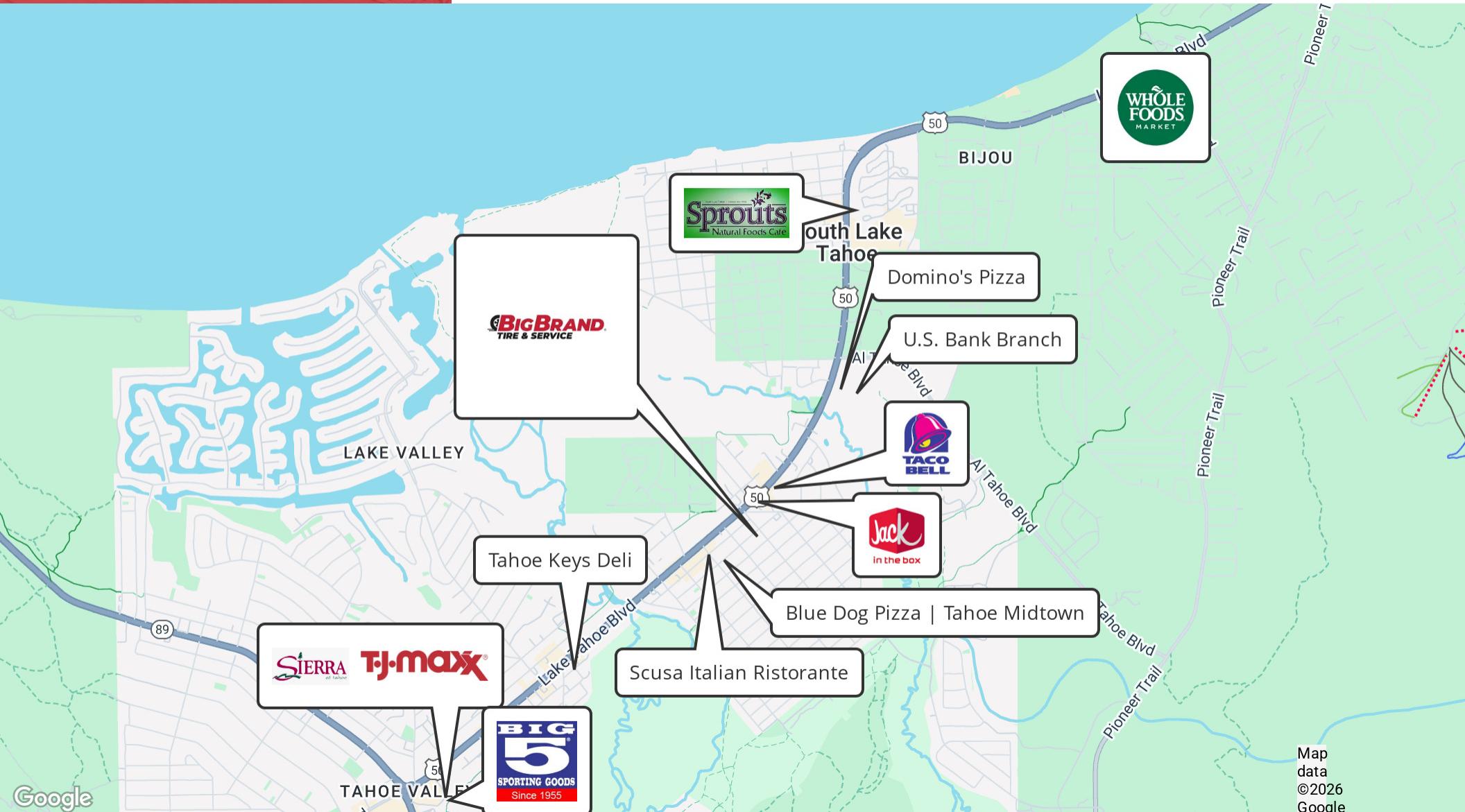
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Map data
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Google

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Population

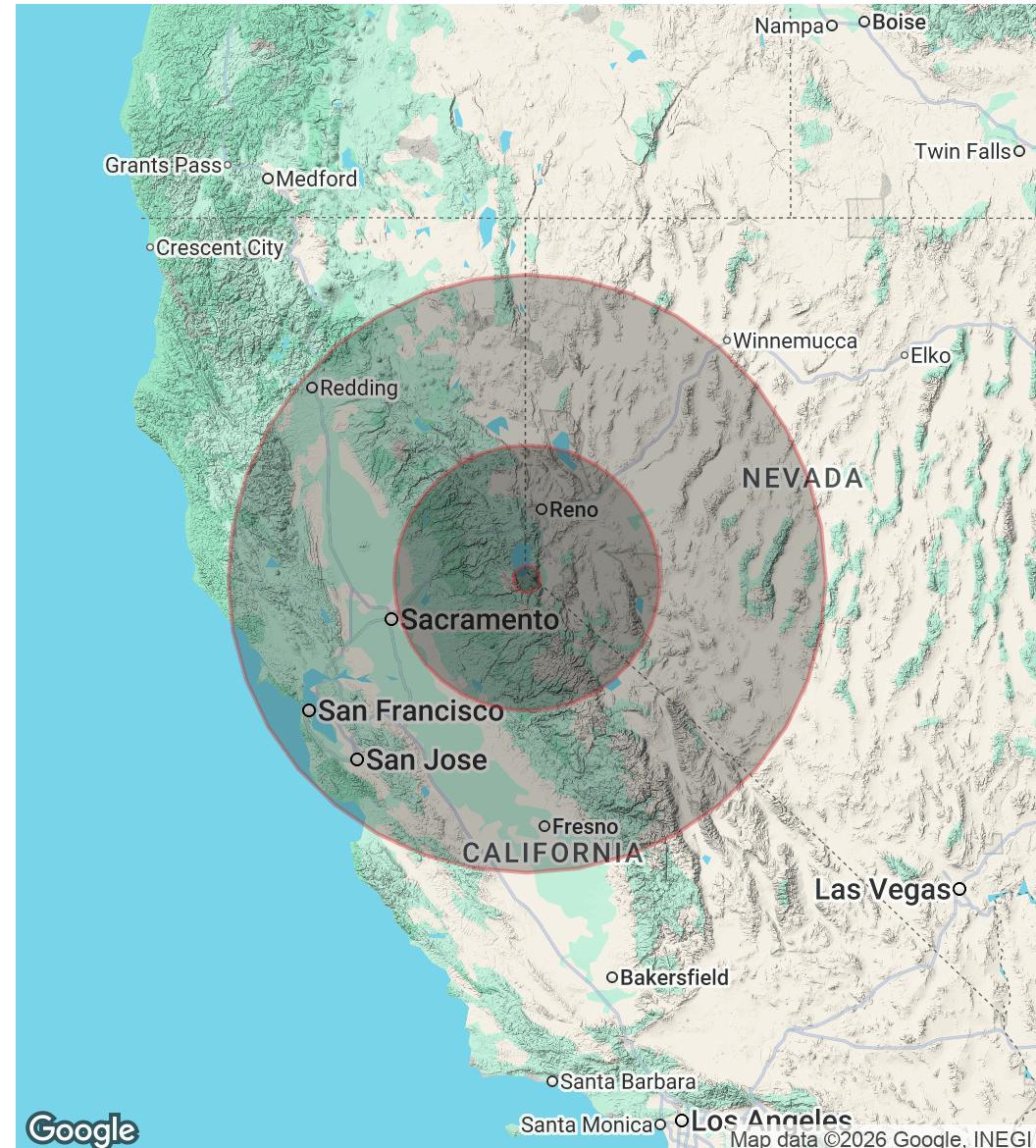
	8 Miles	80 Miles	180 Miles
Total Population	34,118	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41

Households & Income

	8 Miles	80 Miles	180 Miles
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

Demographics data derived from AlphaMap

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Scott Fair

Director

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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.

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