

For Lease

4,750 SF | \$2.75 SF/month
3450 Lake Tahoe
Blvd Space



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South Lake Tahoe, California 96150

Property Highlights

- +/-4,750 sq. ft. space of a larger +/-11,520 sq. ft. retail/restaurant building situated on a +/-32,670 sq. ft. parcel on Lake Tahoe Blvd.
- Includes cocktail lounge, bar, dining room, kitchen and men's and women's restrooms.

Offering Summary

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	11,520 SF
Available SF:	4,750 SF
Lot Size:	32,670 SF

Demographics

	8 Miles	80 Miles	160 Miles
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Total Households	17,521	491,479	2,879,746
Total Population	42,538	1,263,905	8,235,094
Average HH Income	\$70,328	\$77,556	\$74,719

For More Information

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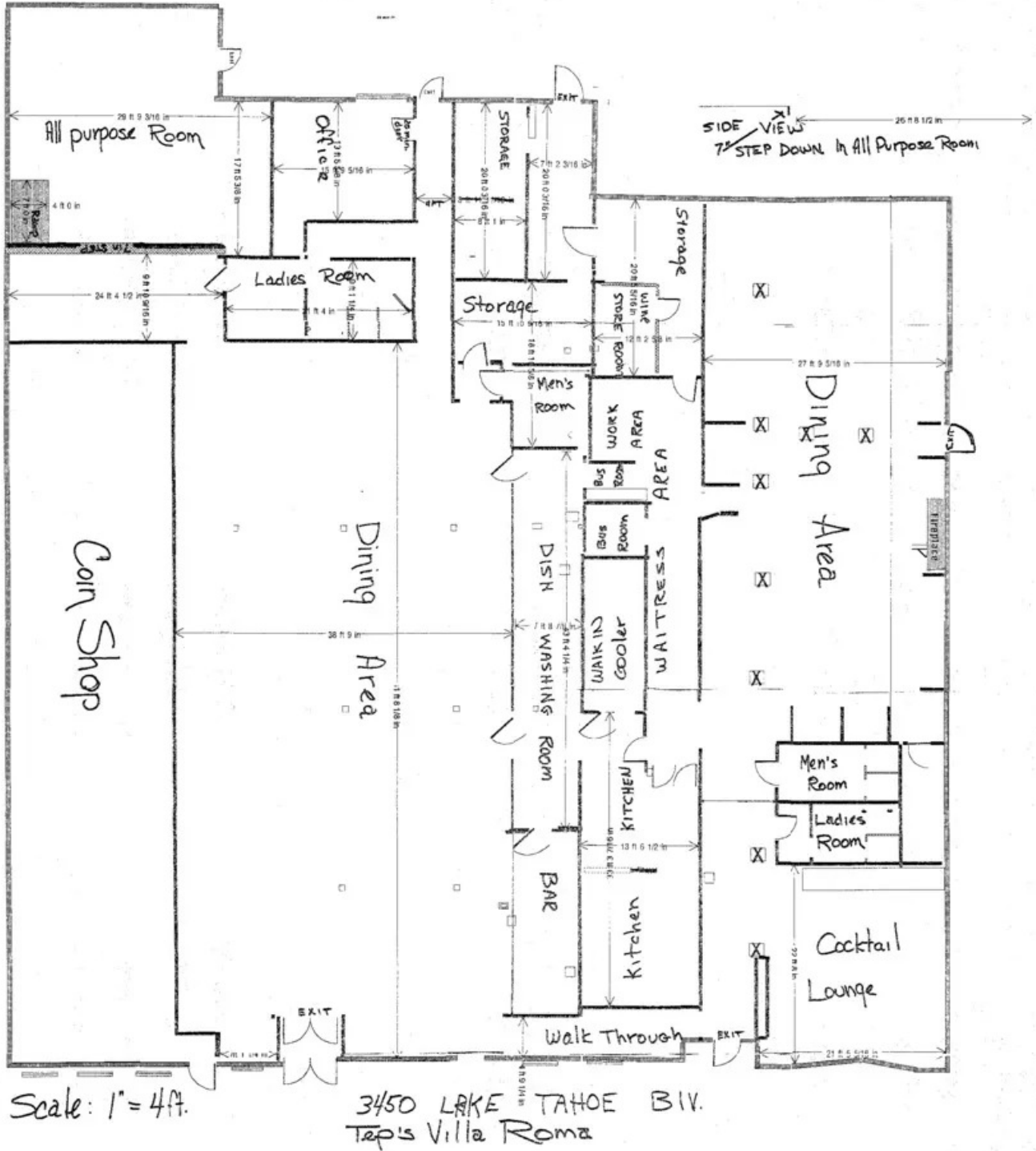
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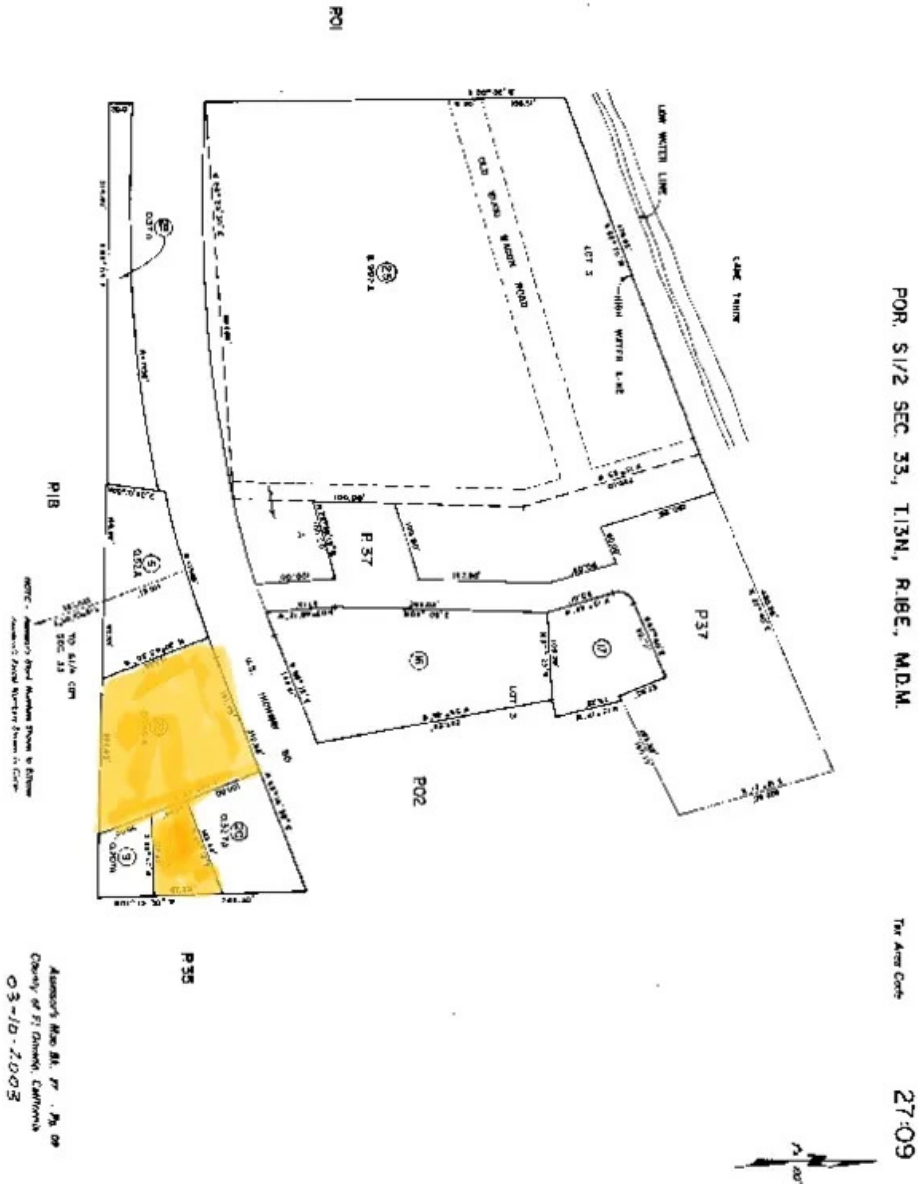
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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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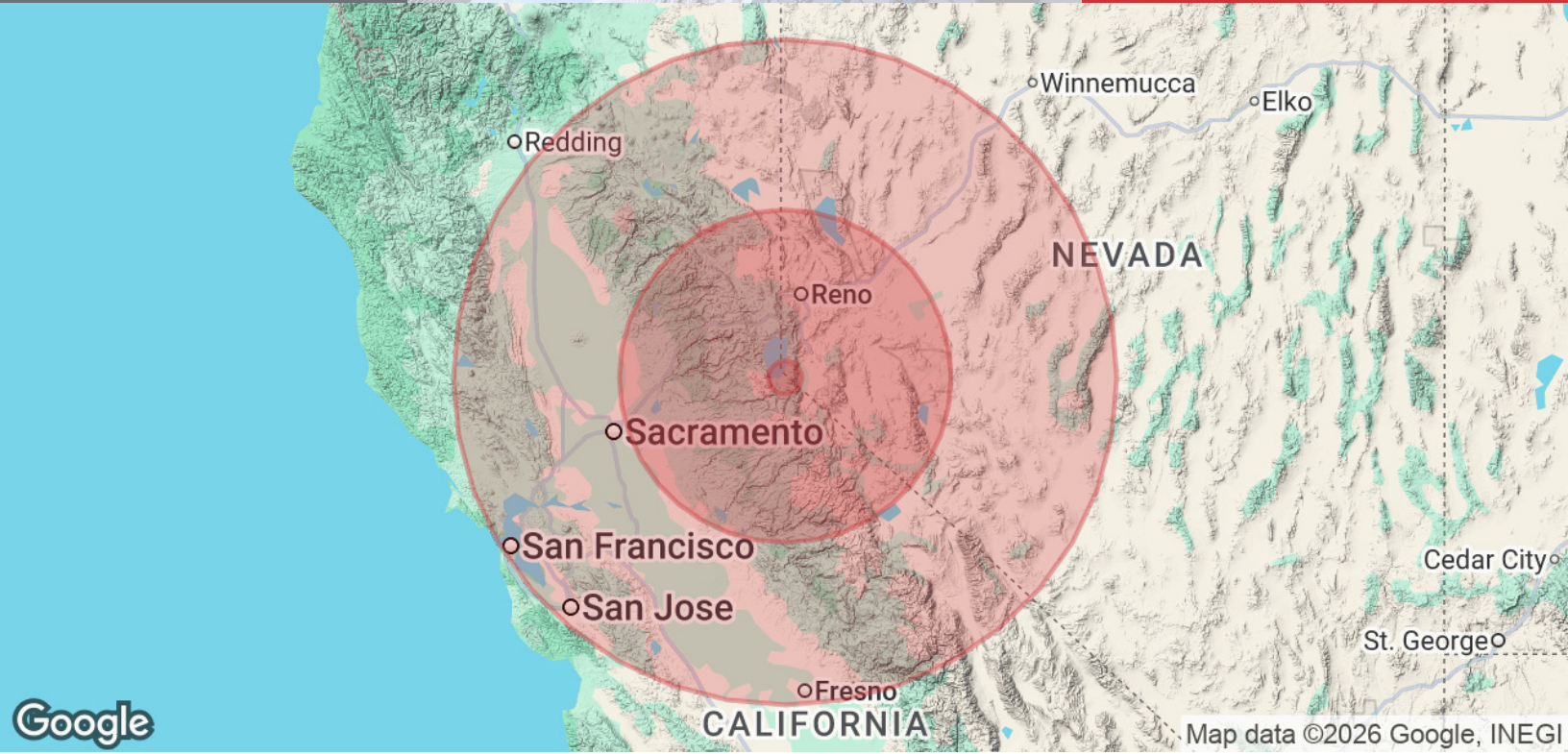
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Population

	8 Miles	80 Miles	160 Miles
Total Population	42,538	1,263,905	8,235,094
Average Age	38.4	41.1	35.4
Average Age (Male)	38.5	40.2	34.4
Average Age (Female)	38.1	41.9	36.5

Households & Income

	8 Miles	80 Miles	160 Miles
Total Households	17,521	491,479	2,879,746
# of Persons per HH	2.4	2.6	2.9
Average HH Income	\$70,328	\$77,556	\$74,719
Average House Value	\$554,240	\$398,665	\$408,732

2020 American Community Survey (ACS)

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