



8106 N Lake Blvd

Kings Beach, California 96143

Summary

+/- 2,230 SF mixed-use property ideally located in the heart of King's beach with frontage along N Lake Blvd and steps from beautiful Secline Beach. The commercial portion has a successful long-term tenant in place on a month-to-month lease, offering optimal flexibility for a future owner. The rear portion is a secluded two-bed / two-bath home with a large private yard and convenient beach access. Current ownership has a proven track record renting the residential portion as a highly profitable short term rental, but the layout would also be ideal for an owner-user seeking the use the space as a private residence.

Sale Price:	\$1,550,000
Building Size:	+/- 2,230 SF
SF Breakdown:	+/- 900 SF Commercial, +/- 1,330 SF Residential 2 bed / 2 bath home
Lot Size:	5,369 SF / 0.12 Acres

For More Information

Rob Nation

O: 530 606 6255
rnation@naitahoesierra.com | CalDRE #02255105

Scott Fair

O: 530 525 2304
sfair@naitahoesierra.com | CalDRE #01761504

Investment Highlights

- **Mixed-Use Property with Flexibility:** The property currently offers two proven income streams from the commercial tenant in the front portion and STR residential portion in the rear. The current tenant is a successful day spa paying \$3,400/month on a month-to-month lease with a desire to stay long-term. The STR has been rented up to \$7,500 monthly and \$600 nightly with occupancy of 75-90% during peak season. A new owner could easily continue current operations or have freedom to seek out new uses immediately.
- **Ideal Location:** The commercial space fronts N Lake Blvd in the heart of Kings Beach with prime visibility and pedestrian traffic. The residential portion is peacefully secluded with a separate entrance on Brockway Vista Drive, steps from beautiful Secline Beach and a short walk to all the amenities of Kings Beach.
- **Rarely Offered Owner-User Potential:** The location and layout of the property present a unique opportunity for an owner-user seeking to operate a business adjacent to their new home. Spacious, peaceful homes with private yards and beach access are rarely available on their own, and the included ~900 SF of prime retail space makes the offering truly once-in-a-lifetime.
- **Own a Piece of the Kings Beach Revitalization:** Multiple nearby parcels are slated for redevelopment, including the motel directly east of the property, the proposed "39°N" project down the street, and the recently completed Peak10 townhomes. Placer County has also targeted the area for revitalization and invested in projects to improve accessibility, safety, and aesthetics throughout the neighborhood.





Imagery ©2025 Airbus,
Maxar Technologies

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 tel
naitahoesierra.com



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 tel
naitahoesierra.com

For Sale

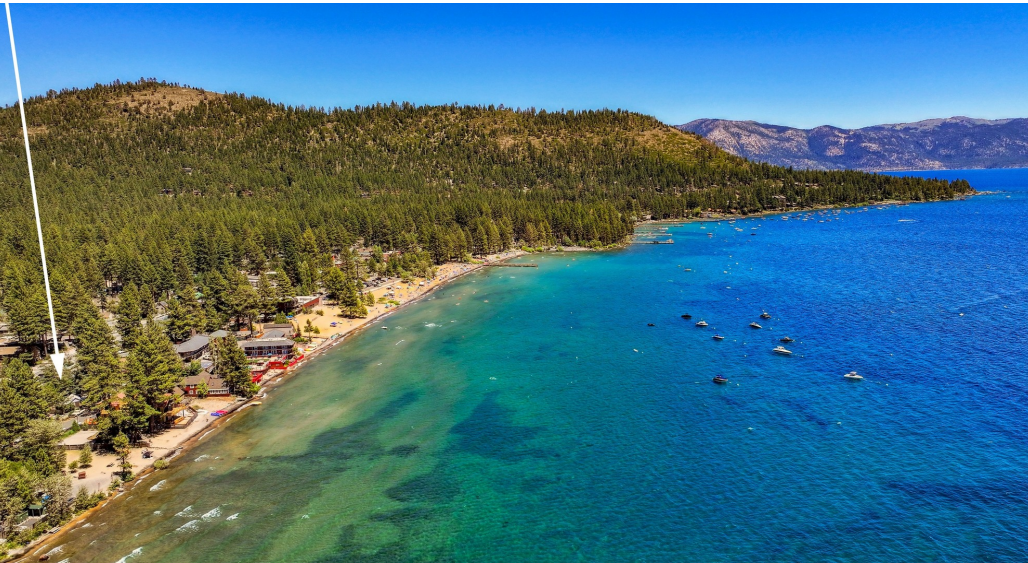
+/- 2,230 SF | \$1,550,000

Mixed-Use Space



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 tel
naitahoesierra.com



For More Information

Rob Nation

O: 530 606 6255

rnation@naitahoesierra.com | CalDRE #02255105

Scott Fair

O: 530 525 2304

sfair@naitahoesierra.com | CalDRE #01761504

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 tel
naitahoesierra.com