



# Truckee Crossroads

Explore. Indulge. Elevate – Only in Truckee.

## For Lease

11209 - 11411 Deerfield Dr, Truckee, CA



**CBRE**

# Property Overview

## Just south of Interstate 80 via Hwy 89

Truckee Crossroads is a ±26,000 square-foot neighborhood shopping center anchored by a busy SaveMart and CVS (1.5M visits to center in 2025 per Placer.ai)

Interstate 80 is a major travel corridor for travelers and logistics companies connecting Northern California to Reno and beyond

Truckee is located only 12 miles from Lake Tahoe and 30 miles from Reno, NV

Situated on Highway 89 (15,975 ADT) the center features a tenant mix that includes O'Reilly Auto Parts, Spring Poke & Sushi, Summit Swirl, H&R Block, and Village Pizzeria



# By the Numbers

## True Trade Area Map



1.5M

Visits to Center in 2025



\$145K

Avg. HH Income for True Trade Area



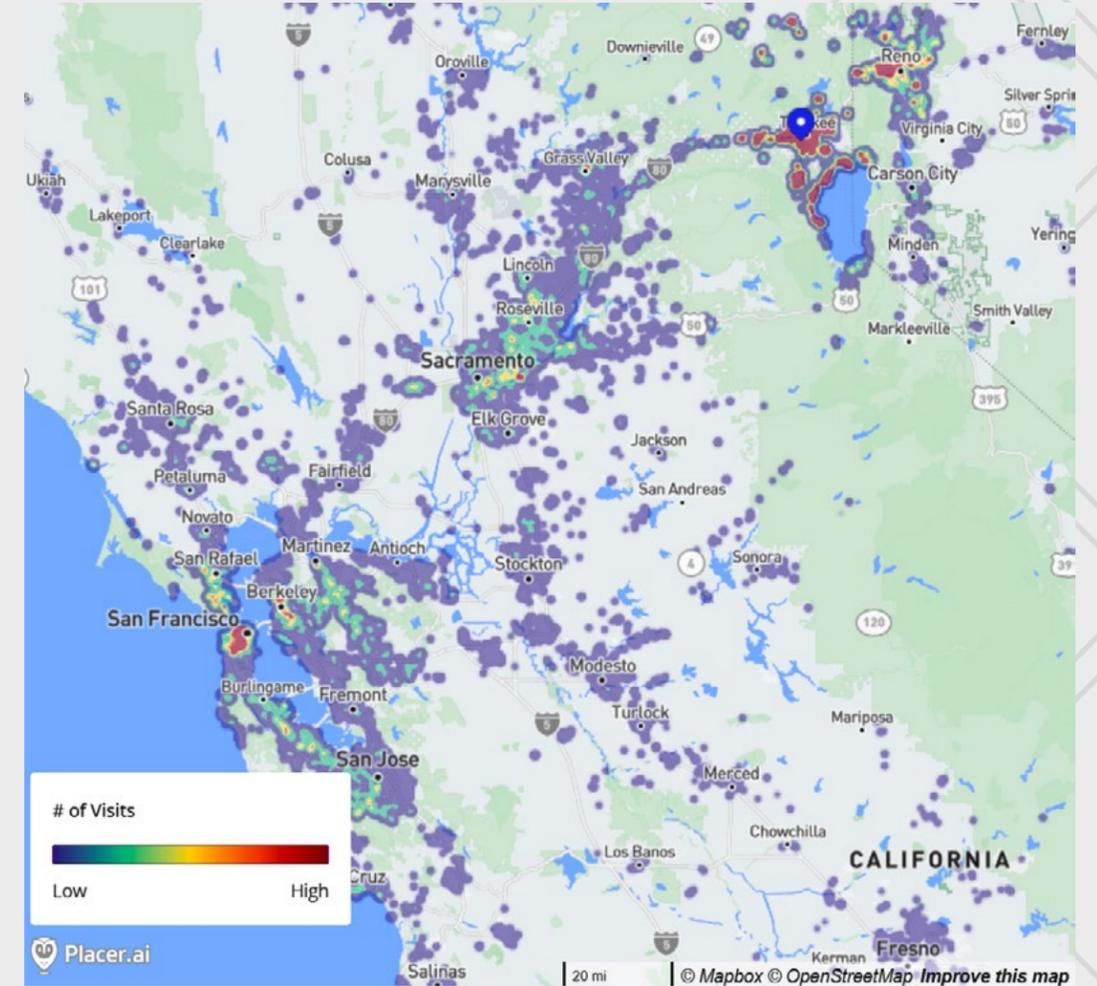
\$245.7M

Spent by Visitors in Truckee in 2024-2025



1.2M

Annual Visitors to Truckee, CA



Truckee Crossroads / 11411 Deerfield Dr, Truckee, CA 96161 | Based on Home Location, by Visits | Min. Visits: 1 | Jan 1st 2025 to Dec 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)



# Site Plan

## Truckee Crossroads

Not to scale. All dimensions are approximate.

SUITE	TENANT NAME	SIZE
3	AVAILABLE	±6,490 SF
4	Spring Poke & Sushi	±1,100 SF
5	AVAILABLE	±660 SF
6	H&R Block	±880 SF
7	O'Reilly Auto Parts	±6,823 SF
9	Dreamtown Crossfit	±1,800 SF
10	Kitchen Colab	±3,000 SF
11	Village Pizzeria	±3,250 SF
12	Summit Swirl	±750 SF



# Area Overview

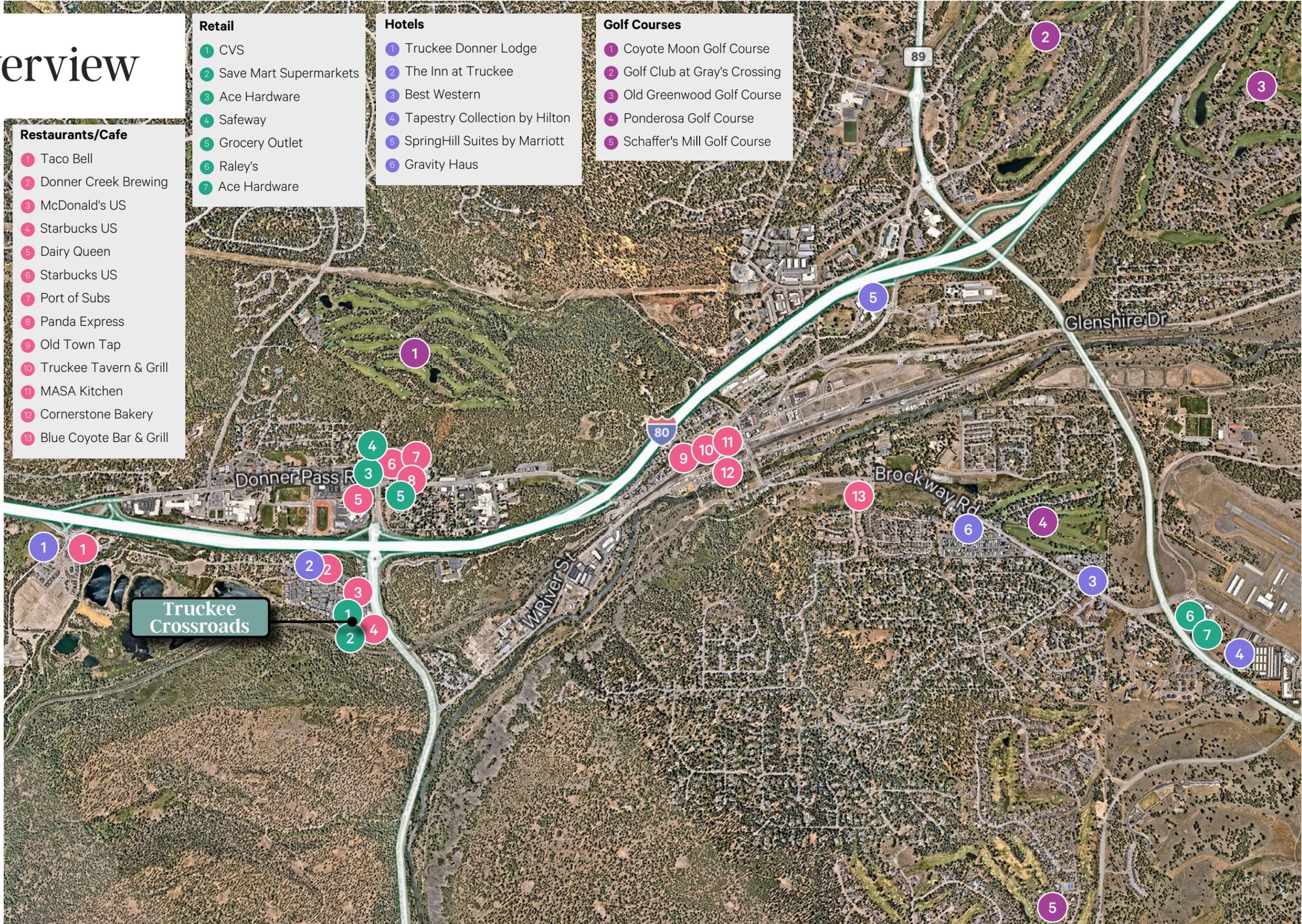
## Truckee, CA

- Restaurants/Cafe**
- 1 Taco Bell
  - 2 Donner Creek Brewing
  - 3 McDonald's US
  - 4 Starbucks US
  - 5 Dairy Queen
  - 6 Starbucks US
  - 7 Port of Subs
  - 8 Panda Express
  - 9 Old Town Tap
  - 10 Truckee Tavern & Grill
  - 11 MASA Kitchen
  - 12 Cornerstone Bakery
  - 13 Blue Coyote Bar & Grill

- Retail**
- 1 CVS
  - 2 Save Mart Supermarkets
  - 3 Ace Hardware
  - 4 Safeway
  - 5 Grocery Outlet
  - 6 Raley's
  - 7 Ace Hardware

- Hotels**
- 1 Truckee Donner Lodge
  - 2 The Inn at Truckee
  - 3 Best Western
  - 4 Tapestry Collection by Hilton
  - 5 SpringHill Suites by Marriott
  - 6 Gravity Haus

- Golf Courses**
- 1 Coyote Moon Golf Course
  - 2 Golf Club at Gray's Crossing
  - 3 Old Greenwood Golf Course
  - 4 Ponderosa Golf Course
  - 5 Schaffer's Mill Golf Course



**Truckee Crossroads**



# Truckee Crossroads

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