

Office/Retail For Lease |

605 HWY 50 , Zephyr Cove, NV 89448

Property Summary



Property Description

Great tourist traffic: close to time shares, vacation rentals, Heavenly Ski Resort, Zephyr Cove Beach & Resort, parks & casinos. Great exposure on the main road from South Lake Tahoe to North Lake Tahoe/Carson City/Reno.

Property Highlights

- \$200/MO additional for utilities
- Built in 1977, fully remodeled
- Opportunity for retail/office uses
- Common restrooms w/janitorial

Offering Summary

Lease Rate:	\$950.00/MO + Utilities
Utilities:	\$200.00/MO
Available SF:	420 SF
APN:	1318-10-417-051
Zoning:	C-1
Cap Rate:	5.36%

Spaces	Lease Rate	Space Size
Suite #12	\$950 per month	420 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
Total Population	969	4,524	15,798
Average HH Income	\$169,555	\$142,687	\$120,355

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Additional Photos



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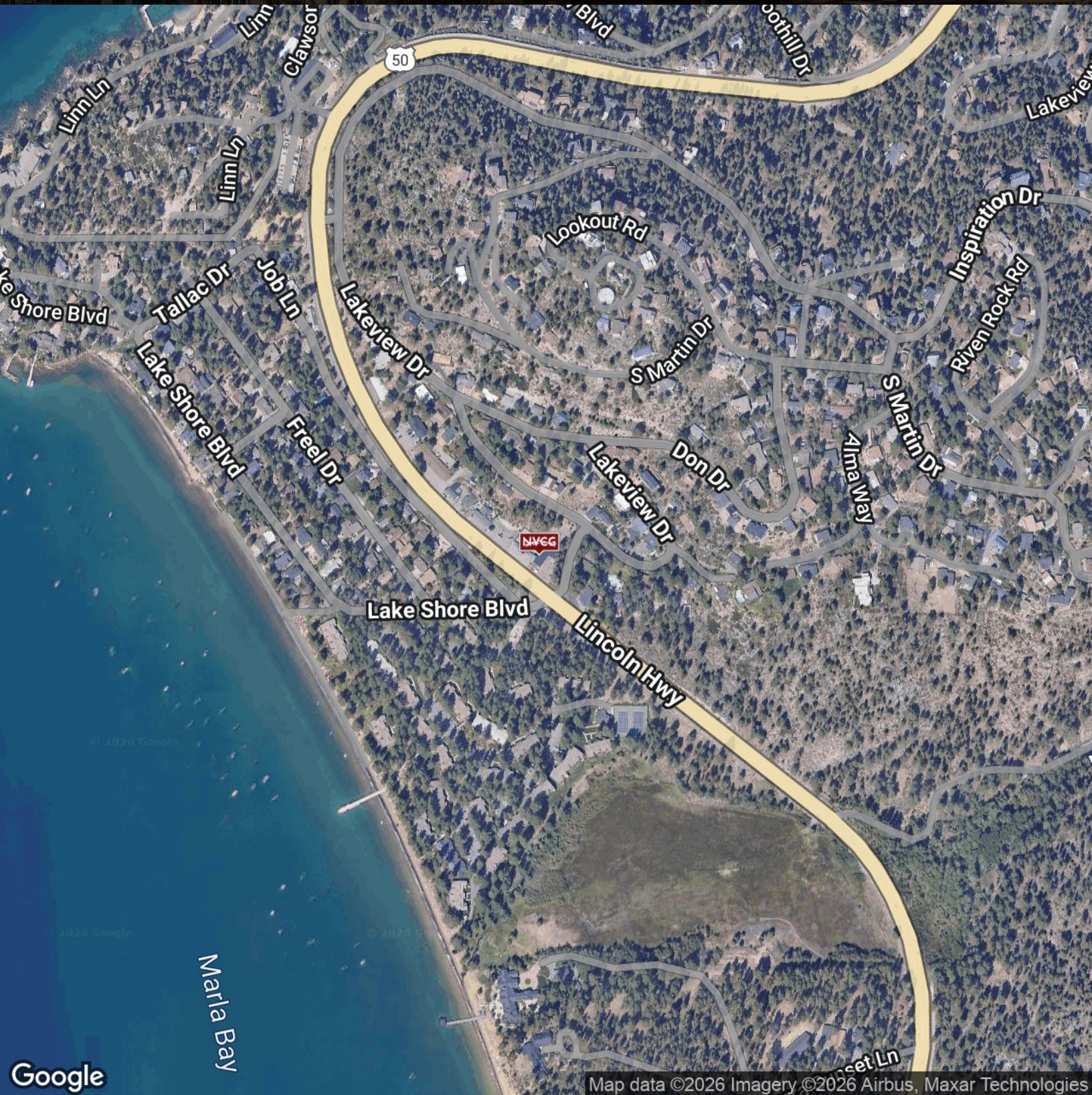
Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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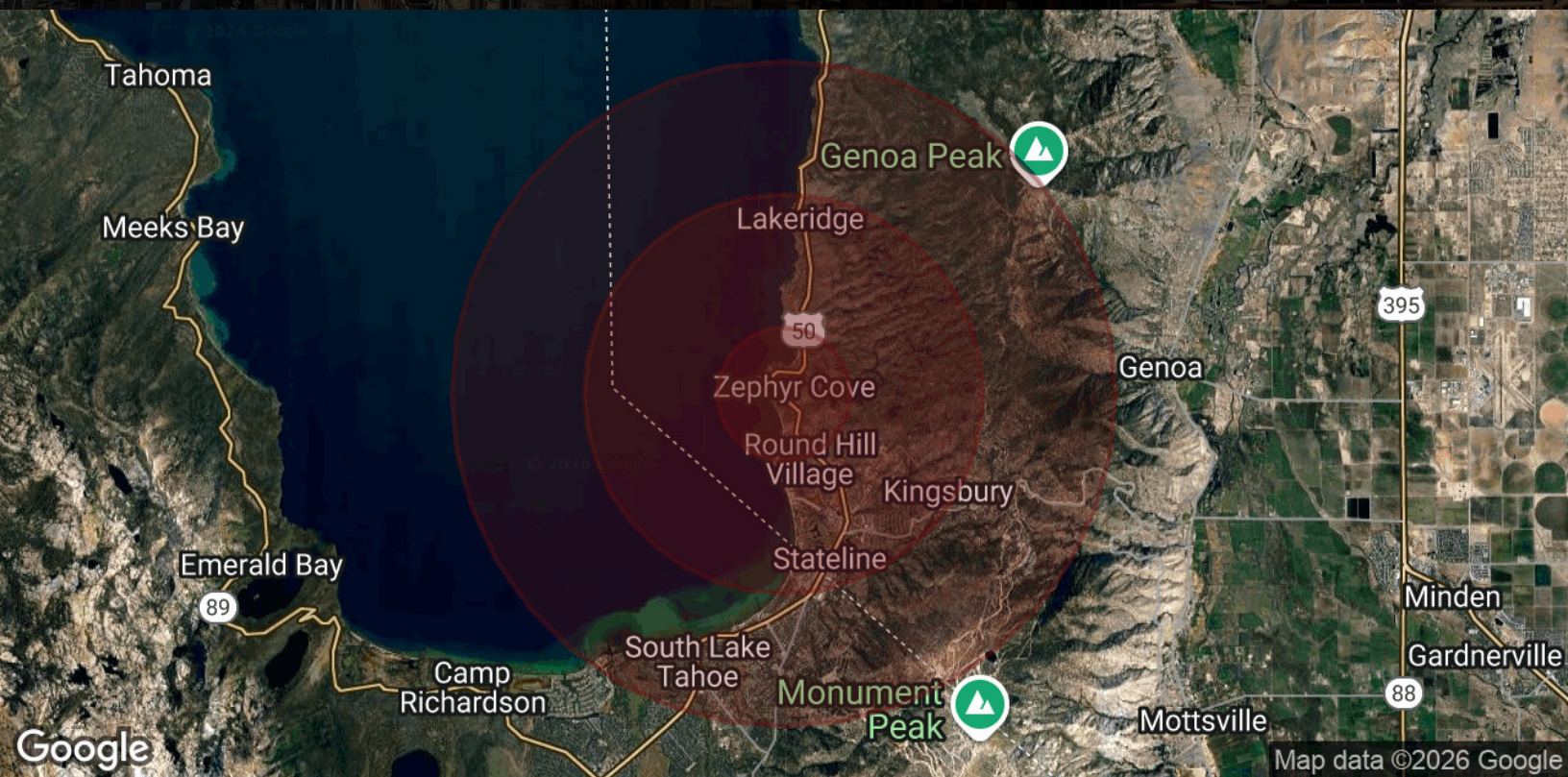
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	969	4,524	15,798
Average Age	53	50	43
Average Age (Male)	54	51	43
Average Age (Female)	52	49	43
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	499	2,226	7,076
# of Persons per HH	1.9	2	2.2
Average HH Income	\$169,555	\$142,687	\$120,355
Average House Value	\$1,293,904	\$1,163,354	\$954,913

* Demographic data derived from 2020 ACS - US Census