

For Sale

8,168 SF | \$2,995,000

Restaurant Property



NAITahoe Sierra

3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

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3115 Harrison Ave

3115 Harrison Ave, South Lake Tahoe, CA 96150

Property Description

NAI Tahoe Sierra is pleased to offer for sale 3115 Harrison Avenue, a fully renovated multi-tenant restaurant property located just 100 yards from the lake and beach in South Lake Tahoe. This exceptional offering includes a turnkey bar and restaurant space currently operating as The Woods, presenting a prime opportunity for an owner-user or hospitality group seeking a prominent presence in a high-traffic corridor. The property also includes a separately leased retail space occupied by Three Pines Coffee, providing stable rental income and long-term flexibility.

The ±15,246 square foot parcel includes approximately 8,100 square feet of total improvements, consisting of ±5,830 square feet of restaurant and bar space, ±1,124 square feet of office and storage, and a ±1,150 square foot leased commercial unit occupied by Three Pines Coffee. Onsite parking is included with the remainder of the land.

Originally renovated just two years ago to a high standard, The Woods features a 7-barrel Smart Brew System, a fully equipped kitchen with a large Type 1 hood, walk-in cooler and freezer, stoves, fryers, broiler, flattop, convection ovens, and stainless-steel work surfaces. The restaurant includes indoor seating for 126, bar seating for 20, and an outdoor patio with seating for 49. An ABC Type 75 license is included, authorizing the sale of hard liquor, beer, and wine.

This is a rare opportunity to acquire a high-quality, lake-adjacent hospitality asset with both owner-user potential and passive income from an established commercial tenant. Seller financing may be available for well-qualified buyers.

Offering Summary

\$2,995,000

Sale Price

\$366.67

Price Per SF

8,168 SF

Building Size

0.35 Acres

Lot Size

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Location Information

Building Name

3115 Harrison Ave

Street Address

3115 Harrison Ave

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Market

Sacramento

Sub-market

El Dorado County

Building Information

Building Size

8,168 SF

Tenancy

Multiple

Minimum Ceiling Height

12 ft

Number of Floors

2

Year Built

2018

Condition

Excellent

Roof

Asphalt Shingle, 30 Year & Duralast over Warehouse Installed in 2017

Free Standing

Yes

Foundation

Slab

Exterior Walls

Bridger Steel

Property Information

Property Type

Restaurant

Property Subtype

Restaurant

Zoning

GC

Lot Size

0.35 Acres

APN #

026-086-011-000

Power

Yes

Parking & Transportation

Parking Type

Surface

Number of Parking Spaces

15

Utilities & Amenities

Elevators

ADA Lift

Number of Elevators

1

HVAC

Rooftop, Forced Air, and Wall Heater

Restrooms

5

Liquor Systems

Liquor License

Type 75

Brewing System

7-barrel Smart Brew system

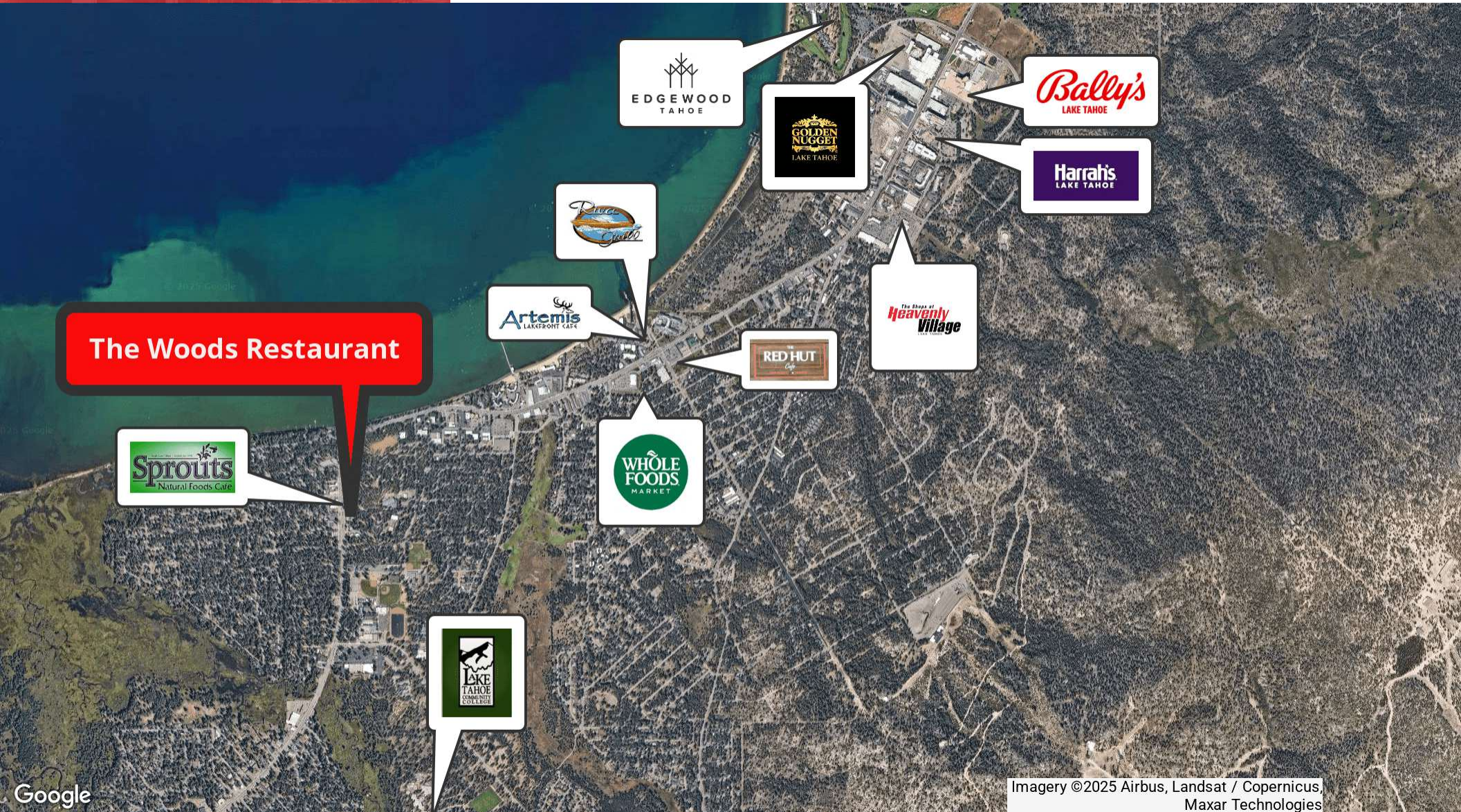
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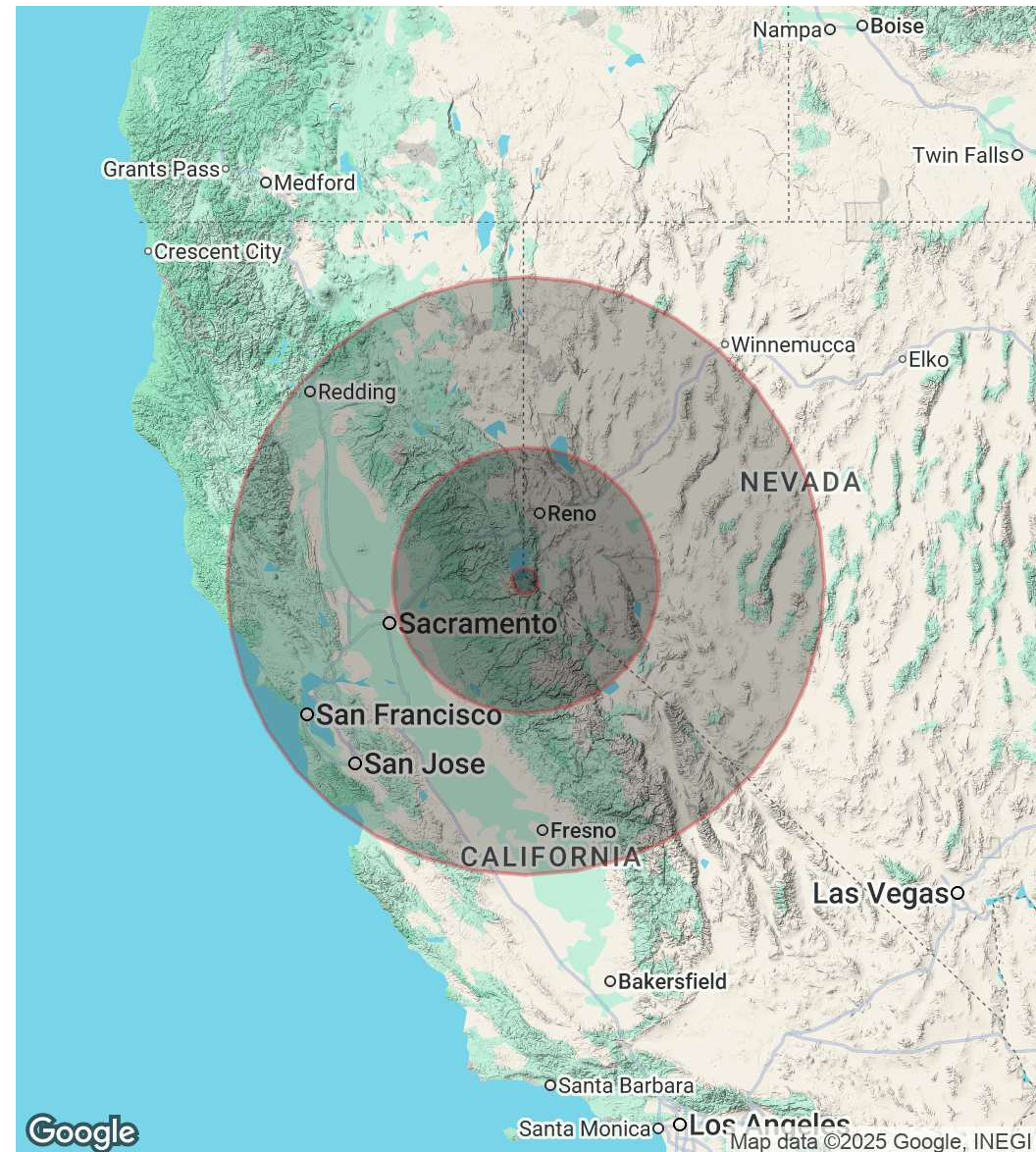
Restaurant Property

Population	8 Miles	80 Miles	180 Miles
Total Population	34,625	1,979,773	15,020,235
Average Age	44	42	40
Average Age (Male)	43	42	39
Average Age (Female)	44	43	41
Households & Income	8 Miles	80 Miles	180 Miles
Total Households	15,409	741,993	5,268,691
# of Persons per HH	2.2	2.7	2.9
Average HH Income	\$121,519	\$124,085	\$150,305
Average House Value	\$845,360	\$628,536	\$898,011

Demographics data derived from AlphaMap

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Scott Fair

Director

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Keith Restaurant

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RESTAURANT REALTY

1234 Chicago Street , Chicago, IL 60604
530.545.2451