

For Lease

1130 SF | \$1.85 SF/month (MG)
Retail Space



NAITahoe Sierra

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

For Lease

1130 SF | \$1.85 SF/month (MG)
Retail 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.

For Lease

1130 SF | \$1.85 SF/month (MG)

Property Highlights

- **Property Size:** +/-12,824 sq. ft. multi-tenant retail building.
- **Available Space:** +/-1,130 sq. ft. in-lay unit, including one (1) restroom.
- **Visibility:** High-traffic location with excellent frontage and large monument signage.
- **Location:** Centrally positioned in South Lake Tahoe with close proximity to bike trails, walking paths, and a short drive to the lake.
- **Tenant Mix:** A vibrant and busy center with a variety of well-established tenants.

Offering Summary

\$1.85 SF/month (MG) Lease Rate	MG Lease Type
12,824 SF Building Size	1,130 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,469	771,312	5,314,469
Total Population	34,725	2,035,263	15,064,566
Average HH Income	\$120,728	\$123,539	\$150,208

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

For Lease

1130 SF | \$1.85 SF/month (MG)
Retail Space

NAITahoe Sierra



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
Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

For Lease

1130 SF | \$1.85 SF/month (MG)
Retail Space



Lease Rate

\$1.85 SF/Month

Property Information

Property Type

Retail

Property Subtype

Strip Center

Lot Size

1 Acres

APN #

023-211-019-000

Location Information

Building Name

Kings Center

Street Address

2227 Lake Tahoe Blvd

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Building Information

Building Size

12,824 SF



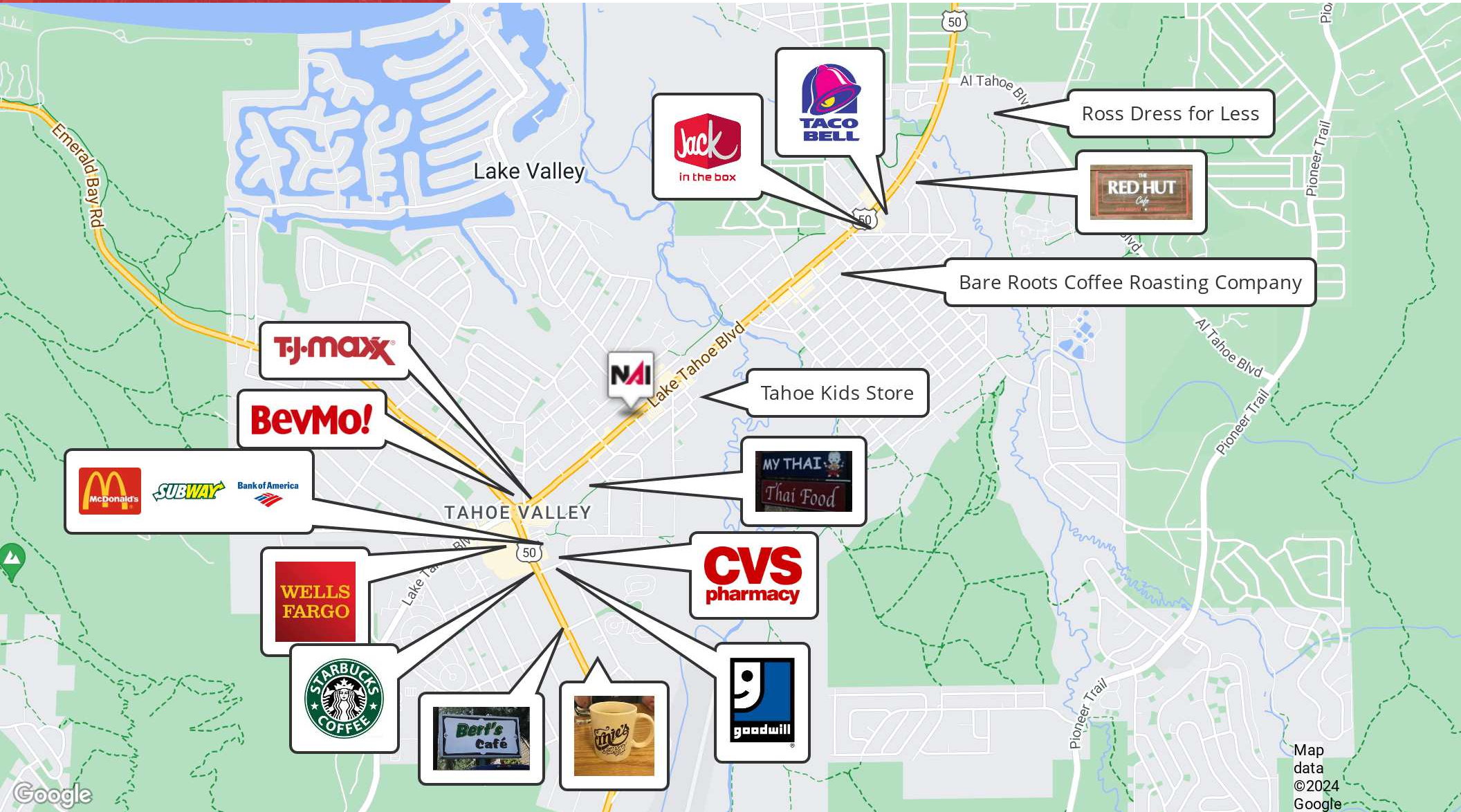
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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
Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

For Lease

1130 SF | \$1.85 SF/month (MG)
Retail Space

NAI Tahoe Sierra



Map data
©2024
Google

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
Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

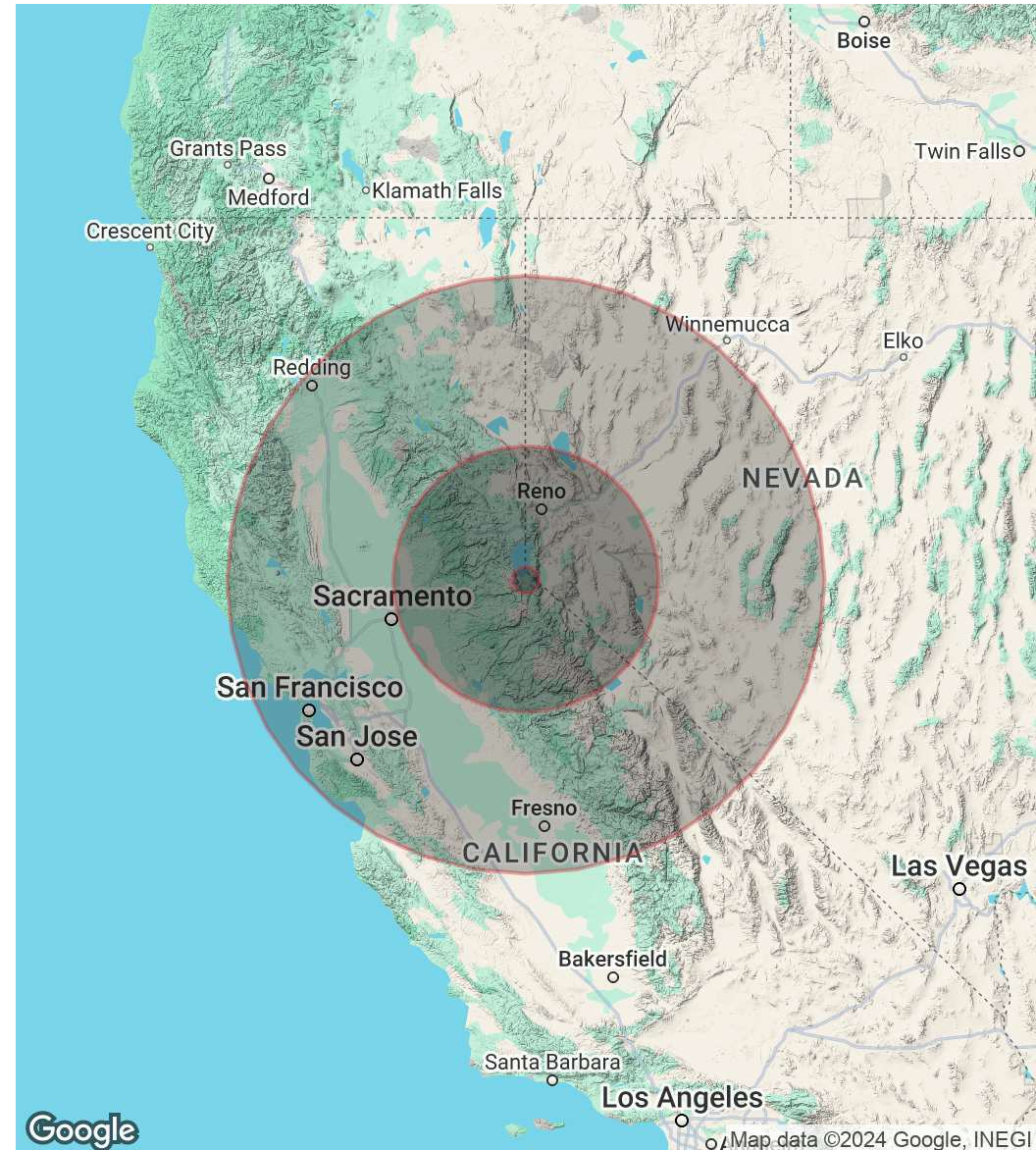
For Lease

1130 SF | \$1.85 SF/month (MG)
Retail Space

	8 Miles	80 Miles	180 Miles
Population			
Total Population	34,725	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41
Households & Income			
Total Households	15,469	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,728	\$123,539	\$150,208
Average House Value	\$831,696	\$625,040	\$897,375

Demographics data derived from AlphaMap

NAI Tahoe Sierra



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
Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com