

FOR LEASE



ZALANTA & THE CHATEAU AT THE VILLAGE

SWC LAKE TAHOE BLVD & STATELINE AVE
SOUTH LAKE TAHOE, CA 96150

CBRE



PROPERTY INFORMATION

- Available suites from $\pm 2,340$ square feet to $\pm 1,166$ square feet
- Best location in downtown market
- Situated on a main pedestrian thoroughfare in world famous Lake Tahoe with 3 million annual visitors to the region
- Located steps away from Heavenly Village with 2 million annual visits and across the street from 4 casinos
- Fronts Lake Tahoe Blvd (26,936 ADT*) the principle commercial corridor
- Right across the street from all that Tahoe has to offer with hiking, mountain biking, and skiing
- At bulls-eye intersection sandwiched between the 4 casinos and Heavenly Village
- Valuable branding opportunity
- Only available space downtown
- High producing cotenants



*Source: Costar

SITE PLAN

NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



Across the street from the Heavenly Ski Resort Gondola



Adjacent to 4 casinos



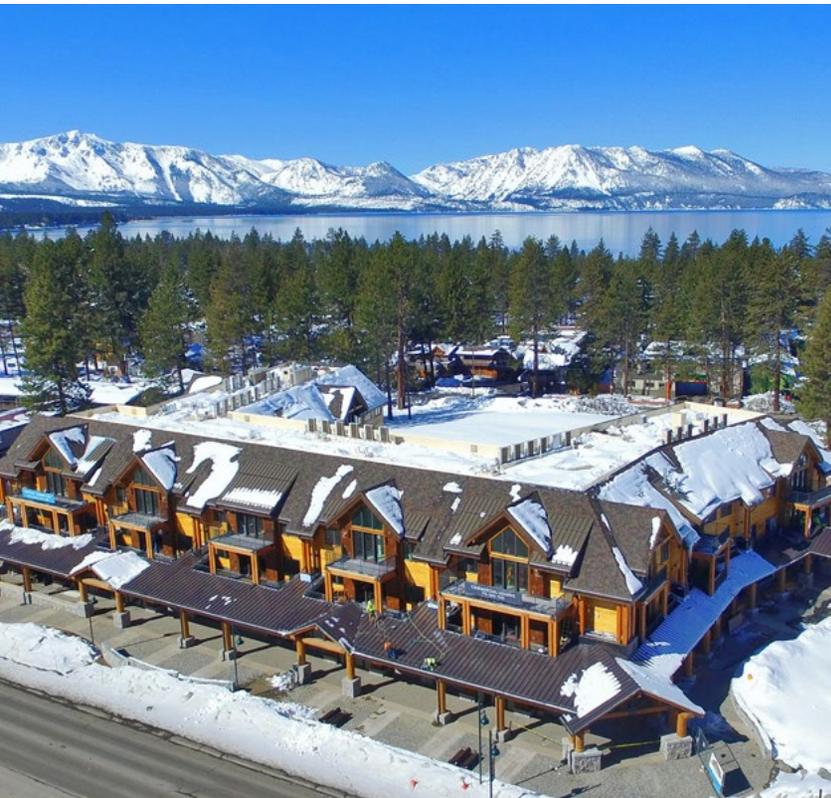
AREA INFO



Situated at the Nevada/California Stateline, close to casinos, strong local and tourist daily traffic passing by the site.



Tourists visit the Lake Tahoe region from all over the world throughout the year. Not only is there skiing in the winter, but summer activities include hiking, boating, camping, mountain biking, and golfing.



AERIAL VIEW



SHOPPING & RETAIL

1. Hair Of The Dog Pet Concierge
2. High Sierra Cigar Lounge
3. CVS
4. Tag Heuer
5. Heavenly Sports
6. Oakley
7. The North Face
8. Shoreline Ski & Snowboard
9. Patagonia
10. Sealed With A Kiss
11. High Chaparral Western Wear
12. Earthbound Trading Company
13. Quicksilver
14. Apricot Lane
15. Bonanza Boot & Leather
16. Stio Mountain Studio
17. Powder House Ski & Snowboard
18. Lakeside Landing
19. Target
20. Tahoe Sports
21. AT&T Retail
22. Dog Dog Cat
23. Sidestreet Boutique
24. Americana Surplus
25. Menegon's Ace Hardware
26. FedEx Office

RECREATION, ENTERTAINMENT & ACTIVITIES

1. Golden Nugget Hotel & Casino
2. Bally's Lake Tahoe
3. Harveys Lake Tahoe
4. Lake Tahoe Outdoor Arena at Harvey's
5. Harrah's Lake Tahoe
6. South Shore Room
7. Borges Sleigh and Carriage Rides
8. Heavenly Mountain Resort
9. Heavenly Village Cinemas
10. Action Watersports
11. Edgewood Tahoe
12. Van Sickle Bi-Skate Park

MARKET OVERVIEW

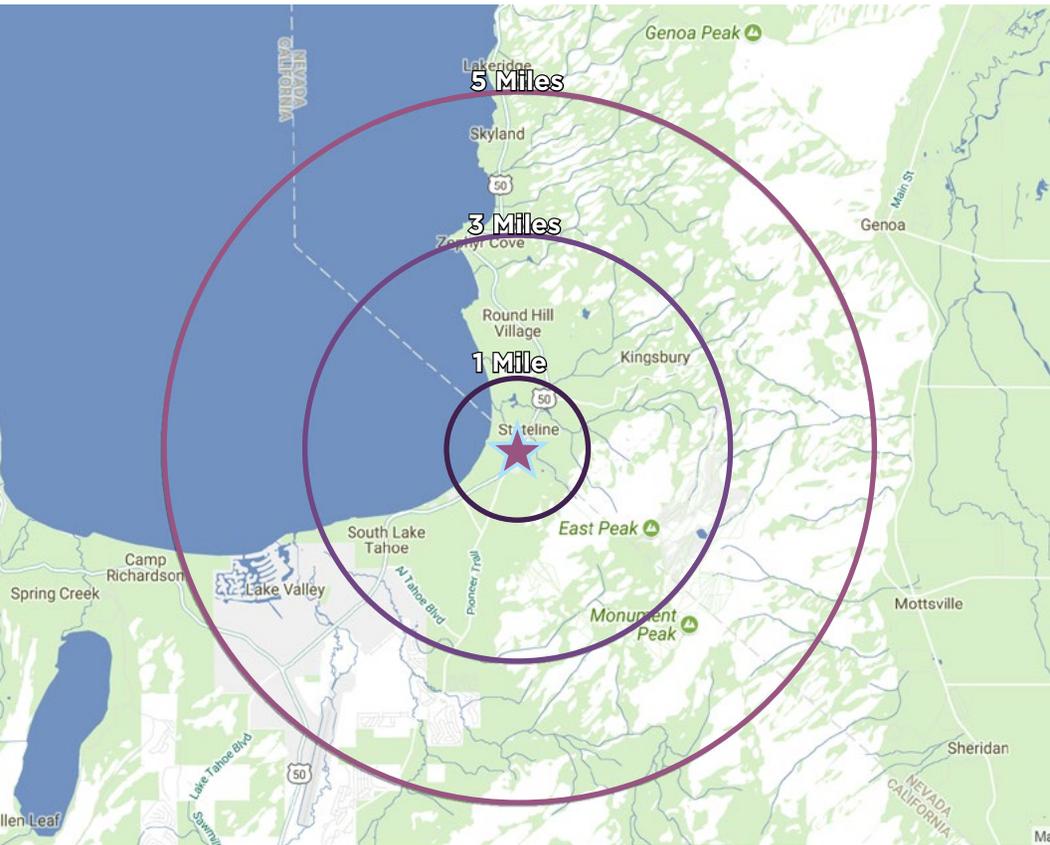
FOOD & DRINK

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|---|------------------------------------|-------------------------------------|
| 1. Alpine Union | 19. Conarito Mexican Restaurant | 36. Jamba Juice |
| 2. The Oyster Bar | 20. Flatstick Pub | 37. Subway |
| 4. The Buffet | 21. Elevated Wine Experience | 38. Starbucks |
| 5. Xhale Bar & Lounge | 22. The Baked Bear | 39. Blue Dog Gourmet Pizza |
| 6. Lucky Beaver, Bar & Burger | 23. Stateline Brewery & Restaurant | 40. Izabella Ristorante Italiano |
| 7. Friday's Station Steak & Seafood Grill | 24. Fire+iCE | 41. Applebee's |
| 8. Fatburger | 25. Cold Stone Creamery | 42. Becket Tavern |
| 9. Starbucks | 26. Gunbarrel Tavern & Eatery | 43. Taqueria Jimenez |
| 10. Forest Buffet | 27. Base Camp Pizza | 44. Super Tacos |
| 11. Hard Rock Cafe | 28. Kalani's | 45. Toulouse |
| 12. 19 Kitchen Bar | 29. Starbucks | 46. Jimmy's Restaurant |
| 13. The Sage Room | 30. The Loft | 47. Lakeside Beach House |
| 14. Straw Hat Pizza | 31. Driftwood Cafe | 48. Edgewood Restaurant |
| 15. McP's Taphouse Grill | 32. California Burger Company | 49. The Bistro Edgewood |
| 16. Mahogany Smoked Meats | 33. Azul-Latin Kitchen | 50. Brook's Bar & Deck |
| 17. Dumpling House | 34. Great American Cookies | 51. The Naked Fish Sushi Restaurant |
| 18. Poke Rok | 35. Maya's Mexical Grill | |

HOTELS & LODGING

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|--------------------------------------|--------------------------------------|------------------------------|
| 1. Golden Nugget Hotel & Casino | 17. Mark Twain Lodge | 33. 7 Seas Inn |
| 2. Bally's Lake Tahoe | 18. Heavenly Inn | 34. The Coachman |
| 3. Harveys Lake Tahoe | 19. Secret's Inn | 35. Green Lantern |
| 4. Harrah's Lake Tahoe | 20. Bluelake Inn | 36. Alpenrose Inn |
| 5. Margaritaville Lake Tahoe | 21. Lakeside Gondola Residence Lodge | 37. Avalon Lodge |
| 6. Forest Suites | 22. Mellow Mountain Hostel | 38. 3 Peaks Resort |
| 7. Marriott's Timber Lodge | 23. Big Pines Mountain House | 39. Best Western |
| 8. Grand Residences by Marriott | 24. Tea Garden Lodge | 40. Econo Lodge |
| 9. Stardust Lodge | 25. Tahoe Villa | 41. Americas Best Value Inn |
| 10. Stateline Economy Inn and Suites | 26. Blue Jay Lodge | 42. Roadway Inn |
| 11. Blackjack Inn | 27. Lake Tahoe Ambassador Lodge | 43. Parkside Lone Pine Lodge |
| 12. Ski Haus Lodge | 28. Basecamp Tahoe South | 44. APlus Resorts |
| 13. Hotel Becket | 29. Alpine Inn and Spa | 45. The Lodge at Edgewood |
| 14. Holiday Inn Express | 30. Docs Cottages | 46. The Landing Resort & Spa |
| 15. Best Choice Inn | 31. Cedar Inn & Suites | 47. Marriott Timber Lodge |

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