

Retail/Office For Lease

605 Hwy 50 | Zephyr Cove, NV 89448



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:	\$1,000.00/MO (MG)
Available SF:	500 SF
APN:	1318-10-417-051
Zoning:	C-1

Spaces	Lease Rate	Space Size
Suite #6	\$1,000 per month	500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	230	1,506	6,380
Total Population	443	3,050	14,299
Average HH Income	\$167,040	\$138,132	\$120,376

Rocky Joy

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Bryan Upton, CCIM

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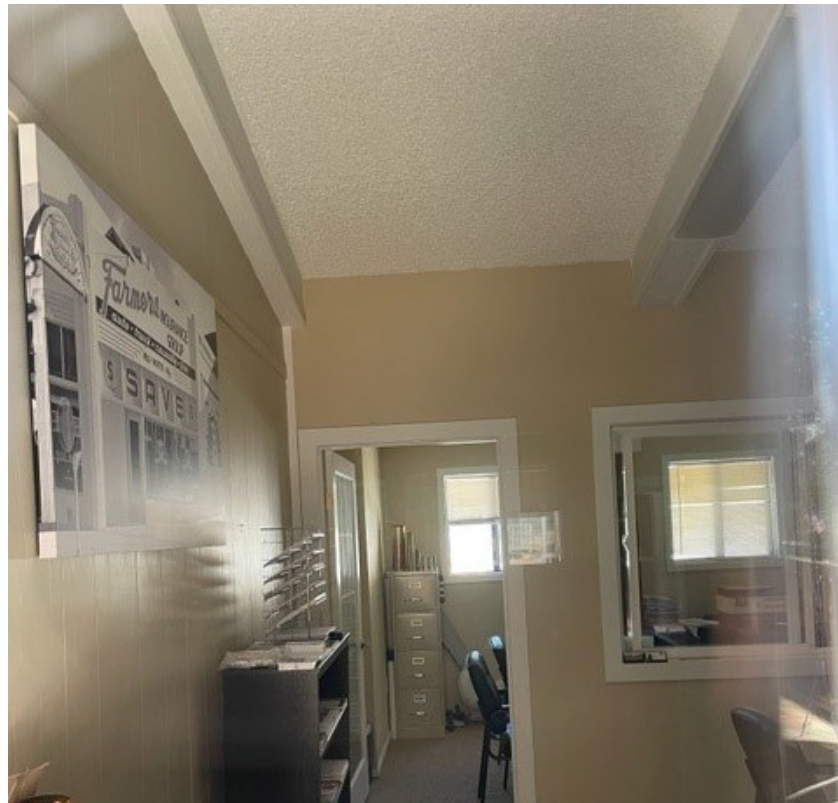
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Retail & Office Suite For Lease | 605 Hwy 50 #6 |



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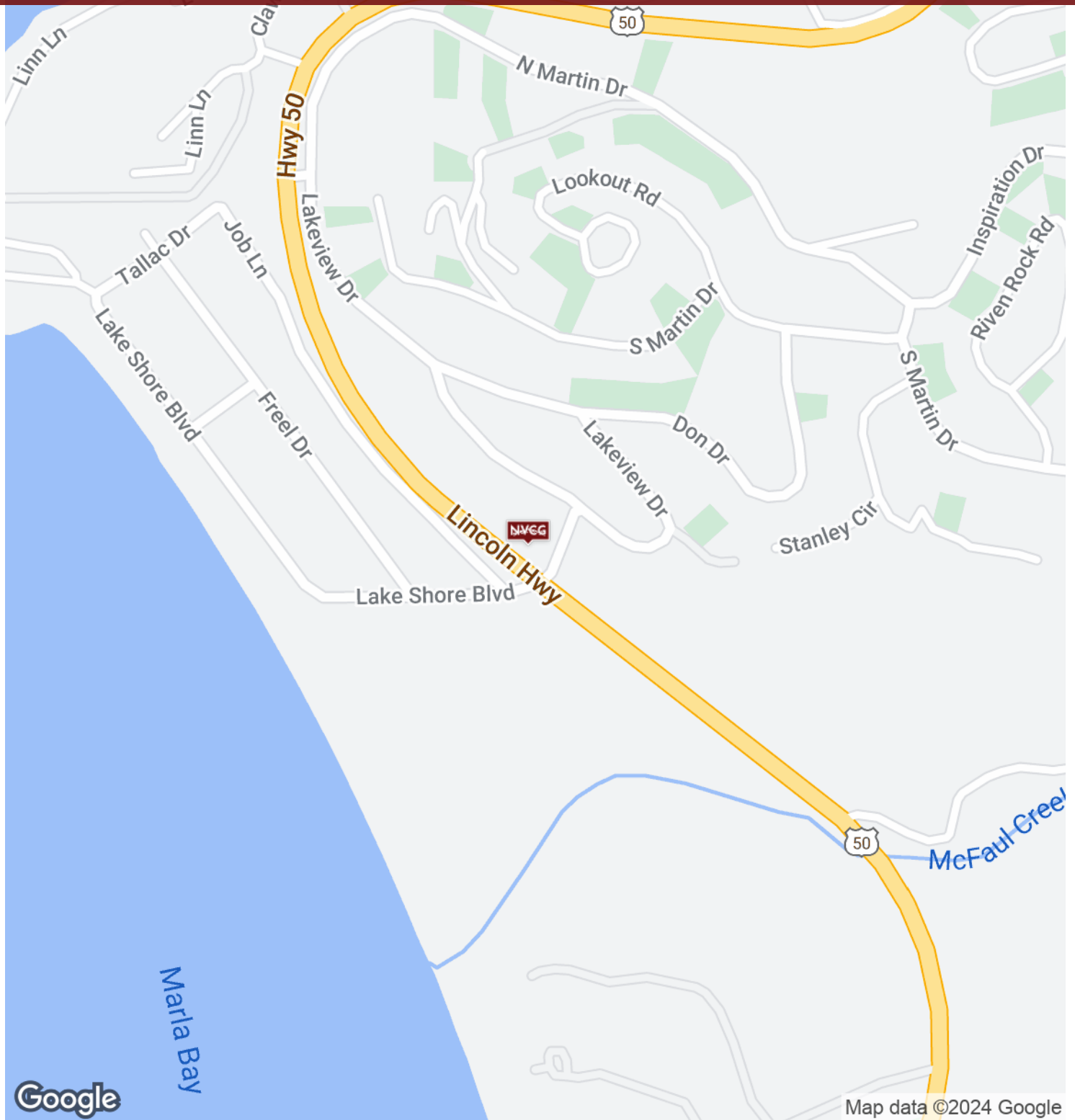
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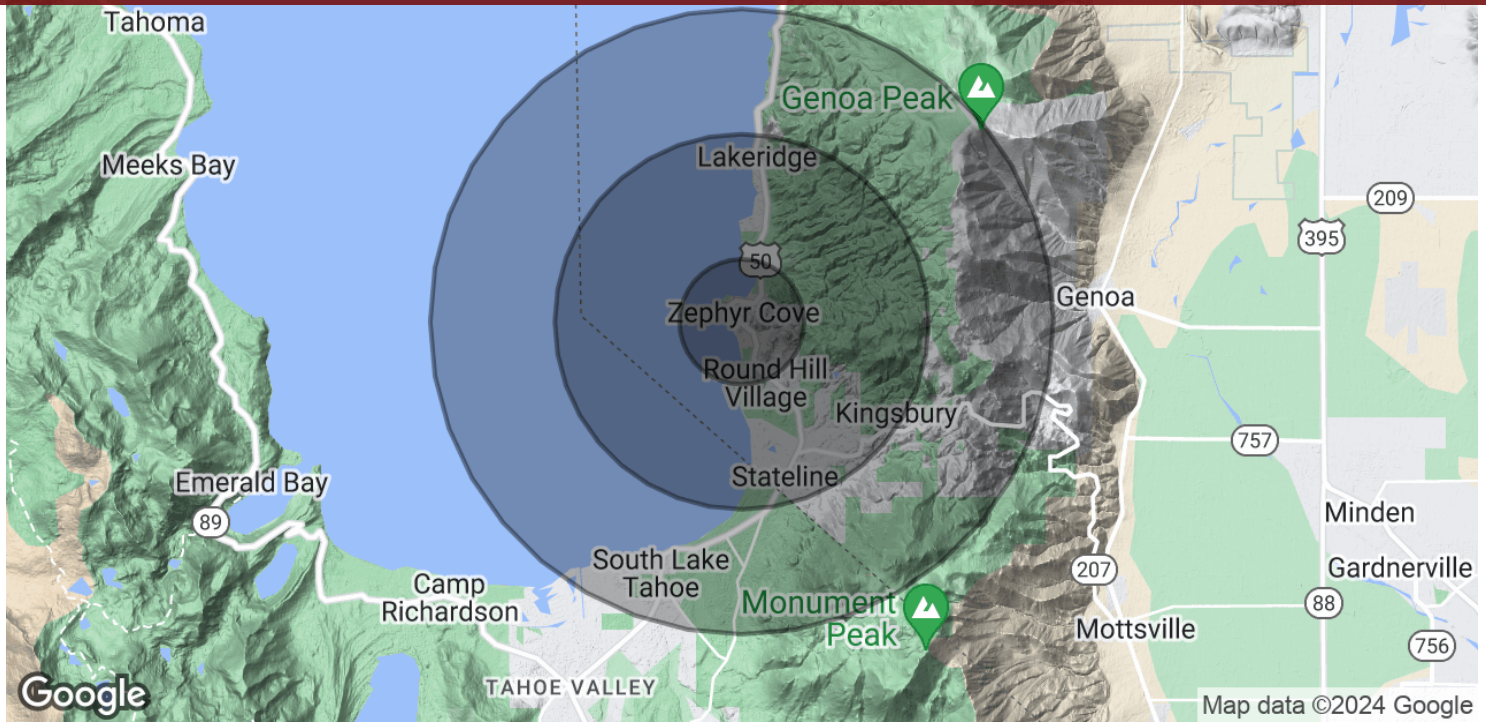
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Population	1 Mile	3 Miles	5 Miles
Total Population	443	3,050	14,299
Average Age	54	49	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	230	1,506	6,380
# of Persons per HH	1.9	2	2.2
Average HH Income	\$167,040	\$138,132	\$120,376
Average House Value	\$1,327,657	\$1,150,414	\$952,531

** Demographic data derived from 2020 ACS - US Census*

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