



2205 LAKE TAHOE BLVD.

SOUTH LAKE TAHOE, CA

Offering Memorandum

Retail Lease



MARK SALMON
CA DRE# 01485376 | NV
S.0191477
Realtor®



RYAN SMITH
CA DRE# 02095506 | NV S.
0188892
Realtor®

COMPASS
COMMERCIAL

I. Investment Highlights

II. Property Overview

III. Location Overview

2205 LAKE TAHOE

Investment Summary

Executive Summary

Multi-Tenant Commercial Property with Stable Income, Rare Well, and Development Flexibility

Positioned on a prominent half-acre parcel within South Lake Tahoe's Tahoe Valley Area Plan, this three-building commercial property offers long-term tenancy, strong income, and future upside. Currently occupied by two stable tenants across retail, industrial, and storage uses, the site also includes a rare private well, offering significant utility cost savings.

The primary structure is approximately 3,895 square feet and occupied by Pet Station, a well-established regional retailer. The lower level is dedicated to their pet supply storefront, while the second floor includes dog wash bays, private offices, storage, and a full bathroom—allowing for flexible future use as office, grooming, professional services, or potential wellness operations. As part of their lease, Pet Station also utilizes a detached 536-square-foot storage building on the property.

The second tenant, a commercial laundry operator, occupies a 1,116-square-foot structure ideal for service-based or light industrial use. Extensive on-site parking supports all tenants, with ample room for customers, staff, or future delivery and fleet vehicles.

Located within the Tahoe Valley Area Plan (TVAP), the property benefits from zoning that supports a broad range of uses including general retail, office, industrial services, light manufacturing, and mixed-use development. TVAP also streamlines the permitting process and encourages reinvestment, adaptive reuse, and improved pedestrian access along commercial corridors.

With existing leases in place, the property delivers a solid 5.8% cap rate, offering immediate income stability and long-term investment potential. Future rent adjustments and development flexibility provide additional upside for investors or owner-users. This is a rare opportunity to acquire a well-located, multi-building income property with strong fundamentals, essential infrastructure, and embedded growth potential in a high-barrier-to-entry market.

INVESTMENT HIGHLIGHTS

- Lake Tahoe Blvd Frontage
- Long-term main tenant, Pet Station, occupies a versatile 3,895 SF two-story retail and service space.
- Additional industrial/service building leased to a laundry company with stable tenancy.
- Prime commercial property with three buildings on a spacious half-acre lot.
- Rare on-site well provides significant utility cost savings.
- Located in the Tahoe Valley area, benefiting from City of South Lake Tahoe's supportive commercial zoning and development plan.

Offering Summary

2205 Lake Tahoe Blvd, South Lake Tahoe, CA 96150

OFFERING PRICE

\$1,588,000

SALE CONDITION

1031 Exchange

LEASE TERMS

5 Years

NOI

\$92,150

PRICE PER SQUARE FOOT

\$358.38

LEASE TYPE

NNN

CAP RATE

5.80%

LEASABLE (SQFT)

4,431

Lease Terms

LEASE TERM	5 Years
TENANCY	Multiple
LEASE EXPIRATION	05/31/2028

LEASE TYPE	NNN
OCCUPANCY DATE	07/10/2025
LEASE COMMENCEMENT	06/01/2023
REMAINING TERM	2.9 Years

NET OPERATING INCOME	\$92,150
CAP RATE	5.80%

UNITS	3
RENOVATIONS	On and Off Throughout Lifetime of Building
STORIES	2
SUB TYPE	Flex, Storefront
CLASS	B
OCCUPANCY	100%
ZONING	Mixed Use, Retail, Office

OWNERSHIP	Fee Simple
INVESTMENT TYPE	Stabilized



2205 LAKE TAHOE

Property Overview

Property Profile



ADDRESS

2205 Lake Tahoe Blvd, South Lake Tahoe, CA 96150

COUNTY

El Dorado

APN

023-211-021

YEAR BUILT

1951

GROSS BUILDING AREA

4,431 Sq. Ft.

LAND AREA

21,780 Sq. Ft.

AERIAL VIEW



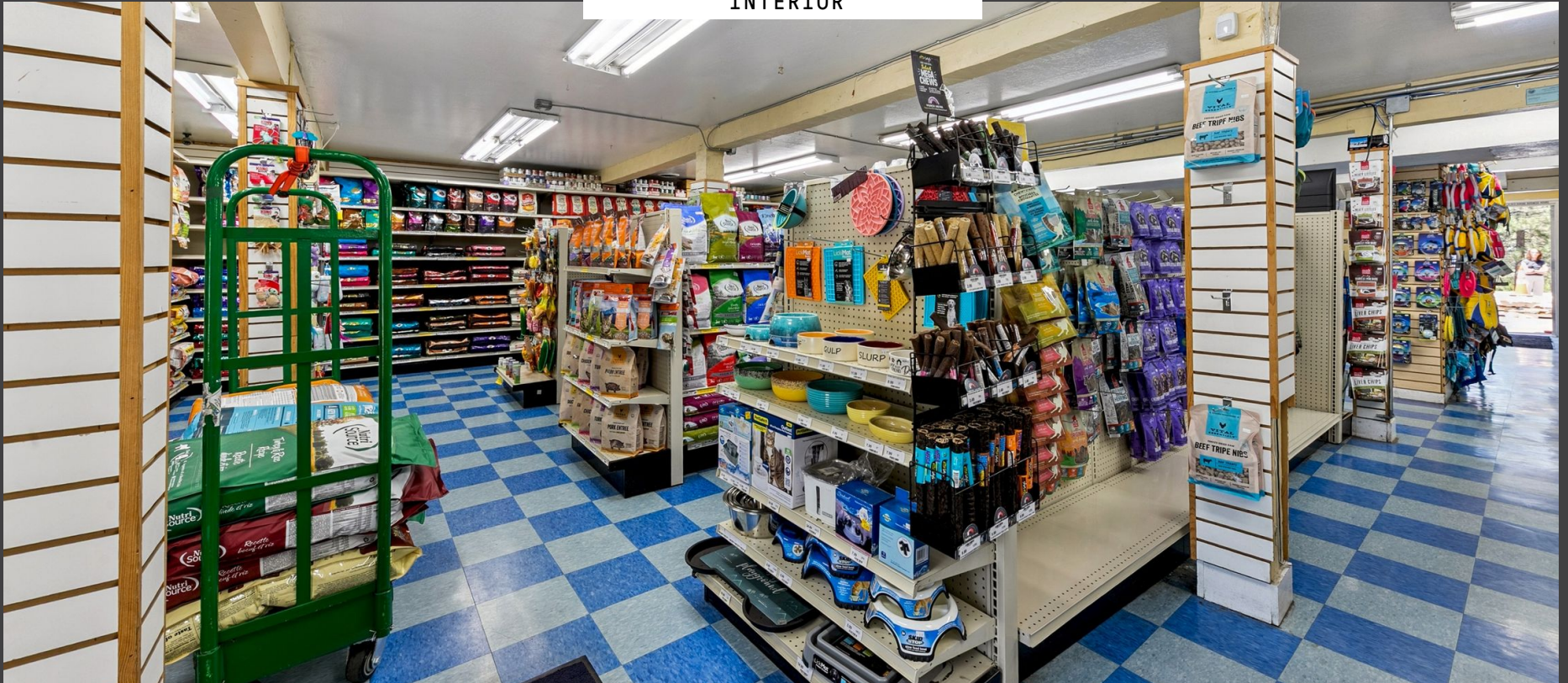
AERIAL VIEW



EXTERIOR



INTERIOR



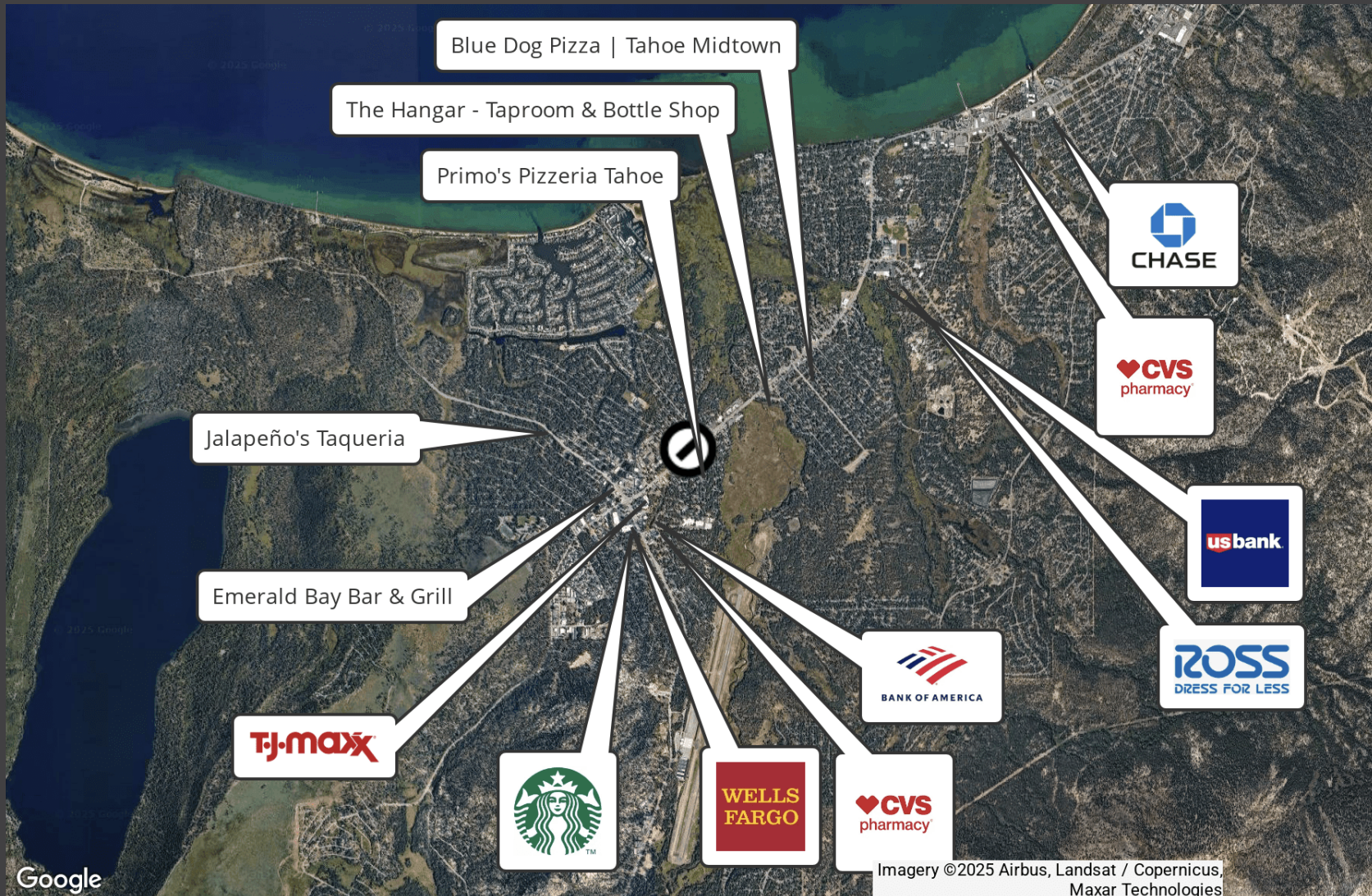
INTERIOR














2 2 0 5 L A K E T A H O E

Location Overview

Retailer Map



NEARBY MAJOR RETAILERS

Area Map



Lake Tahoe Overview



Lake Tahoe's commercial landscape is heavily influenced by its location spanning both California and Nevada in the Sierra Nevada mountains. The lake region is characterized by two main areas: North Lake Tahoe and South Lake Tahoe, each with a distinct commercial atmosphere.

South Lake Tahoe, the more populous of the two, is a bustling hub with a lively downtown featuring casinos (on the Nevada side), restaurants, shops, and entertainment options within the Heavenly Village area. It's particularly attractive to tourists seeking a mix of outdoor recreation and nightlife.

North Lake Tahoe, in contrast, offers a more serene and quieter environment. Its towns, such as Tahoe City, Kings Beach, and Incline Village are smaller and cater to visitors seeking a more relaxed experience with a focus on natural attractions and outdoor activities like hiking, biking, and water sports. The commercial activity in the North is generally more focused on businesses supporting these activities and local services rather than the more intensive entertainment focus of the South.



MARK SALMON
CA DRE# 01485376 | NV
S.0191477
Realtor®



RYAN SMITH
CA DRE# 02095506 | NV S.
0188892
Realtor®

COMPASS
COMMERCIAL

Compass is a real estate broker licensed in the State of Nevada and the State of California operating under multiple entities. DRE License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.