

For Lease

40,708 SF | \$2.25 SF/month (MG)
Office Building



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Kingsbury Square

276 Kingsbury Grade Road, Stateline, NV 89449

Property Highlights

- Kingsbury Square, is a multi-tenant retail/office center located on Kingsbury Grade in South Lake Tahoe, NV.
- The center is a well maintained professional property comprised of 3 buildings with great street front visibility.
- Kingsbury grade connects the Carson Valley with Lake Tahoe and is near Heavenly Ski Resort, biking and hiking trails, and Lake Tahoe beaches plus all other Tahoe amenities.
- Tenant mix includes medical, financial, retail, food & beverage and more.

Offering Summary

\$2.25 SF/month (MG) Lease Rate	MG Lease Type
40,708 SF Building Size	446 - 495 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,765	751,800	5,268,691
Total Population	35,064	2,004,205	15,020,235
Average HH Income	\$117,781	\$123,682	\$150,305

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.

5345 Kietzke Lane, Suite 100

Reno, NV 89511

530.525.2304

<https://www.naitahoesierra.com>

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Lease Rate	\$2.25 SF/Month	Property Information	
		Property Type	Office
Location Information		Property Subtype	Office Building
Building Name	Kingsbury Square	Lot Size	3.96 Acres
Street Address	276 Kingsbury Grade Road	Parking & Transportation	
City, State, Zip	Stateline, NV 89449	Utilities & Amenities	
County	Douglas		
Building Information			
Building Size	40,708 SF		
Building Class	B		
Number of Floors	2		

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	446 - 495 SF	Lease Rate:	\$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
276 Kingsbury Grade, Suite 104	-	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 103	-	1,500 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 105	-	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 106	-	1,524 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 1050, Building C	-	2,076 - 4,102 SF	Modified Gross	\$2.25 SF/yr	-
276 Kingsbury Grade, Suite 1000 upstairs, Building C	-	2,026 - 4,102 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 203	-	1,113 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 204	-	2,438 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 205	-	800 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 207	-	1,110 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite 208	-	1,100 SF	Modified Gross	\$2.25 SF/yr	-
276 Kingsbury Grade, Suite A206	Available	495 SF	Modified Gross	\$2.25 SF/month	-
276 Kingsbury Grade, Suite A208	Available	446 SF	Modified Gross	\$2.25 SF/month	-

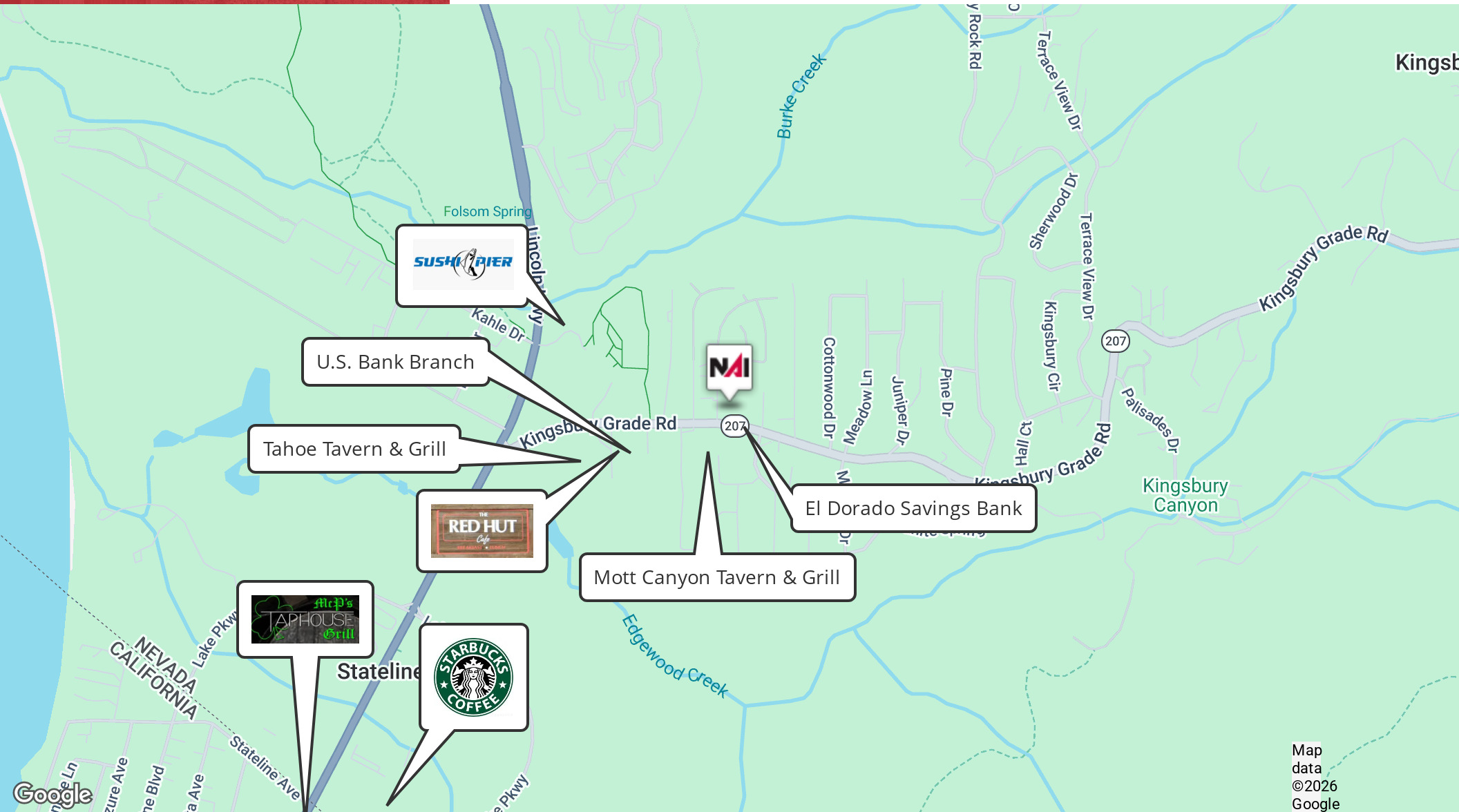
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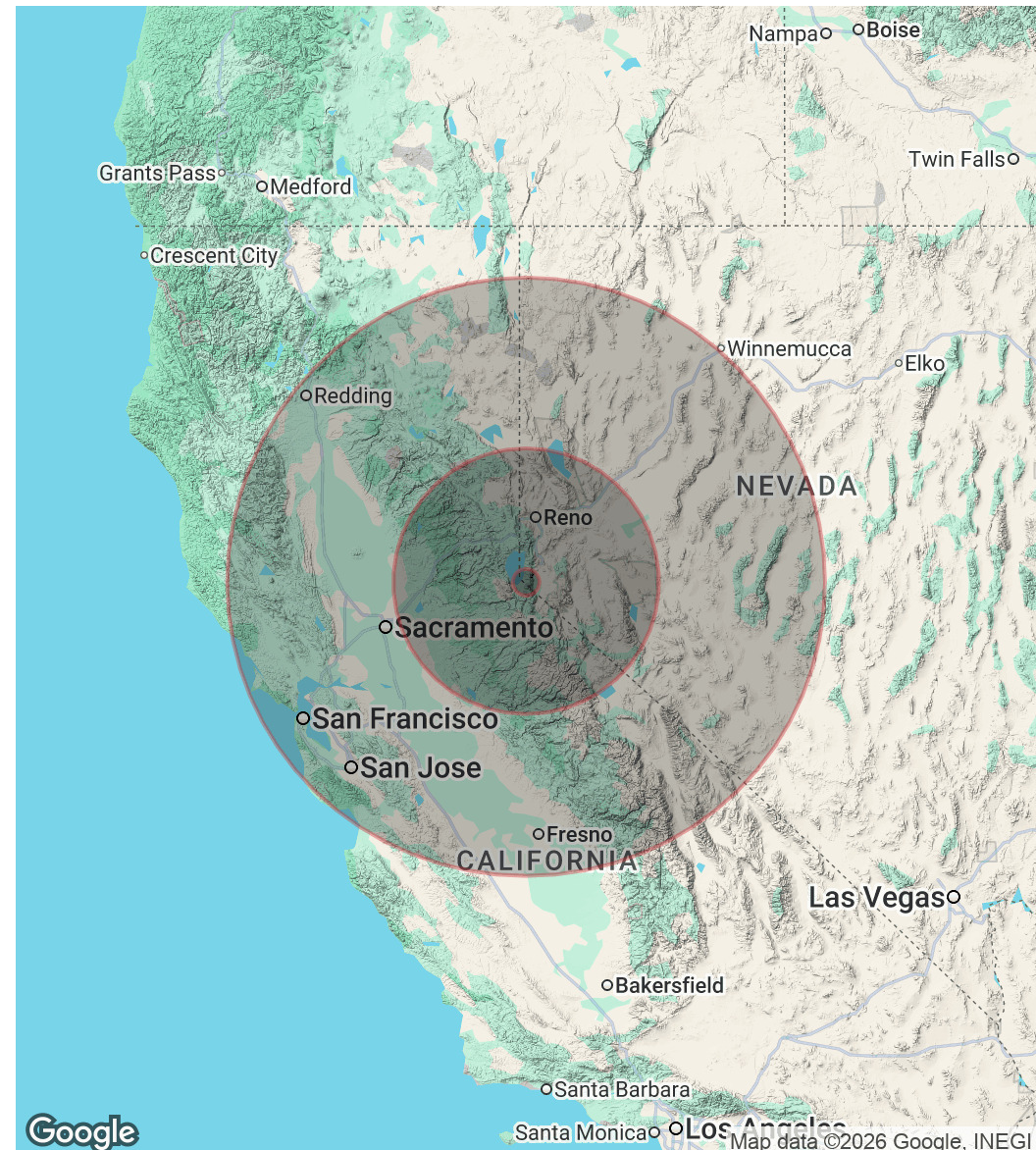
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Population	8 Miles	80 Miles	180 Miles
Total Population	35,064	2,004,205	15,020,235
Average Age	45	42	40
Average Age (Male)	44	42	39
Average Age (Female)	45	43	41
Households & Income	8 Miles	80 Miles	180 Miles
Total Households	15,765	751,800	5,268,691
# of Persons per HH	2.2	2.7	2.9
Average HH Income	\$117,781	\$123,682	\$150,305
Average House Value	\$852,752	\$624,608	\$898,011

2020 American Community Survey (ACS)

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