

## FOR LEASE

### WESTGATE SHOPPING CENTER

WESTGATE SHOPPING CENTER  
11429 DONNER PASS ROAD #2  
Truckee, CA 96161



- 1,656± Sq. Ft. prime retail space for lease in Westgate Shopping Center
- Busy shopping center with well-established tenant base and plenty of foot traffic.

**Presented By: West River Associates, Inc.**

Brian Gonsalves & Pete Engberg  
12313 Soaring Way, 2C  
Truckee, CA 96161  
530-536-5166  
[brian@westrivertruckee.com](mailto:brian@westrivertruckee.com)  
[pete@westrivertruckee.com](mailto:pete@westrivertruckee.com)  
[www.westrivertruckee.com](http://www.westrivertruckee.com)

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## Table of Contents

- I. Financial Analysis
  - Property Summary
- II. Additional Information
  - Truckee History
  - Demographics

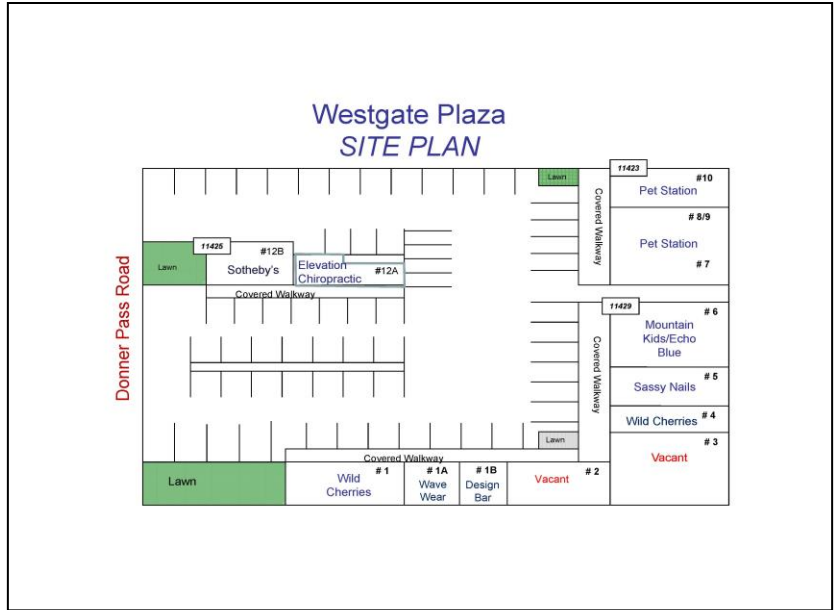


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## I. Financial Analysis

### WESTGATE SHOPPING CENTER 11429 DONNER PASS ROAD, #2 Truckee, CA 96161

Rent Price per S.F.: \$1.85/ S.F.  
 CAM Price per S.F.: \$0.70/ S.F.  
 Space Total S.F.: 1,656± S.F.  
 Percent Occupied: 80%



**Zoning:** Commercial General

**Space Amenities:** Suite # 2 is a versatile 1,656± SF space zoned commercial general and available for office, retail, or small restaurant/kitchen.

**Property Amenities:** Busy, established shopping center with ample parking and a good mix of retail tenants. Well known neighboring businesses and street exposure guarantee plenty of foot traffic.



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### **Property Description:**

**Construction:** Stick Built

**Ingress/Egress:** Westgate Shopping Center is located on Donner Pass Road with easy right/left turn access.

**Tenants:** This busy shopping center is occupied by a variety of successful tenants, all of which enjoy a steady customer base year around. Westgate Shopping Center is occupied by the following tenants: Wild Cherries Coffee House, Pet Station, Tahoe Wave Wear, Sassy Nails, Mountain Kids/Echo Blue, and Sierra Sotheby's Real Estate.

**Area:** Located on Truckee's main thoroughfare, Donner Pass Road with quick access to Highway 89 South and Interstate 80. The shopping center is in close proximity to a number of well-distinguished ski resorts such as Northstar and Squaw Valley, recreational activities at Donner Lake, the Tahoe Donner subdivision, and Truckee High School. It is also a quick 25 minute drive to the North Shore of Lake Tahoe and only a few minutes to Historic Downtown Truckee.

**Property:** Conveniently located in a busy shopping center with a prominent tenant base that maintains steady foot traffic year-around. There is ample parking to accommodate the center's business employees, as well as their customers, clients and vendors.

Suite # 2 is a versatile 1,656 ± SF space zoned commercial general and available for office, retail, or small restaurant/kitchen. Plenty of foot traffic and a well-known location to locals and visitors alike. Great small business opportunity!

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## II. Additional Information

*Westgate Shopping Center is occupied by a well-established tenant base with continuous customer and clientele traffic year 'round.*



- Wild Cherries coffee house has been a local's and visitor's hot spot for savory homemade food, coffee, tea – all one needs in a local coffee house. Wild Cherries is open for breakfast and lunch.
- Neighboring the coffee house is Wave Wear and Design Bar.

- Pet Station is a successful pet supply store with seven locations:  
CA - Truckee, Tahoe City, South Lake Tahoe  
NV - Incline Village, Reno, Gardnerville and Spanish Springs.
- Neighboring Pet Station is the Mountain Kids/Echo Blue a children's retail store, and Sassy Nails.



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## **TRUCKEE HISTORY:**

Truckee is a quaint mountain community that was established in 1863 then incorporated in 1993. Truckee, with a population of 16,180, is the largest of three incorporated cities in Nevada County (the other two - Grass Valley and Nevada City). The Town of Truckee is centrally located near Lake Tahoe, historic state parks and an abundance of emigrant and Old West history. The town was originally developed around the logging and ice manufacturing industries, and has evolved into a town of sophistication with a variety for new and established business growth opportunities.

Historically, Truckee has been considered a “tourist town” that was largely populated by second homeowners. According to an article in the *National Geographic Adventure*, Truckee was hailed as one of the World’s best ski towns and is distinguished in the article by stating that Truckee is “an inviting mountain burg steeped in ski heritage, amenities, and culture.” Tourism remains high in the Truckee and Lake Tahoe areas, and continues to progressively grow. Supposing tourism and the homeowner base remain steadily on the up-and-up during the recovery of the national recession, the increase of the Truckee population shall be a major contributing factor to the overall community growth – employment base in the retail, service, professional and government sectors – in the years to come.

## **Demographics:**

Traveling to and from the Town of Truckee is made convenient with the centrally located Truckee Tahoe Airport, the close proximity of the Reno-Tahoe Airport and daily stops made by bus and train make doing business or vacationing in a mountain town more accommodating. The Town of Truckee is located in the Sierra Nevada mountain range and is a mere 200 miles (N/W) from San Francisco, 100 miles (East) from Sacramento , 40 miles (West) from Reno, NV and a matter of minutes to Lake Tahoe.

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