

**For Lease**

671-884 SF | \$2.50 SF/month (NNN)

2 Retail Unit Available



**NAI** Tahoe Sierra

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

## For Lease

671-884 SF | \$2.50 SF/month (NNN)

2 Retail Unit Available



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.

## Ski Run Center

671-884 SF | \$2.50 SF/month (NNN)

### Property Highlights

- Property has been newly renovated and is an outstanding location near beaches, Ski Run Marina as well as restaurants, shopping, and numerous outdoor activities.
- Center is located within one mile from the Nevada Stateline casinos and within a few blocks of Heavenly Village.
- Beautiful majestic views with rustic settings.
- Perfect for retail businesses, boutique shops, or specialty stores.

### Offering Summary

\$2.50 SF/month (NNN)	NNN
Lease Rate	Lease Type
19,631 SF	671 - 884 SF
Building Size	Space Available

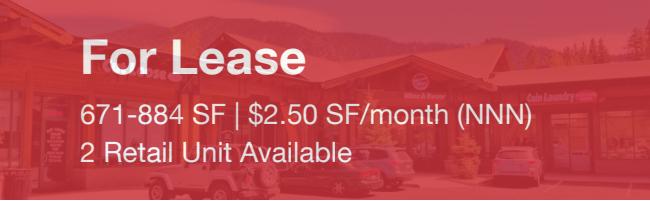
Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,220	752,706	5,314,469
Total Population	34,080	1,989,390	15,064,566
Average HH Income	\$120,828	\$124,037	\$150,208

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

# For Lease

671-884 SF | \$2.50 SF/month (NNN)

2 Retail Unit Available



**NAI**Tahoe Sierra

## Lease Rate

**\$2.50 SF/Month**

## Location Information

Building Name	Ski Run Center
Street Address	3668 Lake Tahoe Blvd
City, State, Zip	South Lake Tahoe, CA 96150
County	El Dorado
Cross-Streets	Ski Run Boulevard

## Building Information

Building Size	19,631 SF
NOI	\$0.00
Cap Rate	0.0
Occupancy %	92.0%
Number of Floors	1
Year Built	2008

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.

## Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	SLT
Lot Size	1.72 Acres

## Parking & Transportation

## Utilities & Amenities

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

## Unit K

884 SF | \$2.50 SF/month (NNN)  
2 Retail Unit Available



**NAI**Tahoe Sierra



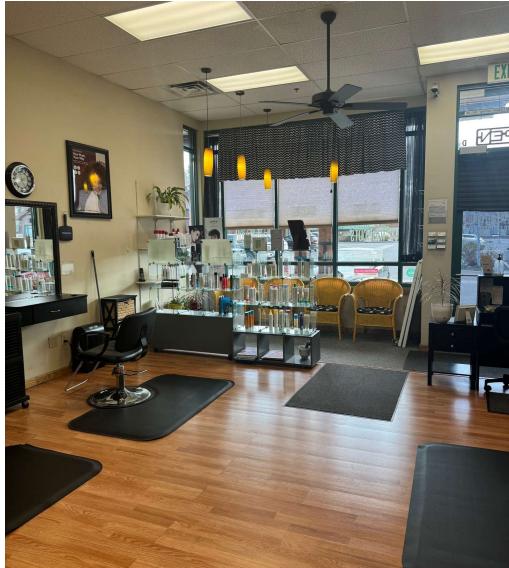
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

## Suite D

671 SF | \$2.50/month (NNN)  
Retail Property

**NAI**Tahoe Sierra



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.

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

## For Lease

671-884 SF | \$2.50 SF/month (NNN)

2 Retail Unit Available

NAI Tahoe Sierra



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.

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

# For Lease

671-884 SF | \$2.50 SF/month (NNN)

2 Retail Unit Available



## Population

	8 Miles	80 Miles	180 Miles
Total Population	34,080	1,989,390	15,064,566
Average Age	43	42	40
Average Age (Male)	43	42	39
Average Age (Female)	44	43	41

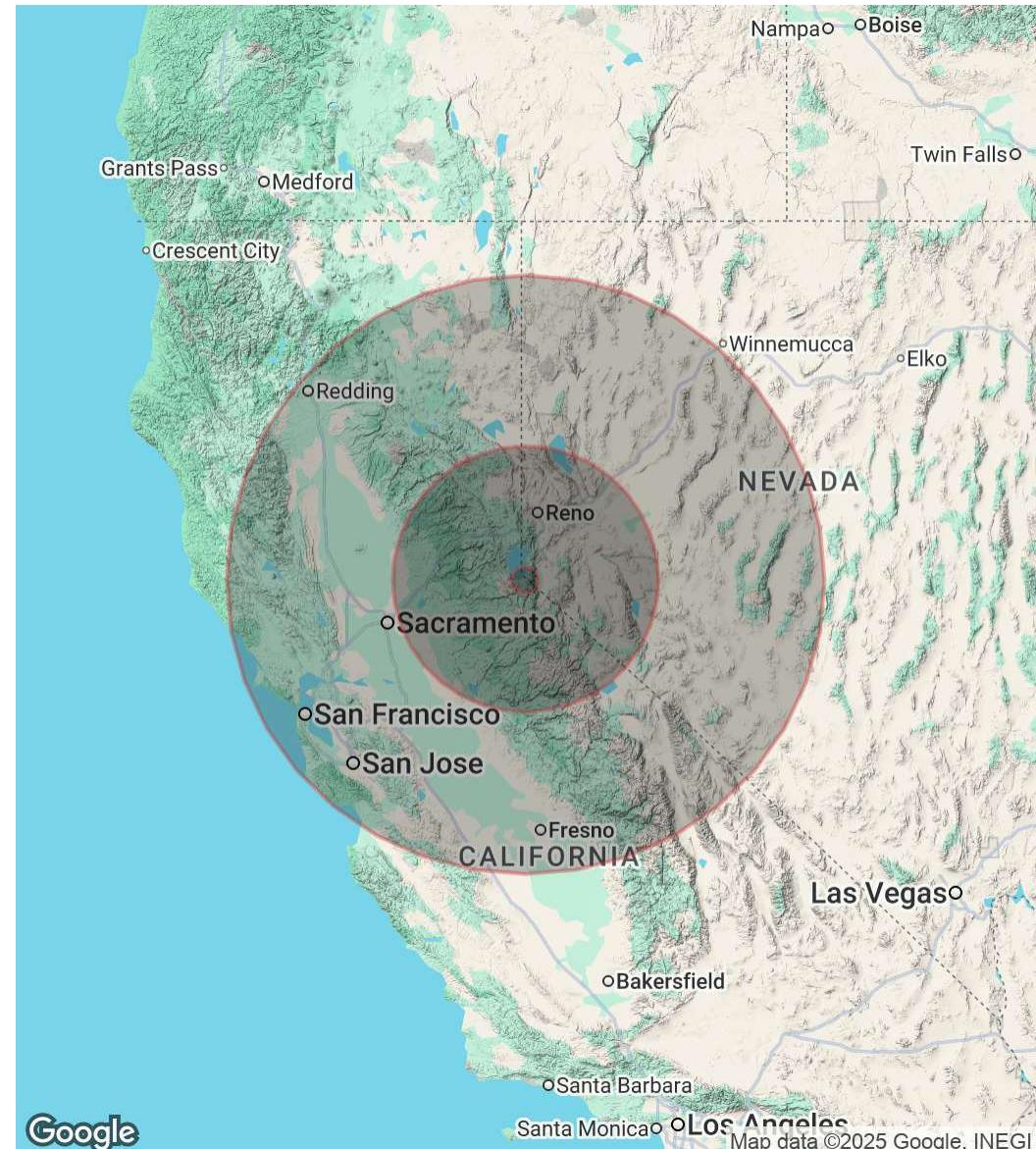
## Households & Income

	8 Miles	80 Miles	180 Miles
Total Households	15,220	752,706	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,828	\$124,037	\$150,208
Average House Value	\$845,812	\$628,449	\$897,375

Demographics data derived from AlphaMap

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.

**NAITahoe Sierra**



Google

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

Map data ©2025 Google, INEGI