

For Lease

671-884 SF | \$2.50 SF/month (NNN)
2 Retail Unit Available



NAITahoe Sierra

3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

For Lease

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

2 Retail Unit Available



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) Lease Rate	NNN Lease Type
19,631 SF Building Size	671 - 884 SF 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

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

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

Property Information

Property Type

Retail

Property Subtype

Street Retail

Zoning

SLT

Lot Size

1.72 Acres

Parking & Transportation

Utilities & Amenities

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

Unit K

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

2 Retail Unit Available

Naitahoe 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

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

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

For Lease

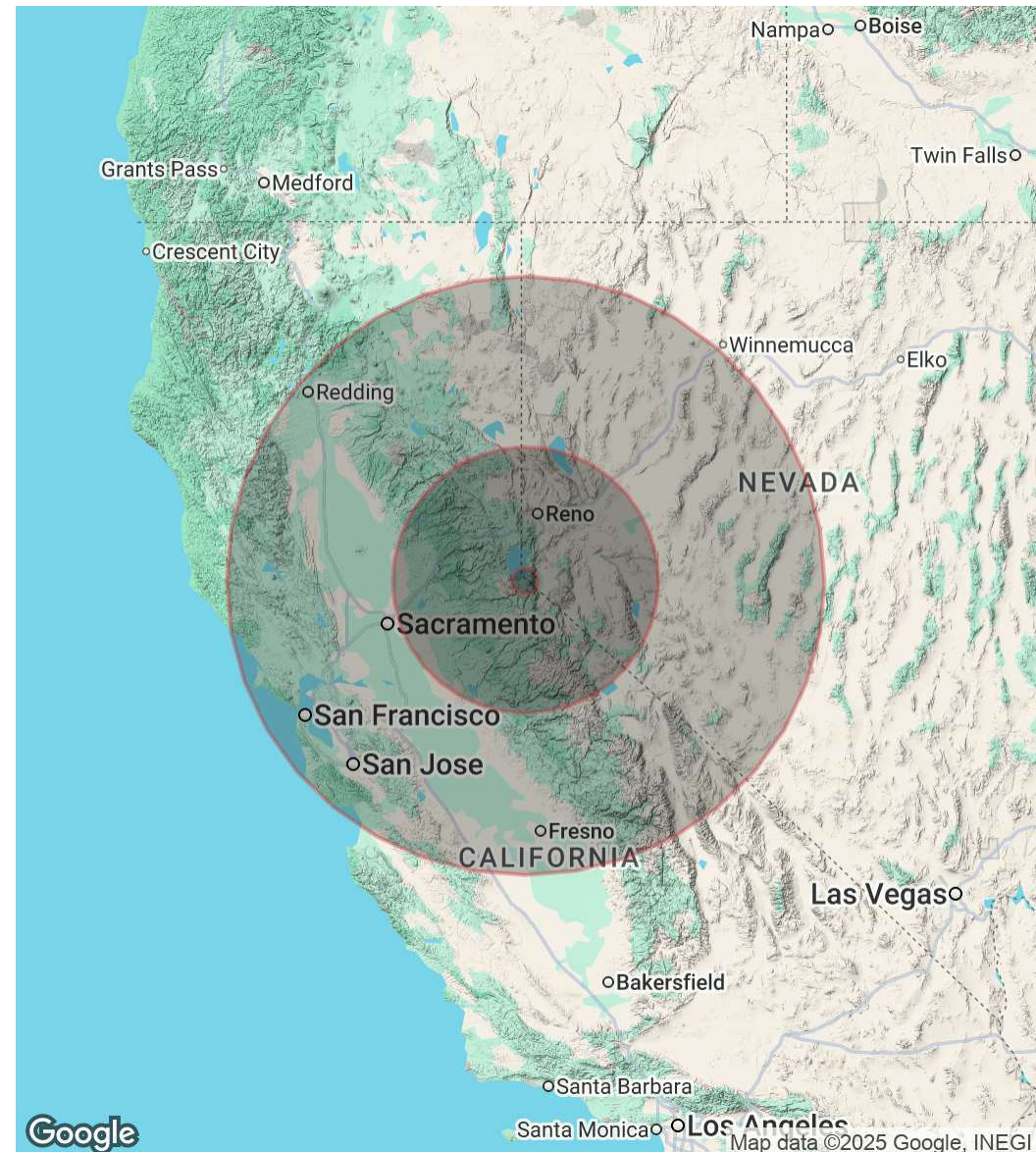
671-884 SF | \$2.50 SF/month (NNN)
2 Retail Unit Available

	8 Miles	80 Miles	180 Miles
Population			
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			
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.

NAI Tahoe Sierra



3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com