

19920

US HIGHWAY 50

TWIN BRIDGES | CA

Available ±5.25 Acres

Highway 50 frontage
commercial development
site in Twin Bridges, CA

- Available for purchase, ground lease, or build-to-suit development opportunities.
- Zoning allows hotel, QSR drive-thru, fueling station, and cannabis dispensary uses.
- Located ±12 miles west of South Lake Tahoe along a major travel corridor.

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19920
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EXECUTIVE SUMMARY

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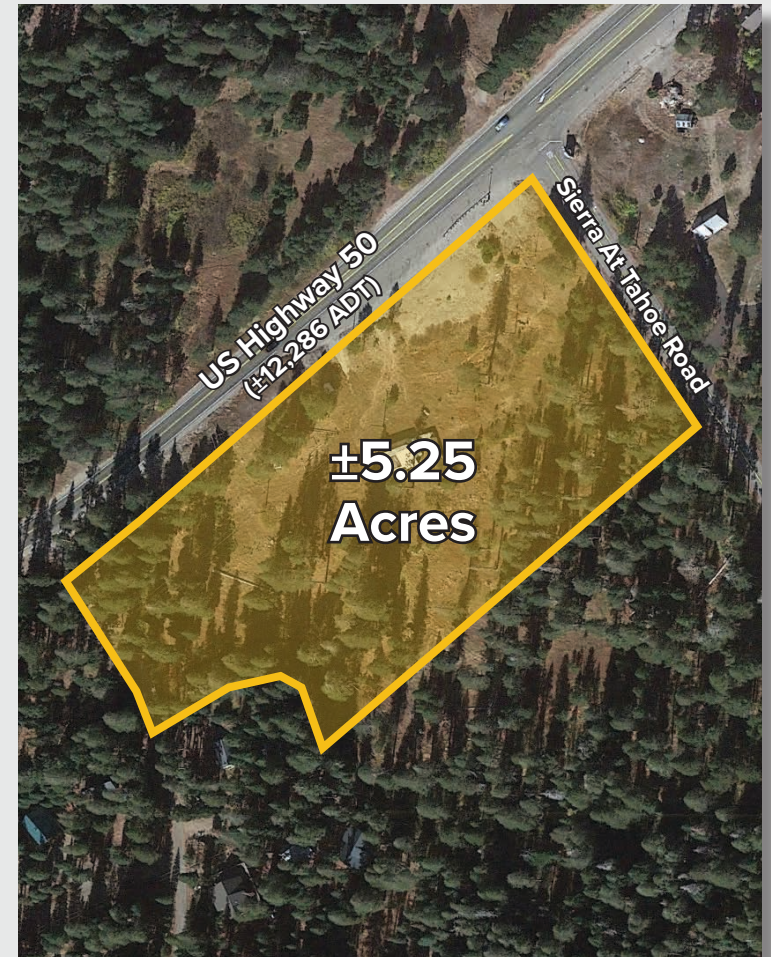
PROPERTY OVERVIEW

Corner of US Highway 50 and Sierra at Tahoe Road in Twin Bridges, CA, this ±5.25-acre commercial frontage site is available for purchase, ground lease, or build-to-suit. The property supports a variety of permitted commercial uses including hotel, QSR with drive-thru, fueling station, and cannabis dispensary. Highway 50 frontage provides strong visibility and access for future development. Existing billboard lease revenue on the west end of the property is excluded from the sale.

Located approximately 12 miles west of South Lake Tahoe at the southwest corner of Highway 50 and Sierra at Tahoe Road, the site benefits from steady traffic along a key route connecting Sacramento and the Tahoe Basin. The surrounding area serves travelers, outdoor recreation users, and local residents, with limited nearby commercial services. The corner location allows for convenient access and visibility for passing traffic.

PROPERTY HIGHLIGHTS

- Corner of US Highway 50 and Sierra at Tahoe Road
- Available for purchase, ground lease, or build-to-suit
- ±13,535 Average Daily Traffic Counts
- APN: 037-180-001-000
- Zoning Code: CC - Community Commercial



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SOUTH LAKE TAHOE

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South
Lake Tahoe

19920

US HIGHWAY 50

TWIN BRIDGES | CA

US Highway 50
(± 12,286 ADT)



South Lake Tahoe is a California resort city on Lake Tahoe, in the Sierra Nevada mountains. It's known for its year-round amenities such as ski resorts and beaches. The city's restaurants and bars merge with the casinos of adjacent Stateline, Nevada.

- Located 12 miles west of South Lake Tahoe
- Approximate drive time from Sacramento is 1.5 hours
- 15 million people visit Lake Tahoe every year
- 12,286 ADT (nearly five million cars per year)
- Year-round activities include beaches and skiing
- Immediate access to Sierra at Tahoe ski resort

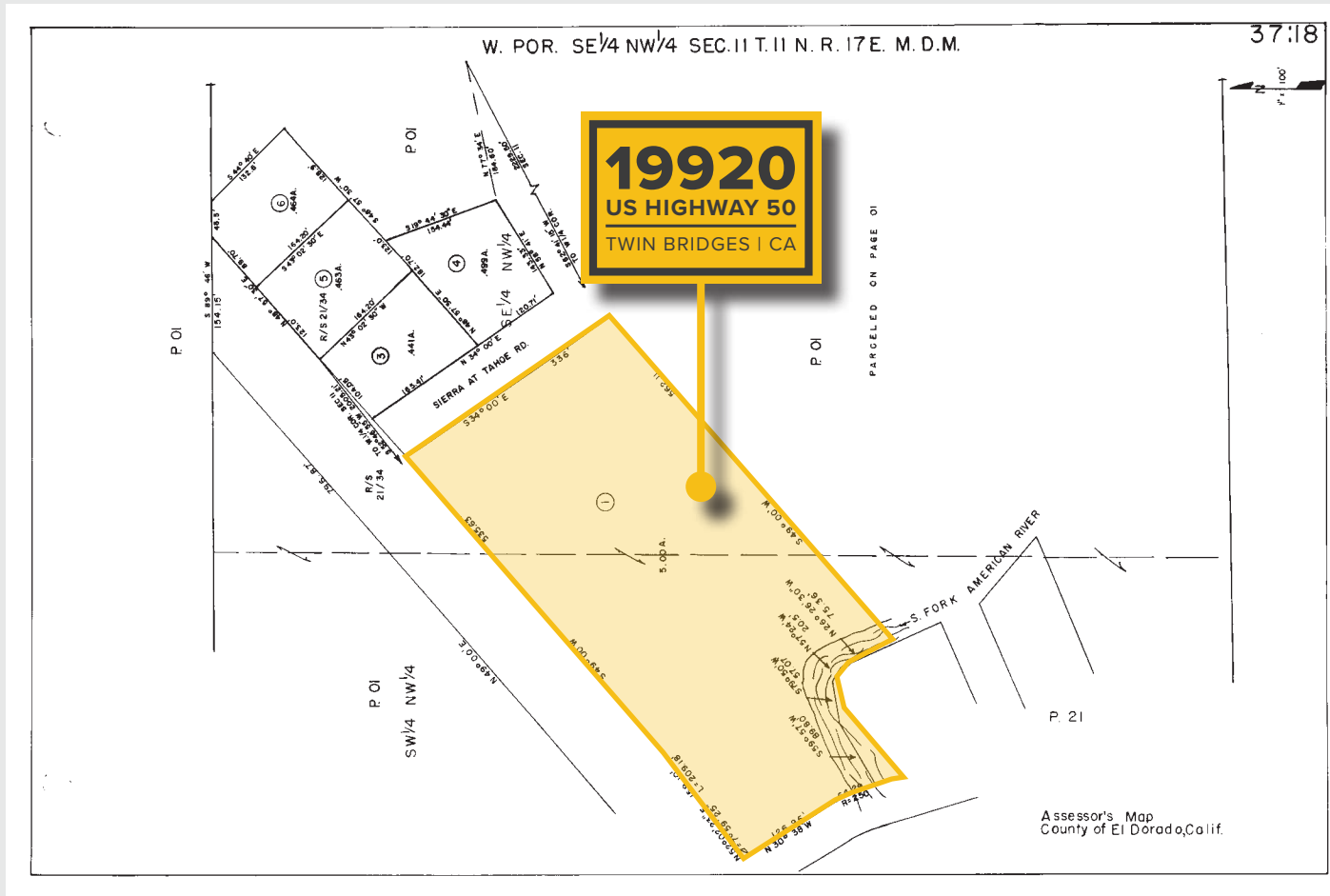
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PARCEL MAP



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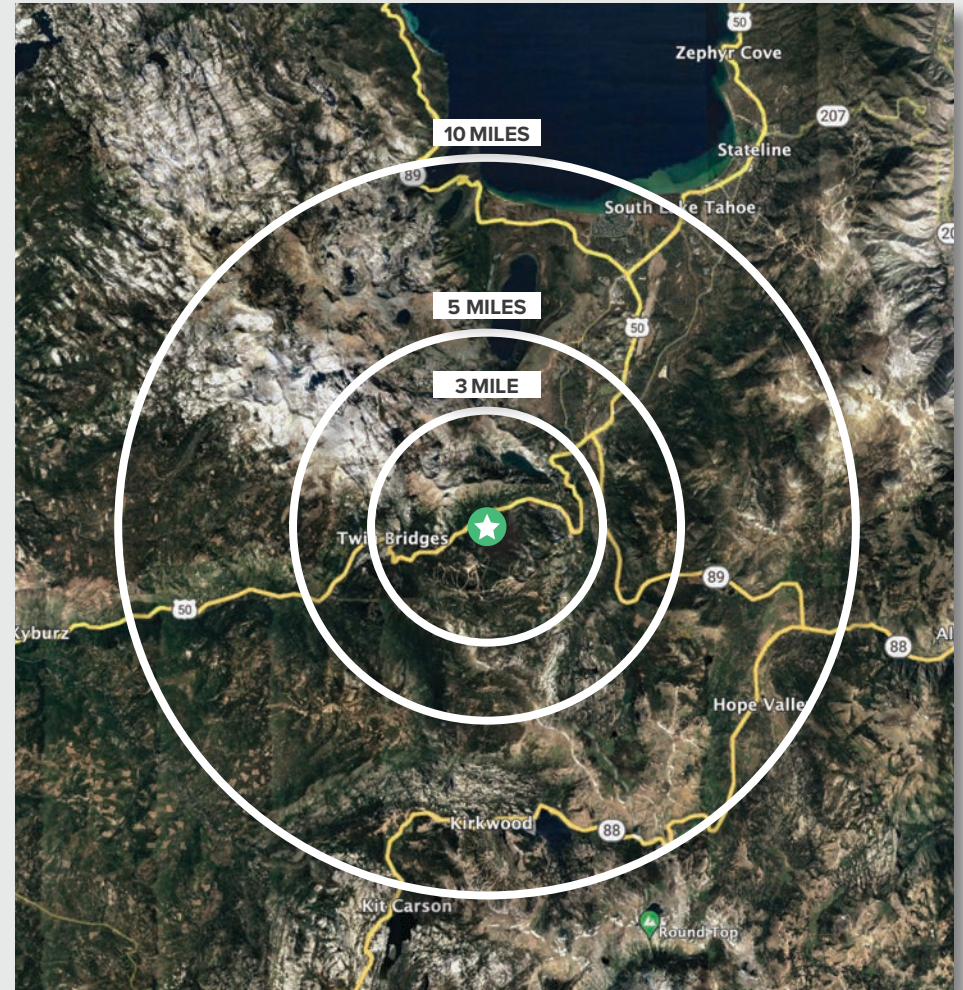


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REGIONAL DEMOGRAPHICS

19920
US HIGHWAY 50
 TWIN BRIDGES | CA

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2025 Estimated Population	1,086	7,431	30,618
2020 Census Population	272	4,665	21,993
2010 Census Population	241	4,361	21,855
2025 Median Age	52.0	46.8	43.7
HOUSEHOLDS			
2025 Estimated Households	529	3,300	13,750
2020 Census Households	123	1,988	9,859
2010 Census Households	110	1,854	9,554
INCOME			
2025 Estimated Average Household Income	\$162,658	\$175,478	\$143,670
2025 Estimated Median Household Income	\$123,247	\$128,430	\$106,505
BUSINESS			
2025 Estimated Total Businesses	7	93	940
2025 Estimated Total Employees	43	549	7,591



Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

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