

An aerial photograph of a rugged, mountainous landscape. The terrain is dark and rocky, with a winding road visible. A small, dark lake is situated in the upper center of the image. The overall scene is dramatic and scenic.

19920

US HIGHWAY 50

TWIN BRIDGES | CA

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

19920 US HIGHWAY 50 | TWIN BRIDGES, CA 95735

EXECUTIVE SUMMARY

19920
US HIGHWAY 50
TWIN BRIDGES | CA

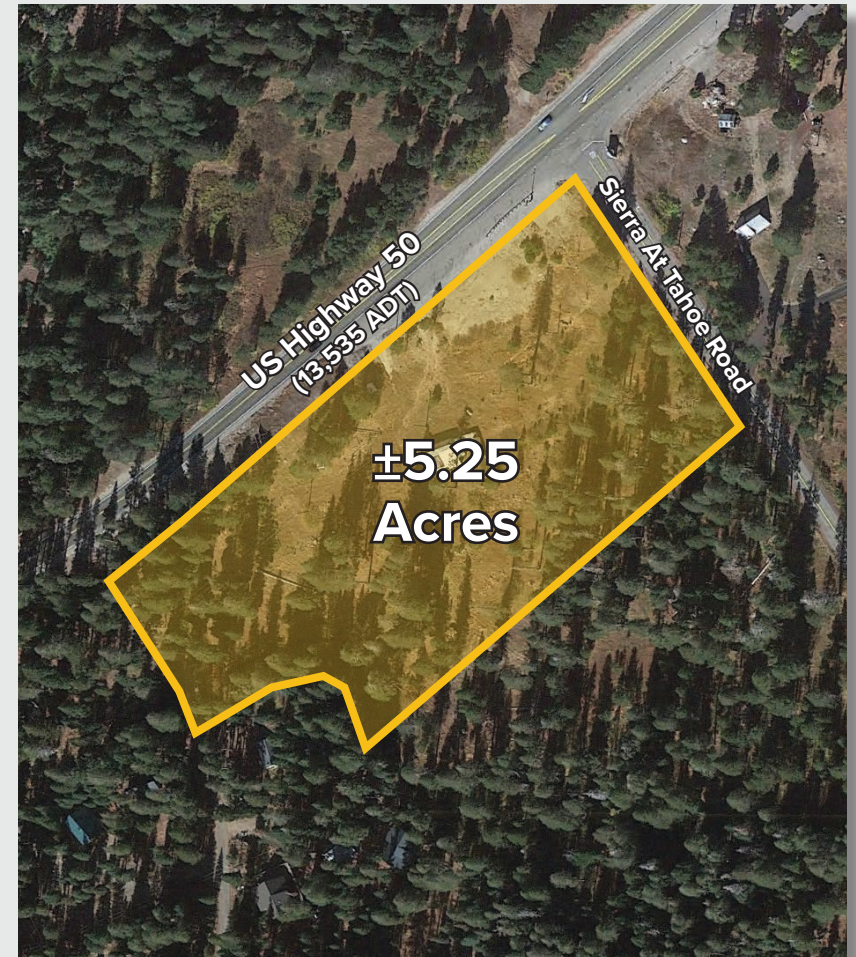
PROPERTY OVERVIEW

This property presents a rare opportunity to acquire ± 5.25 commercial acres of frontage land along Highway 50 in Twin Bridges, CA. All options to acquire the property are available including purchase, ground lease, or build-to-suit. The property is located 12 miles west of South Lake Tahoe at the SWC of Hwy 50 and Sierra at Tahoe Road.

The area is well positioned to fill a hole that doesn't yet have commercial services for the many travelers, outdoor enthusiasts, and residents heading to or from South Lake Tahoe. The zoning permits a wide range of commercial uses, specifically Hotel, QSR with drive-thru, fueling stations, and even cannabis dispensaries. The existing billboard and leasing revenue from the billboard located on the west end of the property is not included in the sale of the property.

PROPERTY HIGHLIGHTS

- Corner of US Highway 50 and Sierra at Tahoe Road
- Available for purchase, ground lease, or build-to-suit
- Sale price: \$1,350,000
- 13,535 Average Daily Traffic Counts
- APN: 037-180-001-000
- Zoning Code: CC - Community Commercial



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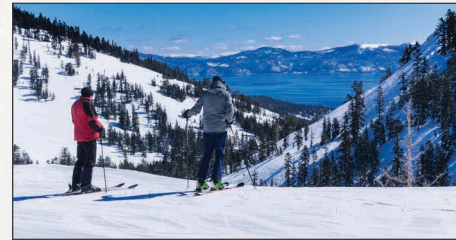
SOUTH LAKE TAHOE

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South
Lake Tahoe

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US Highway 50
(13,535 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
- 13,535 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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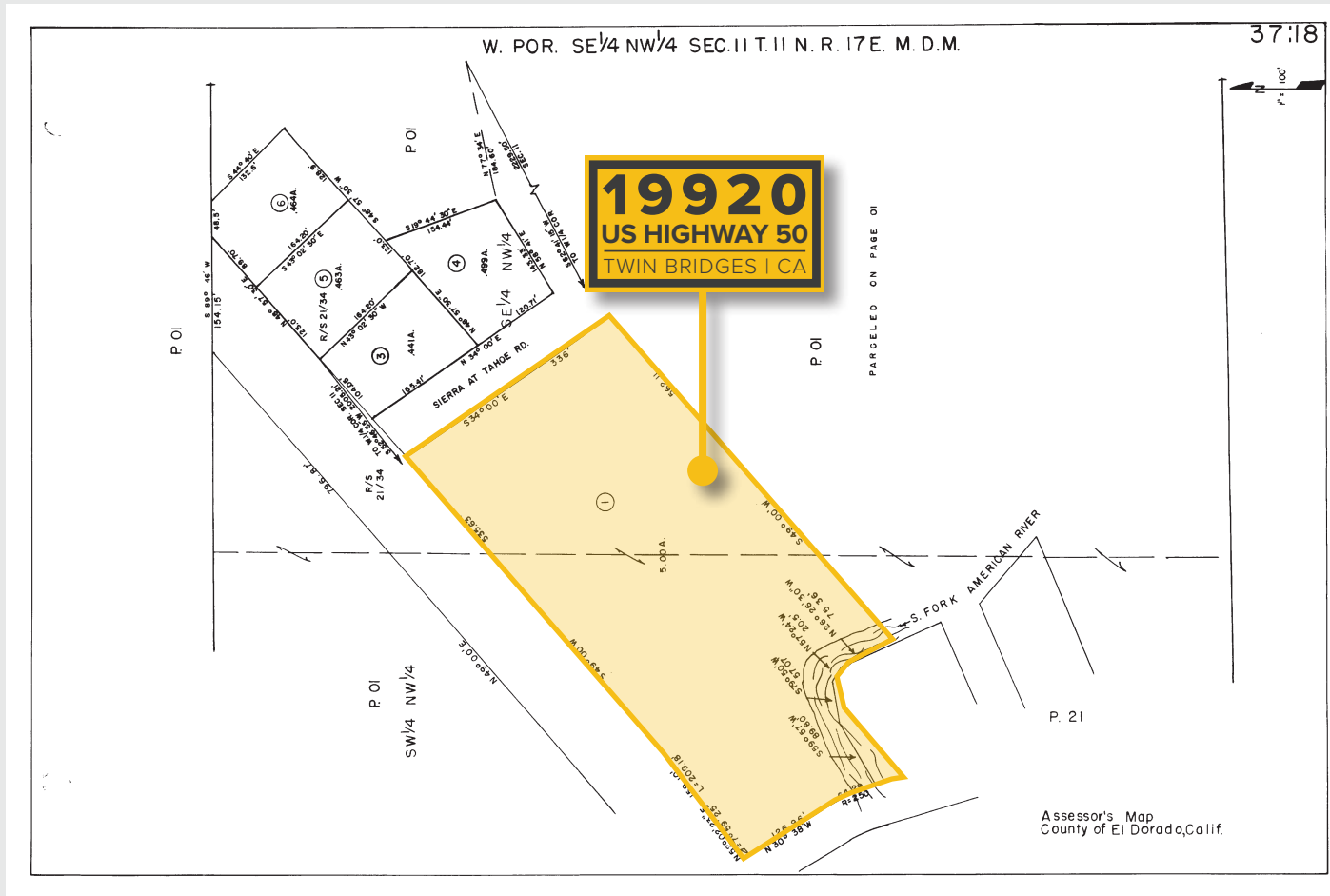
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PARCEL MAP

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REALTY
 RESOURCES
 MEMBER

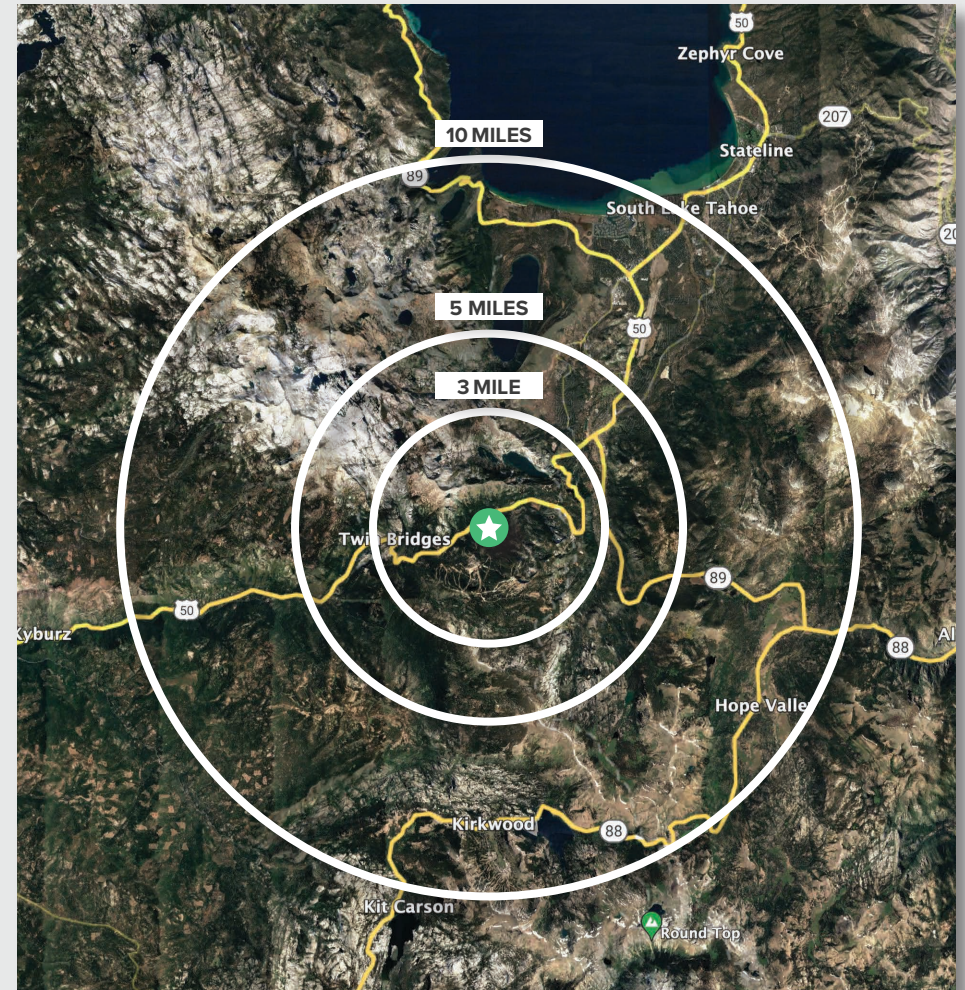


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REGIONAL DEMOGRAPHICS

19920
US HIGHWAY 50
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Estimated Population	306	4,927	22,709
2028 Projected Population	316	4,972	22,895
2020 Census Population	272	4,665	21,993
2010 Census Population	241	4,361	21,855
2023 Median Age	49.3	44.1	41.9
HOUSEHOLDS			
2023 Estimated Households	139	2,125	10,289
2028 Projected Households	147	2,198	10,624
2020 Census Households	123	1,988	9,859
2010 Census Households	110	1,854	9,554
INCOME			
2023 Estimated Average Household Income	\$123,493	\$153,837	\$129,285
2023 Estimated Median Household Income	\$96,938	\$124,099	\$96,564
2023 Estimated Per Capita Income	\$56,181	\$66,398	\$58,657
BUSINESS			
2023 Estimated Total Businesses	10	104	917
2023 Estimated Total Employees	84	643	7,659



Demographic Source: Applied Geographic Solutions 04/2023, TIGER Geography - RS1

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