

FOR LEASE

SOUTH Y CENTER

SOUTH LAKE TAHOE



Retail

PRODUCT TYPE



±1,025 - 16,745

AVAILABLE SF



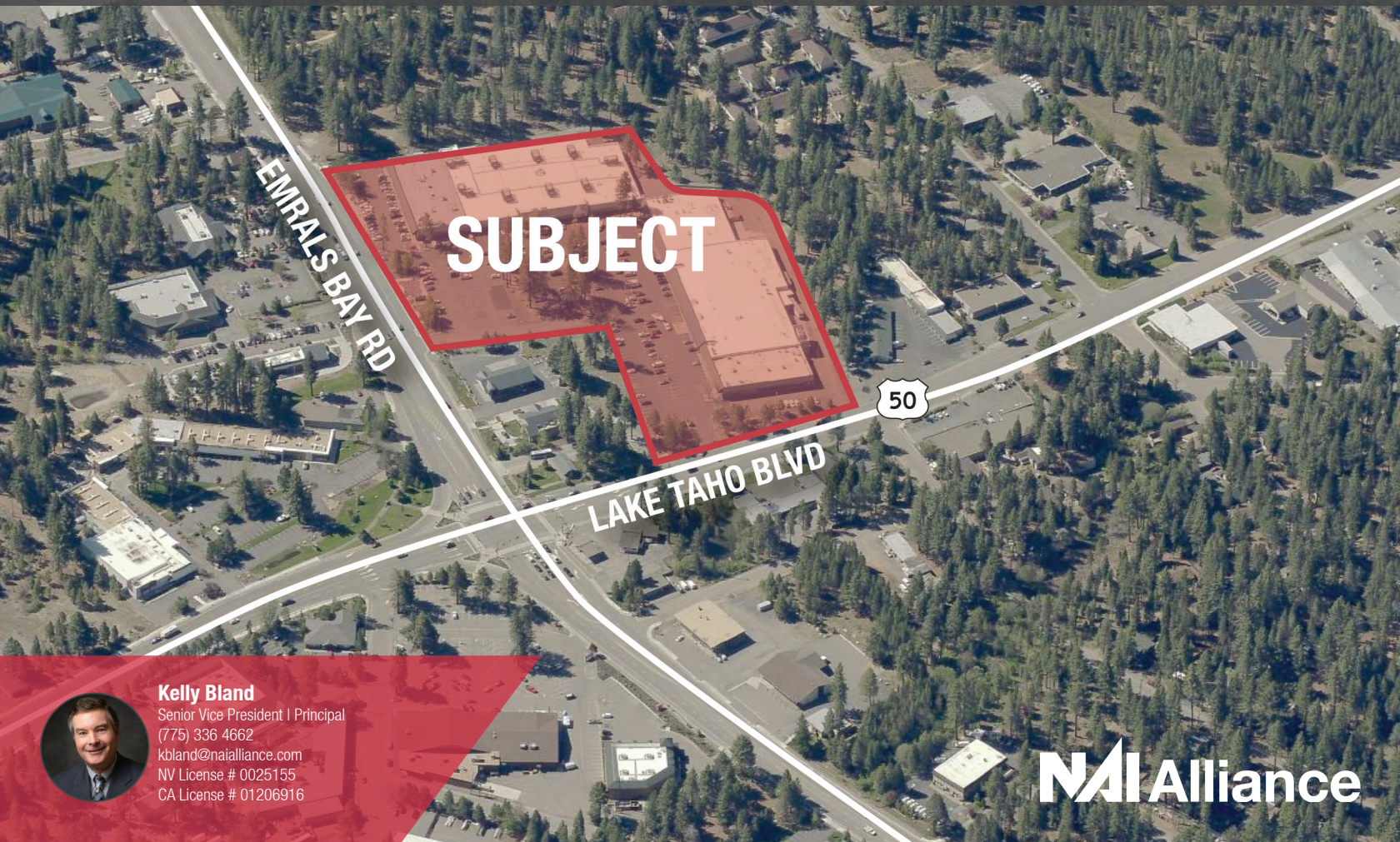
\$1.67/SF/Mo

RATE



NNN

LEASE TYPE



SUBJECT

EMERALD BAY RD

LAKE TAHOE BLVD

50



Kelly Bland

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NA Alliance

SOUTH Y CENTER

SOUTH LAKE TAHOE

Property Details

Address	1056 Emerald Bay Rd & Emerald Bay Rd. & Hwys. 50 & 89, South Lake Tahoe, 96150
Available SF	±1,025 - 16,745 SF
Lease Rate	Starting at \$1.67 /SF
Lease Type	NNN
Center Type	Neighborhood Center
Stores	27
Parking	±470 Spaces
Cross Streets	Emerald Bay Rd. & Hwys. 50 & 89
Year Built	1972
Gross Leasable Area	±145,000 SF
Total Land Area	±11.00 AC
Amenities	Pylon Signage is available.

Surrounding Tenants



**Retail**

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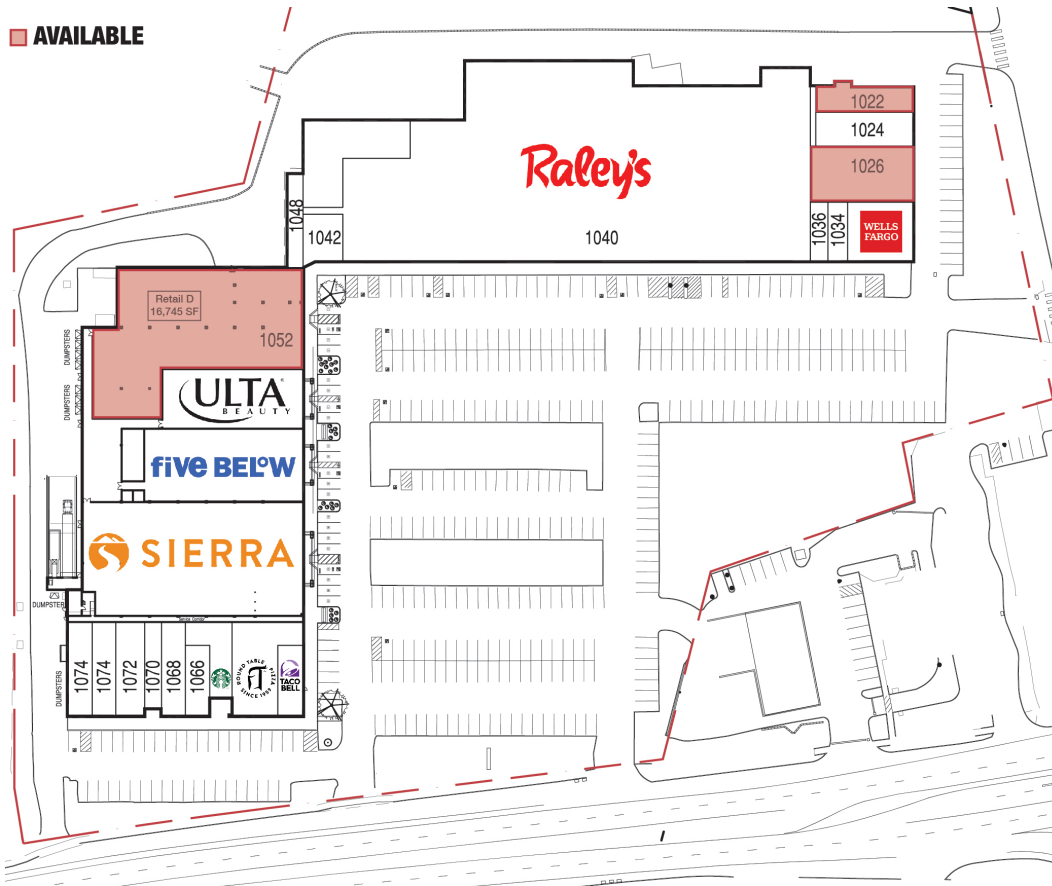
AVAILABLE SF

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AVAILABLE

Suite	Tenant	Size
1022	VACANT	1,025 SF
1024	Lake Tahoe Laundry Works	1,825 SF
1026	VACANT	3,740 SF
1030	Wells Fargo	3,000 SF
1034	Mountain Postal	900 SF
1036	Tahoe Donut	1,300 SF
1040	Raleys	63,000 SF
1042	Peet's Coffee	In Raleys
1048	Verizon	700 SF
1052	VACANT	16,745 SF
1054	Ulta Beauty	6,054 SF
1056	Five Below	9,500 SF
1058	Sierra Trading	18,321 SF
1060	Taco Bell	1,600 SF
1062	Round Table Pizza	3,500 SF
1064	Starbucks	1,750 SF
1066	Wynn Nails	1,600 SF
1068	H&R Block	1,600 SF
1070	Chico's Burgers	1,200 SF
1072	Beach Hut Deli	2,000 SF
1074	Tahoe Gear Exchange	1,600 SF
1076	Tahoe Gear Exchange	1,600 SF

Site Plan



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RATE

5-MILE KEY FACTS



27,974

POPULATION



3.9%

UNEMPLOYMENT



2.2

HOUSEHOLD
SIZE (AVG.)



41

MEDIAN
AGE

5-MILE INCOME FACTS



\$79,068

MEDIAN
HOUSEHOLD
INCOME



\$52,362

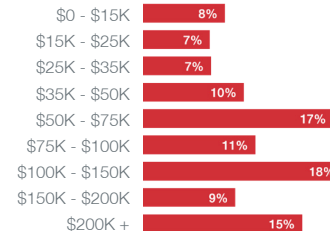
PER CAPITA
INCOME



\$158,506

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



1,764

BUSINESSES



17,109

EMPLOYEES

5- MILE EDUCATION FACTS

9%

NO HIGH
SCHOOL
DIPLOMA



22%

HIGH
SCHOOL
GRADUATE



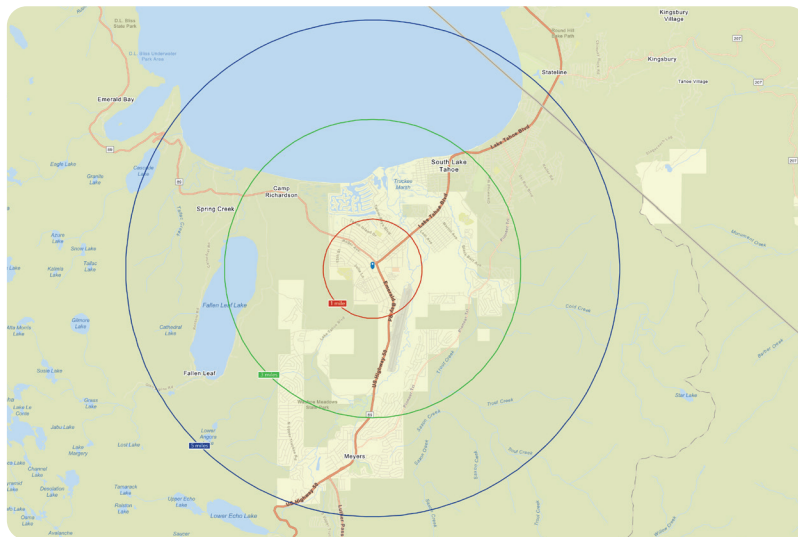
31%

SOME
COLLEGE



38%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



Tahoe Valley Elementary School



GROCERYOUTLET
bargain Market



LAKE LEVEL CARPET
Flooring & Installation



BevMo!

TJ-maxx

Smart & Final
extra!



Pet Super market



SUBWAY



tahoe home
consignment



VERDE

T-Mobile

CLIPPA TAHOE



South Tahoe High School



Ives LES SCHWAB



CVS
pharmacy



SUBJECT

50

LAKE TAHOE BLVD

LAKE TAHOE airport

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SOUTH Y CENTER SOUTH LAKE TAHOE

SUBJECT

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