

Highland Village

FOR LEASE - NEW RETAIL BUILDING AT STATELINE

3979 LAKE TAHOE BLVD, SOUTH LAKE TAHOE, CA 96150



SOUTH LAKE TAHOE

Retail/Restaurant/Office
New Construction
Different space configurations
Total Bldg size: 10,256 SF
Walking Distance to Stateline

PROPERTY FEATURES:

- **FOR LEASE** - premier retail/restaurant space
- Dynamite Location, walk to Stateline
- Brand new construction, Class A Retail Bldg.
- Flexible space configurations, small or large.
From +/- 500 SF to 6,000 SF +
- Excellent "Restaurant" space with bonus outdoor seating areas and elevators for easy access to 2nd floor.

- ◆ *Over 5000 Hotel Rooms within walking distance*
- ◆ *Over \$1 Billion in annual visitor spending*
- ◆ *Approximately 3 million visitors to Lake Tahoe annually*

DEMOGRAPHICS (2011)

	1-mile	3-mile	10-mile
Population:	4,682	17,730	33,246
Avg HH Income:	\$50,790	\$66,168	\$67,345
Households:	2,361	8,271	15,590

*provided by STDB

TRAFFIC COUNTS

South Lake Tahoe, Hwy 50 near Park & Pioneer (2014)
AADT 31,500 AADT

*provided by CAL TRANS

For more information:

CHAD COONS, CCIM

775-782-3434 office

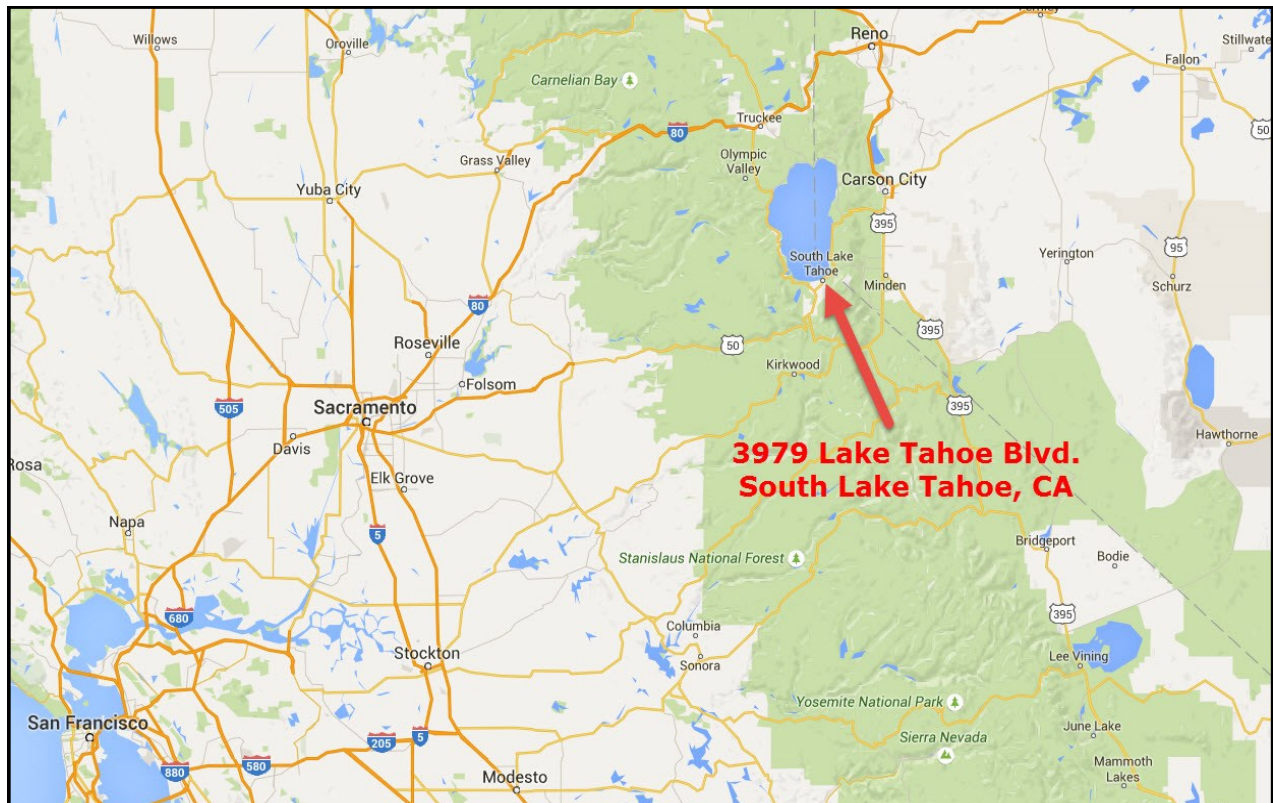
775-720-2115 cell

chadcoons@gmail.com

CA License # 01806012



Highland Village



For more information:

CHAD COONS, CCIM

775-782-3434 office

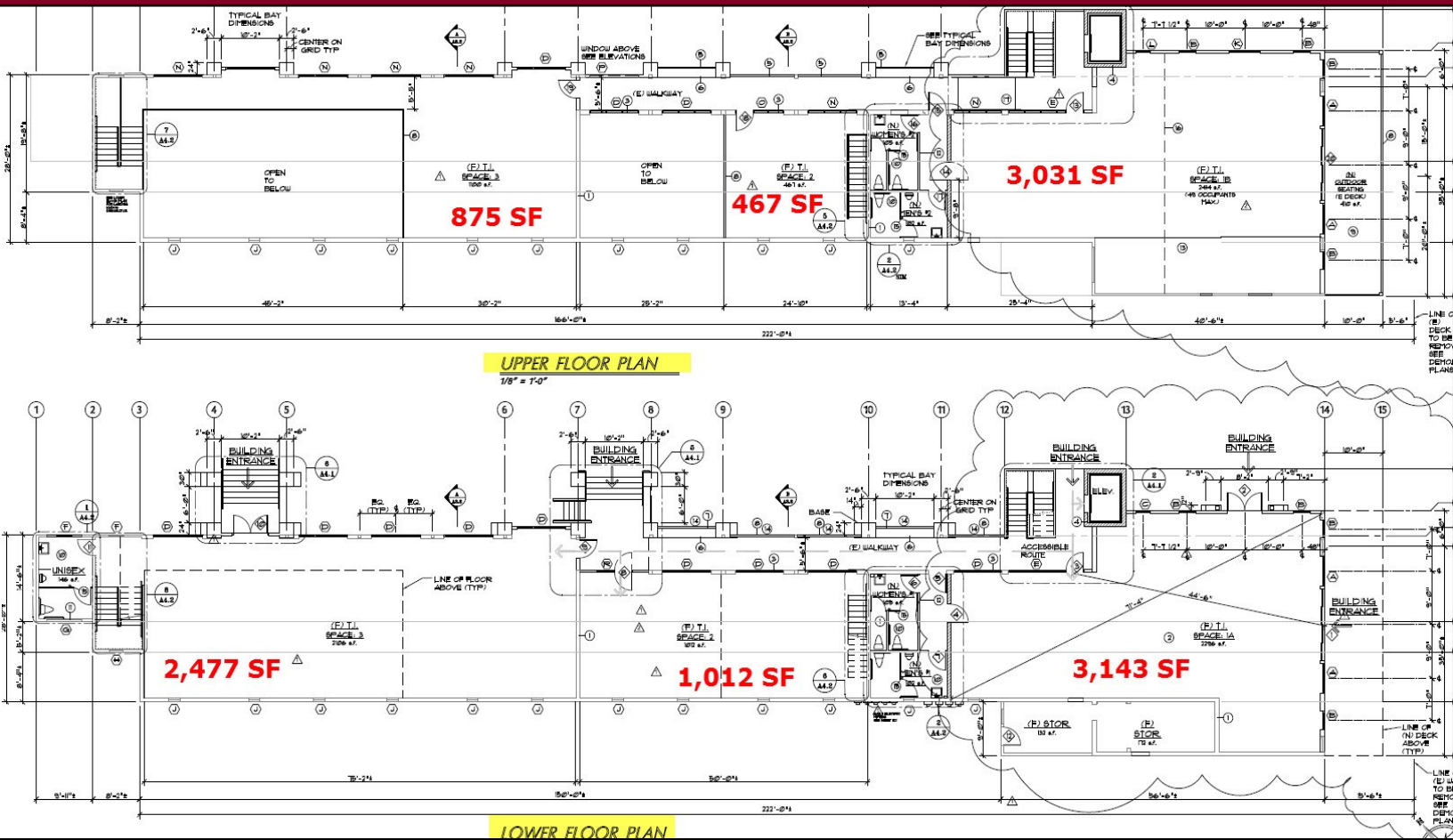
775-720-2115 cell

chadcoons@gmail.com

CA License # 01806012



Highland Village



PROPERTY DETAILS:

- Premier Retail Lease Space Available
- 1500 Gallon Grease Interceptor installed.
- Each space will have water, sewer, gas, heat/AC, data and a 400 amp service to larger spaces.
 - Elevator and Stair access to 2nd Floor
- Over 1,000 SF of total outdoor patio or balcony seating areas
 - 57 Parking Spaces
 - First Class construction
- Directly across the street from Raley's Shopping Center
 - Next door to Applebees

For more information:

CHAD COONS, CCIM

775-782-3434 office

775-720-2115 cell

chadcoons@gmail.com

CA License # 01806012

