

For Lease

3,400 SF | \$1.75 SF/month
Dental/Medical
Office Space



Tahoe Professional/Medical Office

1077 4th Street
South Lake Tahoe, California 96150

Property Features

- 6 treatment rooms including one enclosed quiet room
- Treatment rooms plumbed for air, water, vacuum & nitrous oxide
- Dedicated sterilization room with ultrasonic tank & tray prep area
- Separate procedure lab and adjacent supply room
- Reception lobby with waiting area and children's alcove
- Private consultation, financial and business office areas
- Staff amenities including 3 restrooms, shower and lounge with lockers

Offering Summary

Lease Rate:	\$1.75 SF/month (NNN)
Building Size:	5,860 SF
Available SF:	3,400 SF

Demographics	5 Miles	50 Miles	100 Miles
Total Households	12,416	289,067	1,537,076
Total Population	28,741	705,969	4,220,544
Average HH Income	\$123,703	\$115,676	\$116,245

For More Information

Scott Fair

O: 530 525 2304
sfair@naitahoesierra.com | CalDRE #01761504

BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF/NNN
Dental/Medical
Office Space

Lease Rate

\$1.75 SF/Month

Parking & Transportation

Parking Type	Surface
Parking Spaces	Approximately 39
Parking Ratio	one/150 sq ft of bldg

Location Information

Building Name	Tahoe Dental Office Building
Street Address	1077 4th Street
City, State, Zip	South Lake Tahoe, CA 96150
County	El Dorado

Building Systems & Condition

Electrical/Lightning System

Electrical System/AMPS	120/240V 3W 800AMPS
Electrical System General Condition	Excellent
Interior Lighting System	Excellent
Exterior Lighting System	Excellent

Building Information

Building Size	5,860 SF
Building Class	B
Year Built	2000
Roof	Composite 25 years/Good
Foundation	Slab
Property Type	Dental Office
Property Subtype	Medical
Exterior Walls	Composite Siding/Rock
Security Access (YN) & Info	Y Fire and Police
Floors	2
Ceiling Height	Variable

HVAC/Mechanical System

HVAC System Type	Gas/attic location
General Condition of Units	Good
Other	3 AC upper floor

Plumbing System

Shared Water System (Y/N)	Y
----------------------------------	---

Fire Life Safety System

Fire Sprinkler System Type	Dry Sprinkler
Fire Suppression System	Sprinkler

BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF
Dental/Medical
Office Space

Signage

Signage Monuments & # One Large Granite Boulder Base with Signage attached

Building/Tenant Signage General Same

Exterior Condition

Paving/Asphalt Condition Asphalt average

Parking Lot Striping Yes

Curbs and Parking Lot Gutters Yes

General Landscape Condition grass/shrubs/good

Trees Condition/Trimming Good

Sprinklers and Drippers Good

Other

Additional Info Office/Reception/Lobby/3 rest rooms/ConsultRm/Priv Off Shower/Staff Lounge

Additional Info Mechanical room for Compressor and Vacuum System/Gas Rm

Additional Info 6 Treatment Rooms with two(2) Sinks in each with Cabinetry/Air,Vac,Walls Units

Additional Info 1 Sterilzn Room with Sink/Counter Tank/Drawers&Cabinets/Supply Rm

Additional Info 1 Lab procedure room/Hall Kiosk for workstation

Additional Info Pan Nook and workstation area/ Dedicated XR Room



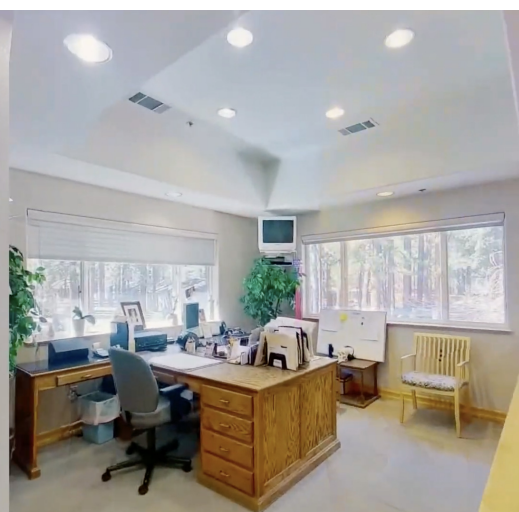
BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$2.25 SF/NNN
Dental/Medical
Office Space



BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF/NNN
Dental/Medical
Office Space



BROCHURE

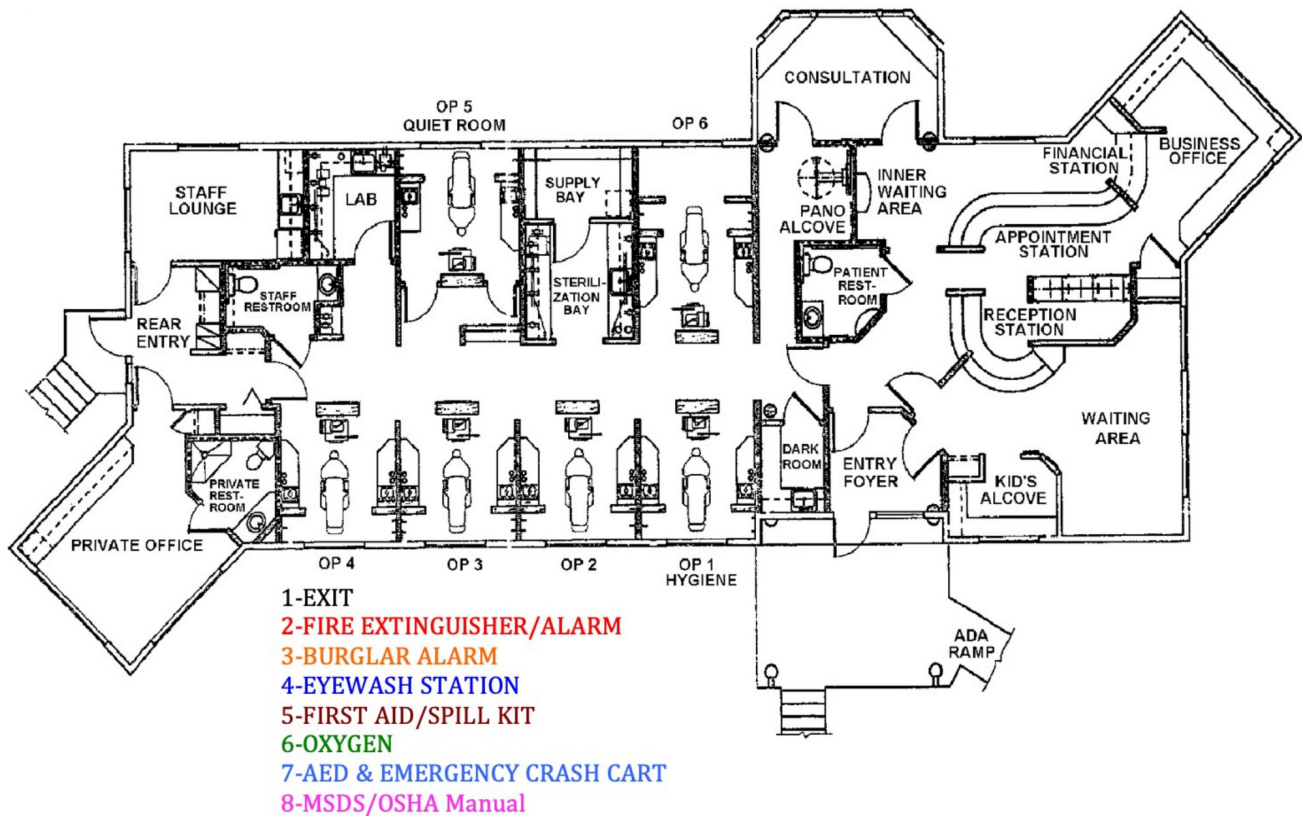
1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF/NNN
Dental/Medical
Office Space

OFFICE SCHEMATIC



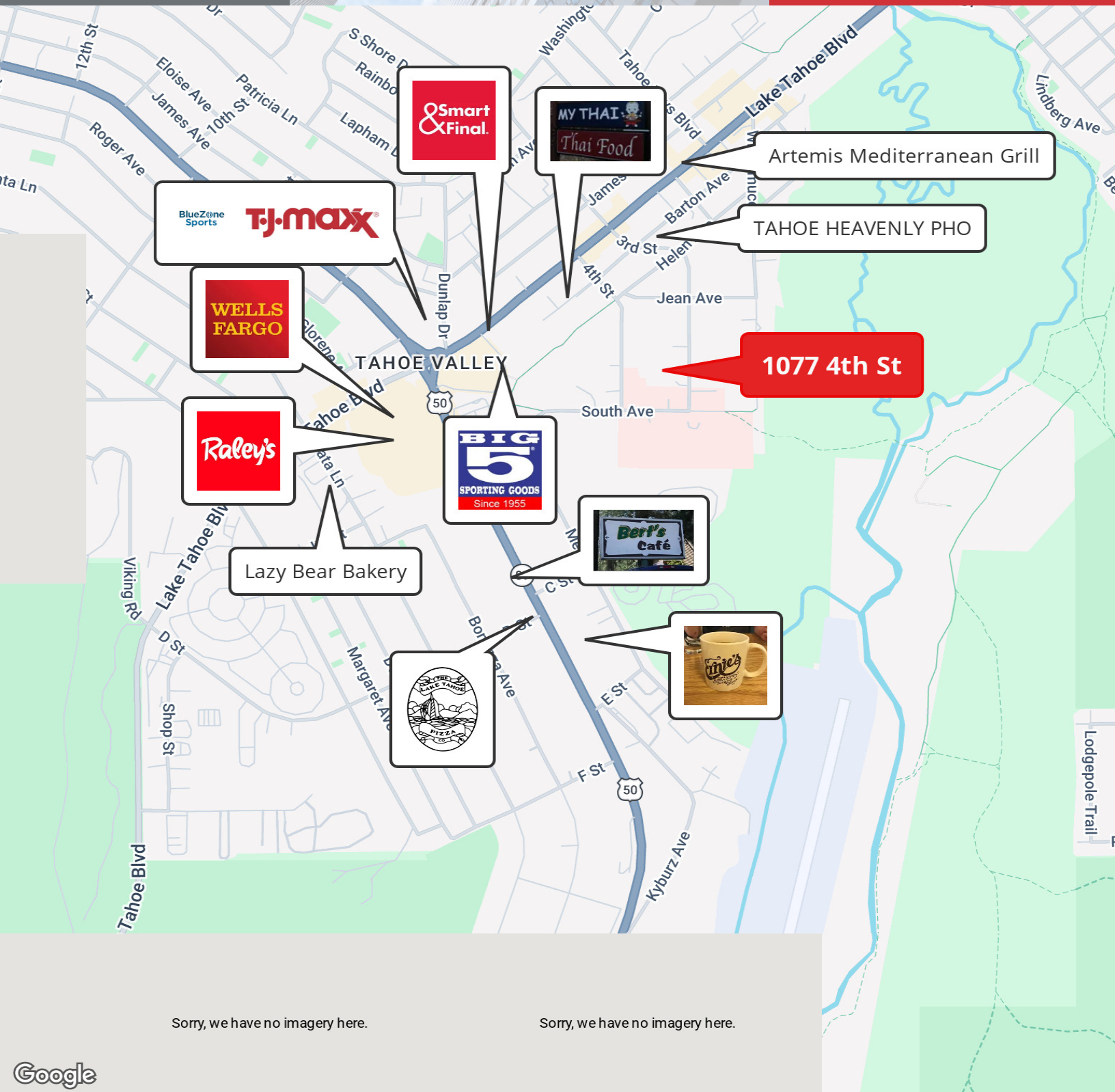
BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF/NNN
Dental/Medical
Office Space



BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.

For Lease

3,400 SF | \$1.75 SF/NNN
Dental/Medical
Office Space



Population

5 Miles

50 Miles

100 Miles

Total Population

28,741

705,969

4,220,544

Average Age

42.5

43.0

39.8

Average Age (Male)

43.0

42.5

38.8

Average Age (Female)

41.6

43.6

40.9

Households & Income

5 Miles

50 Miles

100 Miles

Total Households

12,416

289,067

1,537,076

of Persons per HH

2.3

2.4

2.7

Average HH Income

\$123,703

\$115,676

\$116,245

Average House Value

\$723,399

\$607,100

\$560,915

2023 American Community Survey (ACS)

BROCHURE

1077 4th Street, South Lake Tahoe, CA 96150

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.