
PRIME COMMERCIAL REAL ESTATE SALE WITH NATIONAL TENANT

40169 TRUCKEE AIRPORT ROAD, UNIT 2
TRUCKEE, CALIFORNIA

BERKSHIRE
HATHAWAY
HOMESERVICES | UTAH
PROPERTIES

COMMERCIAL DIVISION



PROPERTY SUMMARY

**40169 Truckee Airport Road, Unit 2
Truckee, California**

**1,850 SF – \$30.60/SF NNN
\$1,150,000**

This exclusive portfolio offering features six prime commercial real estate assets with the same tenant, Ski Butlers, a wholly owned subsidiary of Alterra Mountain Company which owns and operates some of the most sought-after mountain resort destinations in the United States and Canada. The portfolio locations include Big Sky, Steamboat Springs, Breckenridge, Park City, Truckee, and Vail.

The properties represent a unique opportunity to acquire well-located commercial units with strong visibility, accessibility, and alignment with high demand recreational and lifestyle markets. Together, this portfolio provides investors with geographic diversification, exposure to top-tier resort communities, and the stability of proven mountain-town economies.

In addition to the this portfolio, the offering includes one additional property located in Big Sky, MT which is leased on an annual basis to a local business.



**40169 Truckee Airport Road
Unit 2
Truckee, CA**

40169 TRUCKEE AIRPORT ROAD, UNIT 2 • TRUCKEE, CA

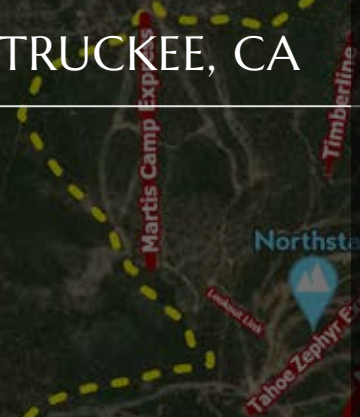
- Sought-after location in the Truckee/Tahoe market
- Accessible to both local community and regional visitors
- High-quality construction with adaptable interior
- 1,850 SF – \$30.60/SF NNN
- \$1,150,000

VACANCY QTD 2026

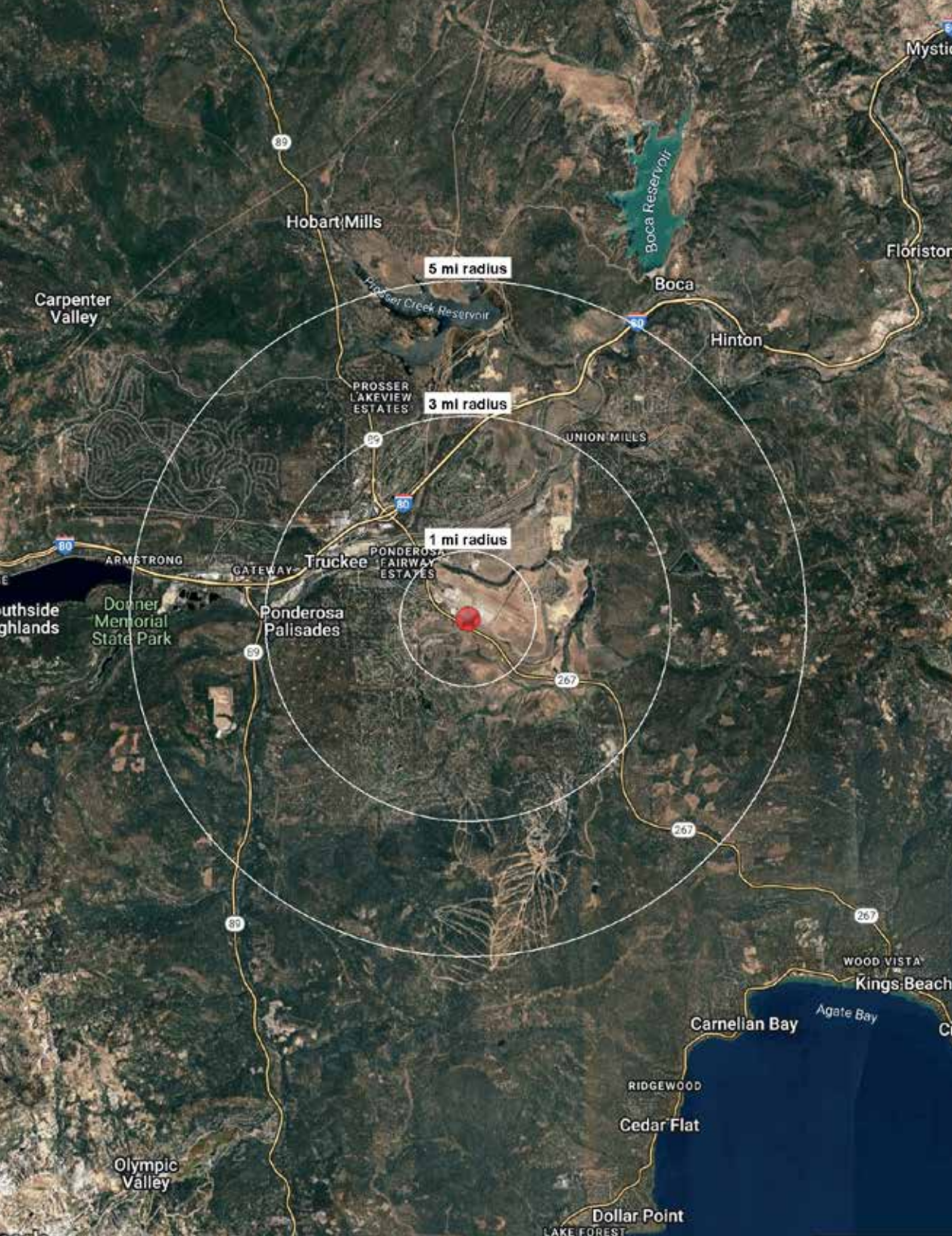
Retail Vacancy %	2.90%
Office Vacancy %	4.10%
Flex Vacancy %	4.30%

AVAILABILITY QTD 2026






Retail Availability %	2.90%
Office Availability %	4.10%
Flex Availability %	4.50%







AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Residents	772	12,353	24,757
 Annual Growth (2020-2025)	---	▲ 12.0%	▲ 10.1%
 Households	308	5,026	10,174
 Average Income	\$185,195	\$202,388	\$206,391
 Median Age	39.5	40.5	41.9

OUR COMPANY STORY

Knowledge. Trust. Service.

Founded in 1976, Berkshire Hathaway HomeServices Utah Properties is a family-owned residential, development, commercial, and advisory services real estate company. With over 30 offices throughout the Wasatch Front and Back, Logan, Moab, St. George, Kanab, and Southeast Idaho, the company has a long-standing track record of market dominance, dependability, and community-driven service.

From 2020-2024, the brokerage saw over \$20 billion in sales statewide securing the #1 position in Utah's real estate marketplace and is the #1 independently owned and operated brokerage in the Berkshire Hathaway HomeServices national and global network. As the only full-service brokerage firm in Utah, Utah Properties is proud to offer the most integrated transaction experience for its clients through its core services companies, Metro Mountain Mortgage, LLC and an industry leading title & escrow service provider.

Berkshire Hathaway HomeServices is built for a new era in residential real estate. The network, which is among the few organizations entrusted to use the world-renowned Berkshire Hathaway name, brings to the real estate market a definitive mark of trust, integrity, stability, and innovation. At present, the network consists of over 1,500 brokerages and more than 45,000 sales associates worldwide.

**BERKSHIRE HATHAWAY
HAS BEEN NAMED TO FORTUNE MAGAZINE'S
TOP 10 MOST ADMIRED COMPANIES IN THE WORLD
FOR TWELVE CONSECUTIVE YEARS.**

Where We Stand

2024 Global Network Awards

Berkshire Hathaway HomeServices Utah Properties received numerous brokerage, office, team, and individual awards at our annual Sales Convention held March 2025.

#1 Privately Owned Brokerage

Utah Properties is the #1 Independently Owned and Operated Brokerage in our Global Network

#3 Office In Overall Total Production

Our Park City Office is the #3 Office Overall by Total GCI in our Global Network

#10 Brokerage Overall

Utah Properties is the #10 Brokerage Overall by Total Production in our Global Network

8 Of The Top 100 Agents & Teams

Utah Properties has 8 of the Top 100 Agents and Teams (GCI) in our Global Network

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**BERKSHIRE
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COMMERCIAL DIVISION

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UTAH PROPERTIES

**BERKSHIRE
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HOMESERVICES
MONTANA PROPERTIES

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