

# For Lease

1,876 SF | \$2.75 SF/month  
Office Space



## 3045 Harrison Ave

3045 Harrison Ave  
South Lake Tahoe, California 96150

### Property Highlights

- ±1,876 SF freestanding office building with ±600 SF mezzanine
- Modern 1999 construction with updated, professional finishes
- Flexible layout featuring private offices, conference room & open workspace
- Kitchenette, one full bathroom & one half bathroom
- Excellent visibility and signage opportunity on Harrison Avenue
- Ample on-site parking with convenient customer access

### Offering Summary

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	1,876 SF
Available SF:	1,876 SF
Lot Size:	2,365 SF

### Demographics

	8 Miles	80 Miles	180 Miles
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Total Households	15,515	752,617	5,314,469
Total Population	34,764	1,989,162	15,064,566
Average HH Income	\$121,737	\$124,042	\$150,208

### For More Information

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**BROCHURE**

**3045 Harrison Ave, South Lake Tahoe, CA 96150**

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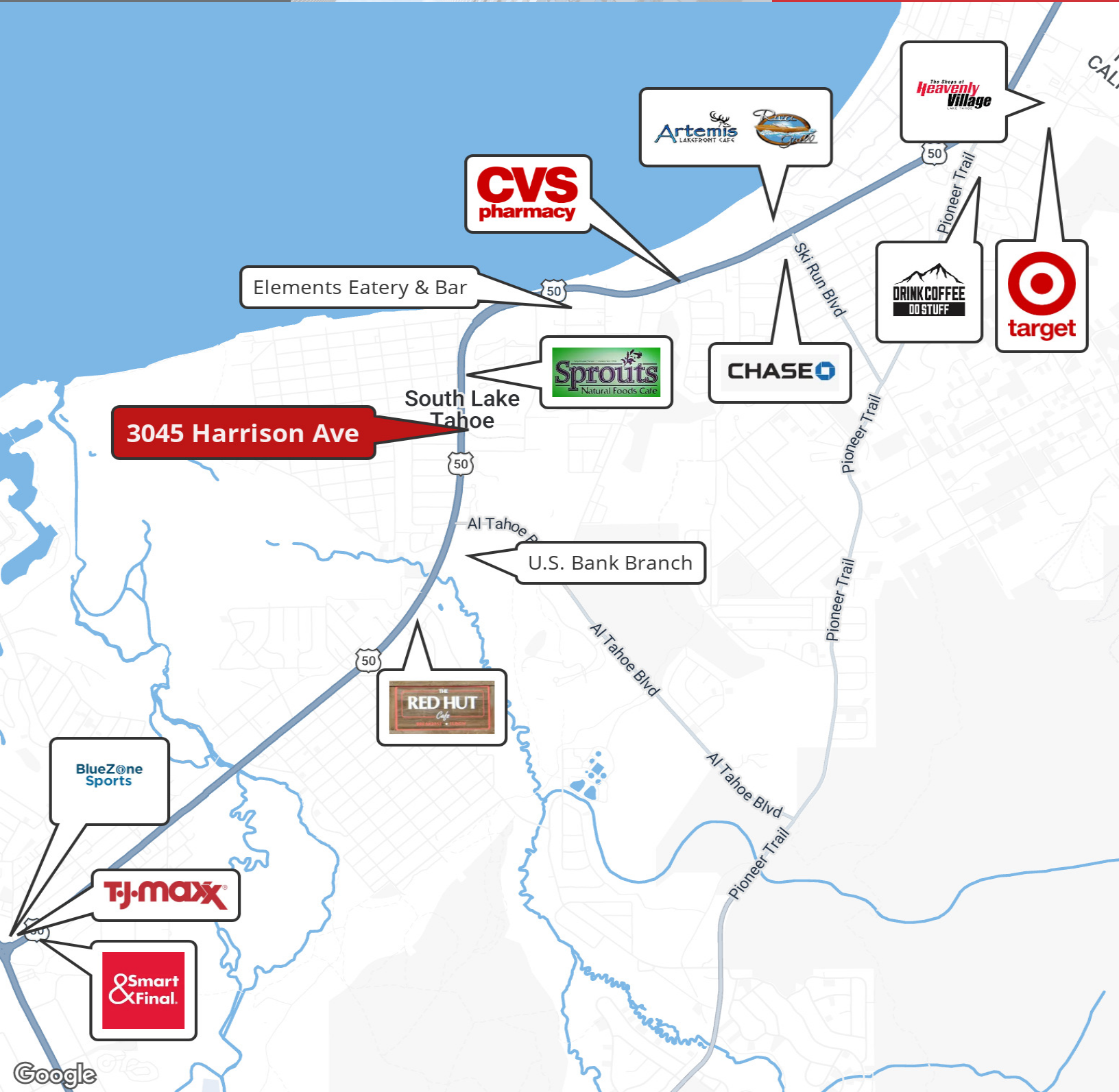
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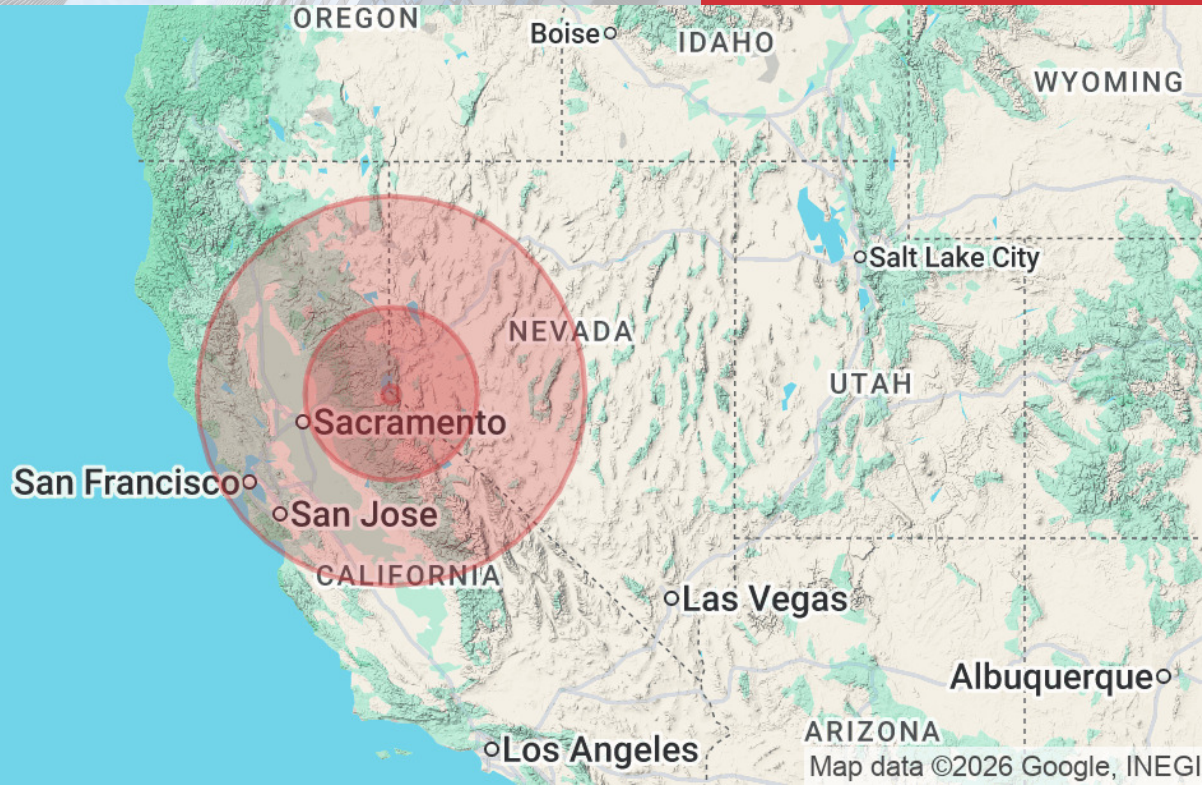
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Population	8 Miles	80 Miles	180 Miles
Total Population	34,764	1,989,162	15,064,566
Average Age	43	42	40
Average Age (Male)	43	42	39
Average Age (Female)	44	43	41

Households & Income	8 Miles	80 Miles	180 Miles
Total Households	15,515	752,617	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$121,737	\$124,042	\$150,208
Average House Value	\$845,880	\$628,481	\$897,375

2020 American Community Survey (ACS)

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