



Gateway at Donner Pass

Mountain Town Energy, Breathtaking Views

For Lease

11290 Donner Pass Rd,
Truckee, CA 96161



CBRE

NAITahoe Sierra

Property Overview

Just off Interstate 80 via Hwy 89

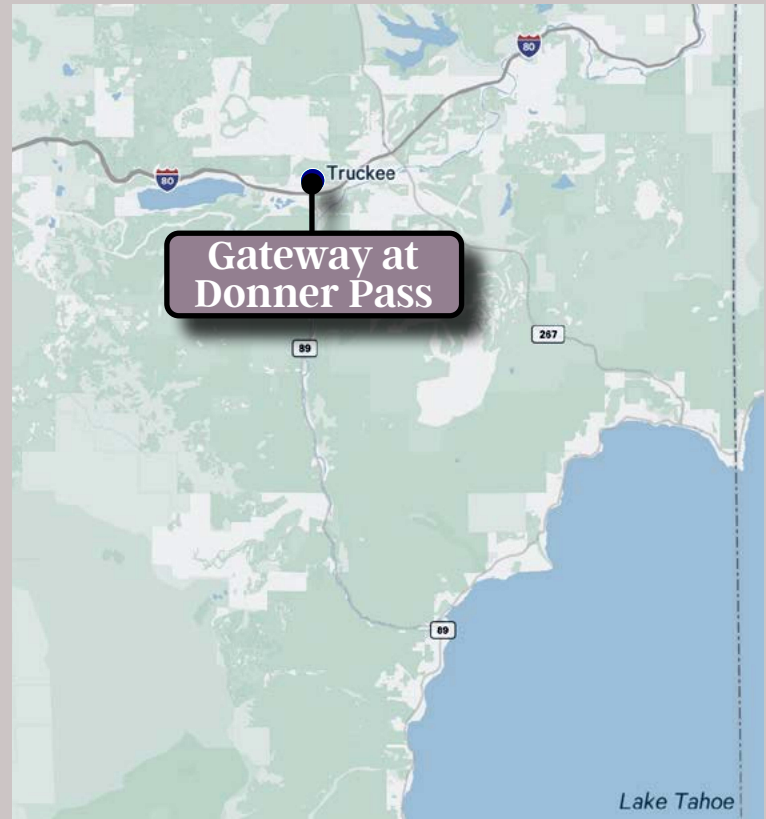
Gateway at Donner Pass is a ±81,449-square-foot neighborhood shopping center anchored by a busy Safeway (1.8M visits in 2025 per Placer.ai)

Interstate 80 is a major travel corridor for travelers and logistics companies connecting Northern California to Reno and beyond

Truckee is only 12 miles from Lake Tahoe and 30 miles from Reno, NV

Situated on Donner Pass Road (8,291 ADT) the center features a tenant mix that includes Panda Express, Wells Fargo, BMO Bank, JP Morgan Chase, T-Mobile, Port-of-Subs, and Verizon

Another feature at the property is the availability of Tesla electric car charging stations



By the Numbers

True Trade Area Map



1.8M

Visits to Center in 2025



\$145K

Avg. HH Income for True Trade Area



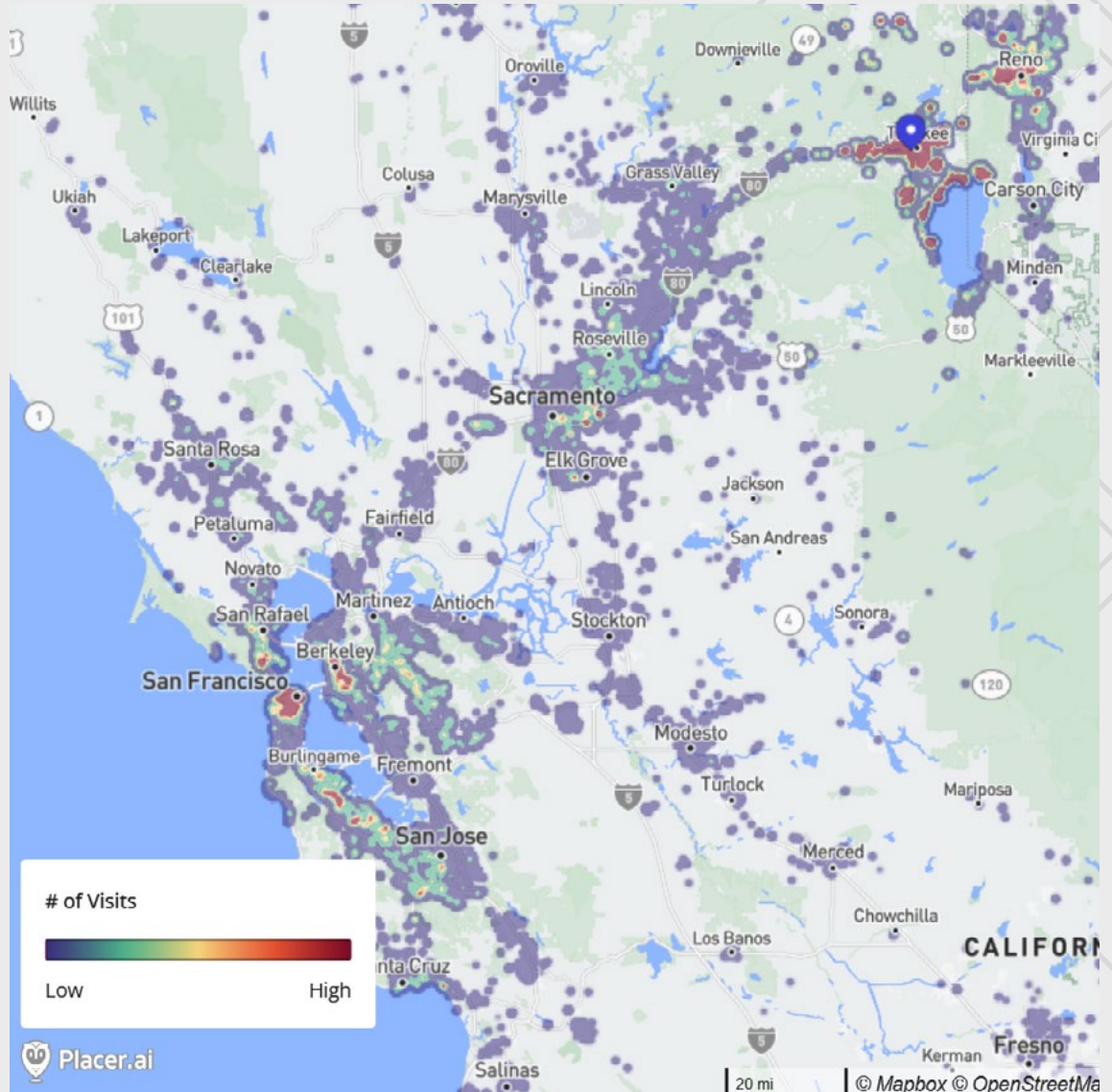
\$245.7M

Spent by Visitors in Truckee in 2024-2025



1.2M

Annual Visitors to Truckee, CA



Gateway at Donner Pass / 11290 Donner Pass Rd, Truckee, CA 96161 | Based on Home Location, by Visits | Min. Visits: 1 | Jan 1st 2025 to Dec 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

Site Plan

Gateway at Donner Pass

Not to scale. All dimensions are approximate.

SUITE	TENANT NAME	SIZE
1	AVAILABLE	±960 SF
2	Verizon Wireless	±1,920 SF
3	Bobby Page Cleaners	±960 SF
4	Designbar	±2,400 SF
5	Safeway	±40,300 SF
7	The Office Boss	±2,800 SF
8	AVAILABLE	±1,200 SF
9	T-Mobile	±1,200 SF
10	AVAILABLE (Former restaurant)	±1,440 SF
11	Port of Subs	±1,200 SF

SUITE	TENANT NAME	SIZE
12	AVAILABLE (Former hair salon)	±1,200 SF
13	AVAILABLE	±1,435 SF
14	JP Morgan Chase Bank	±4,320 SF
15	Linda Nails	±1,120 SF
16	AVAILABLE	±2,240 SF
18	Tahoe Mountain Sports	±3,640 SF
19	Refuge Truckee	±2,800 SF
20	BMO Bank	±4,000 SF
21	Panda Express	±2,070 SF
22	Wells Fargo	±4,244 SF



Area Overview

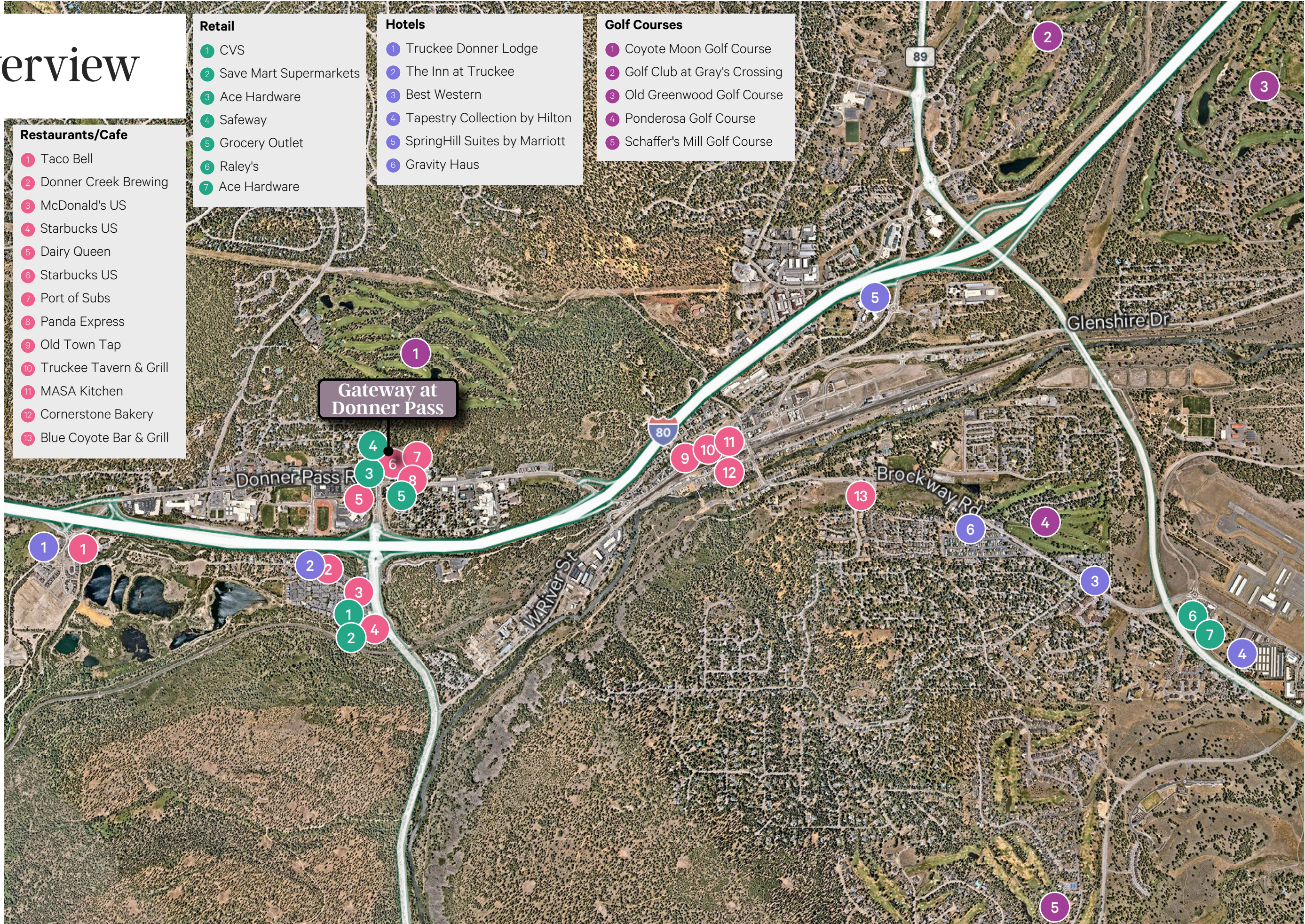
Truckee, CA

- Restaurants/Cafe**
- 1 Taco Bell
 - 2 Donner Creek Brewing
 - 3 McDonald's US
 - 4 Starbucks US
 - 5 Dairy Queen
 - 6 Starbucks US
 - 7 Port of Subs
 - 8 Panda Express
 - 9 Old Town Tap
 - 10 Truckee Tavern & Grill
 - 11 MASA Kitchen
 - 12 Cornerstone Bakery
 - 13 Blue Coyote Bar & Grill

- Retail**
- 1 CVS
 - 2 Save Mart Supermarkets
 - 3 Ace Hardware
 - 4 Safeway
 - 5 Grocery Outlet
 - 6 Raley's
 - 7 Ace Hardware

- Hotels**
- 1 Truckee Donner Lodge
 - 2 The Inn at Truckee
 - 3 Best Western
 - 4 Tapestry Collection by Hilton
 - 5 SpringHill Suites by Marriott
 - 6 Gravity Haus

- Golf Courses**
- 1 Coyote Moon Golf Course
 - 2 Golf Club at Gray's Crossing
 - 3 Old Greenwood Golf Course
 - 4 Ponderosa Golf Course
 - 5 Schaffer's Mill Golf Course



Gateway at Donner Pass

Donner Pass Rd

W. River St

Brockway Rd

Glenshire Dr

80

89

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Gateway at Donner Pass

Chris Campbell

Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
Lic. 01204114

Jason Read

Senior Vice President
+1 916 446 8273
jason.read@cbre.com
Lic. 01341972

Scott Carruth

Senior Vice President
+1 916 446 8717
scott.carruth@cbre.com
Lic. 01372285

Rob Nation

NAI Tahoe Sierra
+1 530 606 6255
rnation@naitahoesierra.com
CA 02255105 | NV S.0204224

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