



Pine Cone Plaza

2494 Lake Tahoe Blvd, South Lake Tahoe, CA 96150



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Pine Cone Plaza

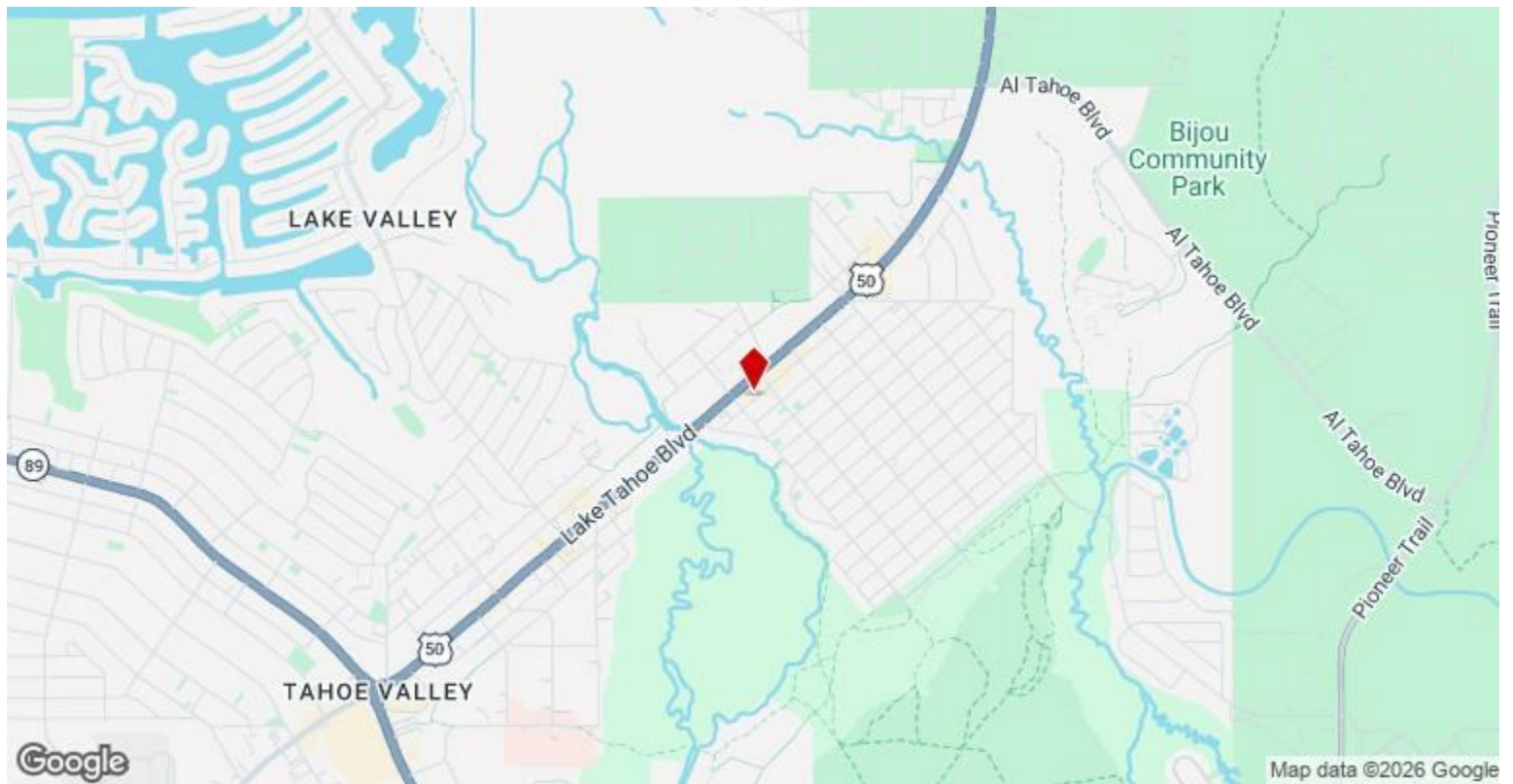
\$3,200,000

Prime multi-tenant investment opportunity offering strong existing income with substantial upside potential. This two-story commercial complex, complete with an elevator, is anchored by the well-established Maria's Mexican Restaurant, a long-time tenant that drives consistent traffic to the site. The building features 18 units with multiple tenants, many currently on month-to-month leases, providing a rare chance for an investor to restructure rents, stabilize tenancy, and significantly increase revenue. With its solid anchor tenant, flexible lease profile, and multi-level layout, this property is ideal for both long-term hold strategies and value-add investors seeking income growth. A standout opportunity to acquire a dependable, multi-tenant commercial asset with built-in potential for enhanced returns....

- Heavy traffic visibility!



Price:	\$3,200,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment
Lot Size:	0.69 AC
Gross Building Area:	11,133 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1952
Tenancy:	Multi
Parking Ratio:	2.34/1,000 SF
Zoning Description:	CC
APN / Parcel ID:	031-071-006-000
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)



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Property Photos



Property Photos



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Property Photos



Photo



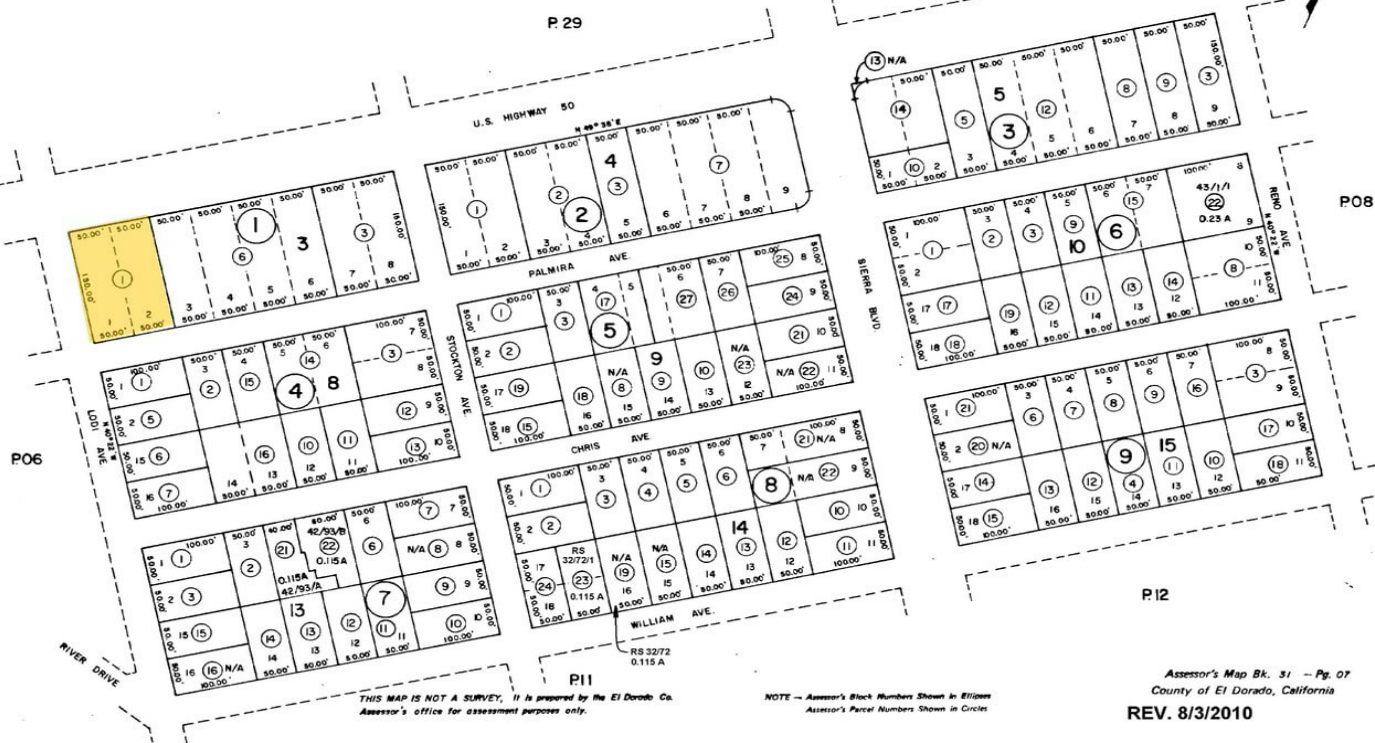
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Property Photos

POR. SECS. 3 & 4, T.12N., R.18E., M.D.M.
TAHOE-SIERRA SUBDIVISION NO. 1
A-33

Tax Area Code

31:07



Assessor's Map Bk. 31 - Pg. 07
County of El Dorado, California
REV. 8/3/2010