

For Lease

1277 SF | \$2.50 SF/month (NNN)

1 Retail Unit Available



NAITahoe Sierra

<https://www.naitahoesierra.com>

530.525.2304

South Lake Tahoe, CA 96150

3141 Highway 50 Suite B1

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Ski Run Center

1277 SF | \$2.50 SF/month (NNN)

Property Highlights

- Property has been newly renovated and is an outstanding location near beaches, Ski Run Marina as well as restaurants, shopping, and numerous outdoor activities.
- Center is located within one mile from the Nevada Stateline casinos and within a few blocks of Heavenly Village.
- Beautiful majestic views with rustic settings.
- Perfect for retail businesses, boutique shops, or specialty stores.

Offering Summary

\$2.50 SF/month (NNN) Lease Rate	NNN Lease Type
19,631 SF Building Size	1,277 SF Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,220	752,706	5,314,469
Total Population	34,080	1,989,390	15,064,566
Average HH Income	\$120,828	\$124,037	\$150,208

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit F	-	1,632 SF	NNN	\$2.36 SF/month	Open floor plan, irregular shaped unit (in the building corner). Can be combined with unit G.
Unit K	-	884 SF	NNN	\$2.50 SF/month	Rectangular unit, open floor plan.
Unit G	-	1,557 - 3,189 SF	NNN	\$2.36 SF/month	Can be combined with unit F
Suite J	Available	1,277 SF	NNN	\$2.50 SF/month	-
Suite A	-	2,760 SF	Modified Gross	\$4.50 SF/month	-
Suite D	-	671 SF	NNN	\$2.50 SF/month	Available for lease starting July 1, 2025

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Lease Rate

\$2.50 SF/Month

Property Information

Property Type

Retail

Property Subtype

Street Retail

Zoning

SLT

Lot Size

1.72 Acres

Location Information

Building Name

Ski Run Center

Street Address

3668 Lake Tahoe Blvd

City, State, Zip

South Lake Tahoe, CA 96150

County

El Dorado

Cross-Streets

Ski Run Boulevard

Parking & Transportation

Utilities & Amenities

Building Information

Building Size

19,631 SF

NOI

\$0.00

Cap Rate

0.0

Occupancy %

92.0%

Number of Floors

1

Year Built

2008

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Suite J

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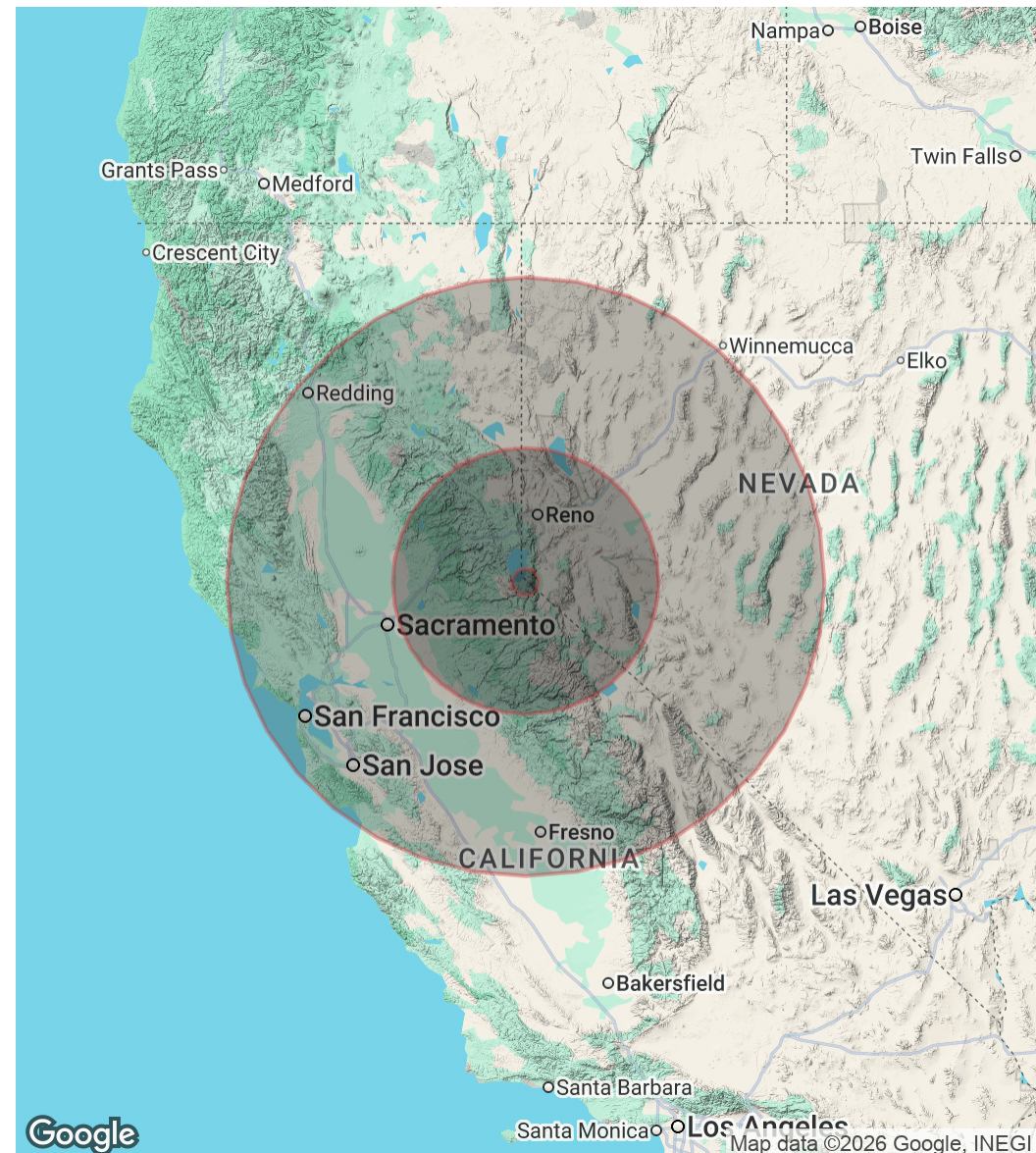
671-884 SF | \$2.50 SF/month (NNN)
2 Retail Unit Available

Population	8 Miles	80 Miles	180 Miles
Total Population	34,080	1,989,390	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	15,220	752,706	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,828	\$124,037	\$150,208
Average House Value	\$845,812	\$628,449	\$897,375

2020 American Community Survey (ACS)

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