



COLDSTREAM *SHOPPING CENTER*

Permit-Ready Commercial Development Site // Truckee, California

12848 & 12833 Deerfield Drive • ±1.08 Acres • ±19,762 Gross SF Planned

OFFERED AT

\$2,000,000

OFFERS WELCOME
ALL-CASH PREFERRED

Full OM released with NDA • Buyer to verify all DD

Offering Summary

A permit-ready commercial site at the gateway to Coldstream.

Property	Coldstream Shopping Center
Address	12848 & 12833 Deerfield Drive, Truckee, CA 96161
APNs	018-850-018 (Bldg A) · 018-850-019 (Bldg B)
Site Size	Lot 18 (32,778 SF) + Lot 19 (14,542 SF) = ±47,320 SF / ±1.08 acres
Planned Program	Two buildings / ±19,762 SF gross building area
Zoning	MUC - Mixed-Use Commercial
Status	Development Permit approved Dec 2023; 2-yr Time Extension approved Jan 2026 (entitlements to ~Jan 2028) · Building permits 2024-00000321 / -000322 approved, pullable on fee payment
Parking	89 spaces provided / 79 required
Construction	Type V-B / Allowable Height 60'-0"
Tenure	Fee Simple
Asking Price	\$2,000,000

AT A GLANCE

±19,762

SF GROSS BUILDING AREA // TWO BUILDINGS

±1.08

ACRES // GATEWAY CORNER PARCEL

100%

DESIGN SUBSTANTIALLY COMPLETE

Investment Highlights

Six reasons this asset stands apart in the Truckee–Tahoe market.



01

Permit-Ready Commercial Site

Architectural, civil, structural, and MEP design substantially complete. Both buildings actively in Plan Check with the Town of Truckee. The buyer skips 18–36 months of pre-development friction.



02

Gateway Location at Coldstream

Three-frontage corner at Cold Stream Rd × Sawmill × Deerfield with direct I-80 visibility at the entry to Truckee's most active master-planned community.



03

Rare Truckee-Tahoe Commercial Offering

Entitled, design-mature neighborhood-serving retail land is genuinely scarce in this market. No competing node exists west of downtown along the I-80 corridor.



04

±19,762 SF Planned Commercial Program

Two-building concept (10,983 SF + 8,779 SF) designed for F&B, retail, wellness, office, and service uses. Tenant-divisible layouts support phased leasing.



05

Affluent, Year-Round Demand Pool

\$130K median / \$189K average HH income; ~60% second-home base; ~500K annual overnight visitor trips. Truckee tourism generated \$245.7M in 2024 visitor spend.



06

Optionality for the Buyer

Acquire the land and design package outright, then build-to-hold, pre-lease and sell, or develop on the buyer's own timeline with every downstream path remaining open.

A SHOVEL-READY ASSET IN A SUPPLY-CONSTRAINED MOUNTAIN MARKET - DELIVERED WITH A TRANSFERABLE DESIGN PACKAGE.

Photoreal Project Renderings

Designed for a walkable, mixed-daypart neighborhood center.



BUILDING A // EAST ELEVATION

Street-front retail with second-floor tenant terrace.



ENTRY PLAZA // CORNER ACTIVATION

Walkable paseo connecting Bldg A and Bldg B.



BUILDING B // NORTH ELEVATION

Three-story mixed-use with pitched cedar roofline.



BUILDING A // REAR ELEVATION

Exterior circulation and tenant balcony terrace.

Location Overview

At the intersection of residential growth, resort demand, and I-80 accessibility.



COLDSTREAM MASTER PLAN · Commercial parcel anchors top-left at the I-80 entry

REGIONAL CONTEXT



I-80 INTERCHANGE

Direct frontage · freeway visibility



DOWNTOWN TRUCKEE

~3 miles east · ~5 minutes



PALISADES TAHOE

~12 miles · destination ski resort



DONNER LAKE

~2 miles · year-round recreation



COLDSTREAM RESIDENTIAL

Adjacent · active absorption



FEEDER MARKETS

Tahoe (~15 mi) · Reno (~35 mi) · Bay Area (~190 mi)

For Inquiries

Coldstream Shopping Center, Truckee, California

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