

For Lease

Lake Tahoe NV Retail/Office Space



Lake Tahoe NV Retail/Office

298 Kingsbury Grade Road
Stateline, Nevada 89449

Property Highlights

- NAI Alliance is pleased to offer prime leasing opportunities at 298 Kingsbury Grade
- Flexible retail and professional office suites within a 7,624-square-foot commercial property
- High-visibility location along a primary corridor connecting Stateline, Heavenly and nearby neighborhoods
- Ample on-site parking with convenient access for customers, clients and employees
- Flexible suite configurations suitable for retail, service and professional office users

Offering Summary

Lease Rate:	\$2 SF/month (MG)
Building Size:	7,624 SF
Available SF:	650 - 940 SF
Lot Size:	0.49 Acres

Demographics 5 Miles 50 Miles 100 Miles

Total Households	9,545	297,396	1,383,630
Total Population	21,728	735,045	3,752,503
Average HH Income	\$141,779	\$116,015	\$117,317

For More Information

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	650 - 940 SF	Lease Rate:	\$2 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
2H, 2K	Available	650 SF	Modified Gross	\$2.00 SF/month
2I-2J	Available	940 SF	Modified Gross	\$2.00 SF/month

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Population

5 Miles

50 Miles

100 Miles

Total Population	21,728	735,045	3,752,503
Average Age	44.9	42.4	40.4
Average Age (Male)	45.2	42.0	39.4
Average Age (Female)	43.7	43.0	41.4

Households & Income

5 Miles

50 Miles

100 Miles

Total Households	9,545	297,396	1,383,630
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$141,779	\$116,015	\$117,317
Average House Value	\$1,010,572	\$601,749	\$565,196

2023 American Community Survey (ACS)

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