



1746 D St

South Lake Tahoe, California 96150

Property Highlights

- ±9,852 sq. ft. industrial/warehouse/fulfillment facility in South Lake Tahoe
- ±16' clear height throughout the building
- Small office area with employee restrooms
- 10 large grade-level doors for efficient access
- 1 loading dock with dock leveler and 3 pony docks

Offering Summary

Lease Rate:	\$2 SF/month (MG)
Building Size:	23,492 SF
Available SF:	9,852 SF
Lot Size:	65,607 SF

For More Information

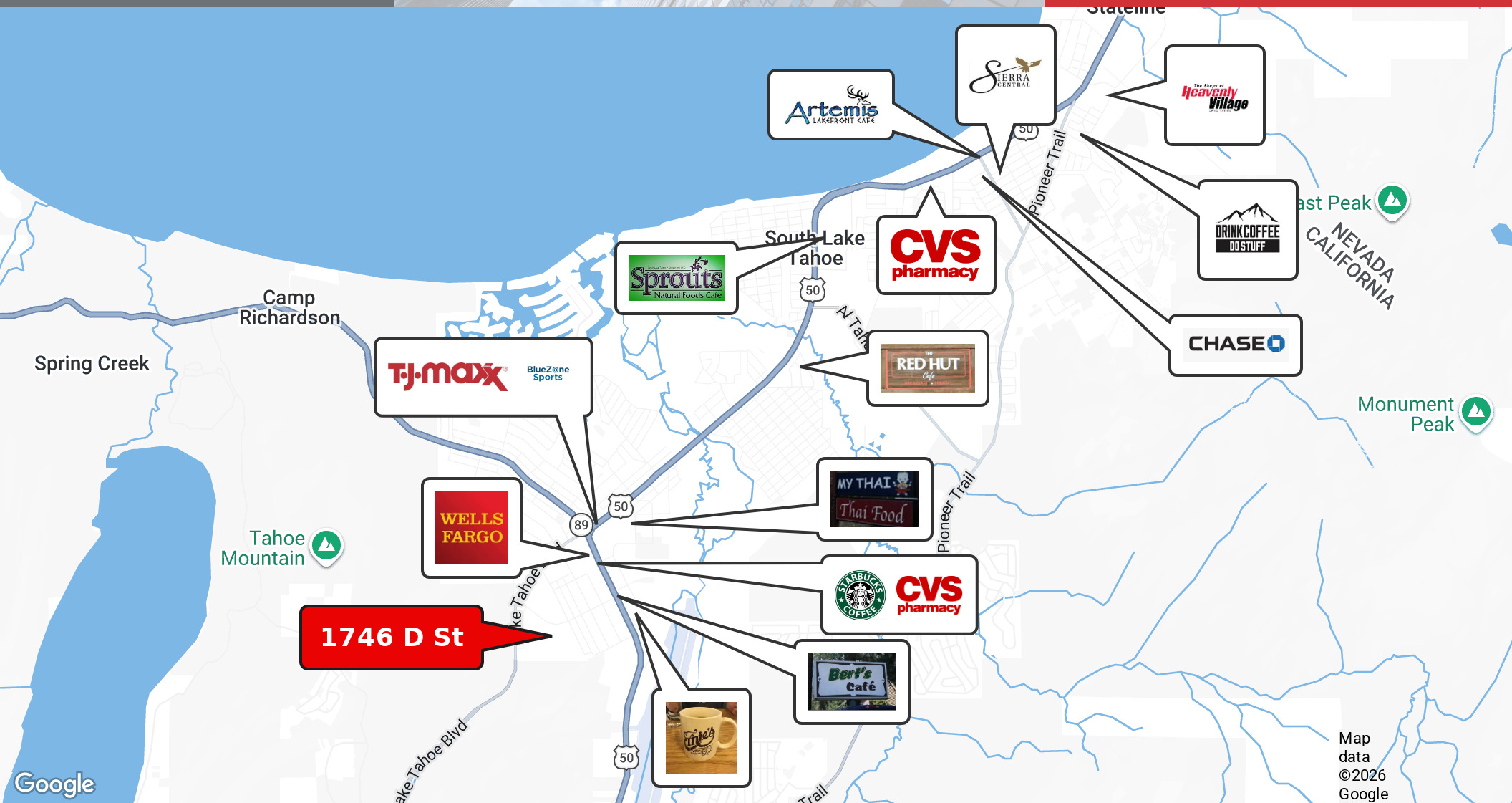
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BROCHURE

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NATTahoe Sierra

For Lease

9,852 SF | \$2 SF/month
Warehouse/Distribution/Fulfillment
Space



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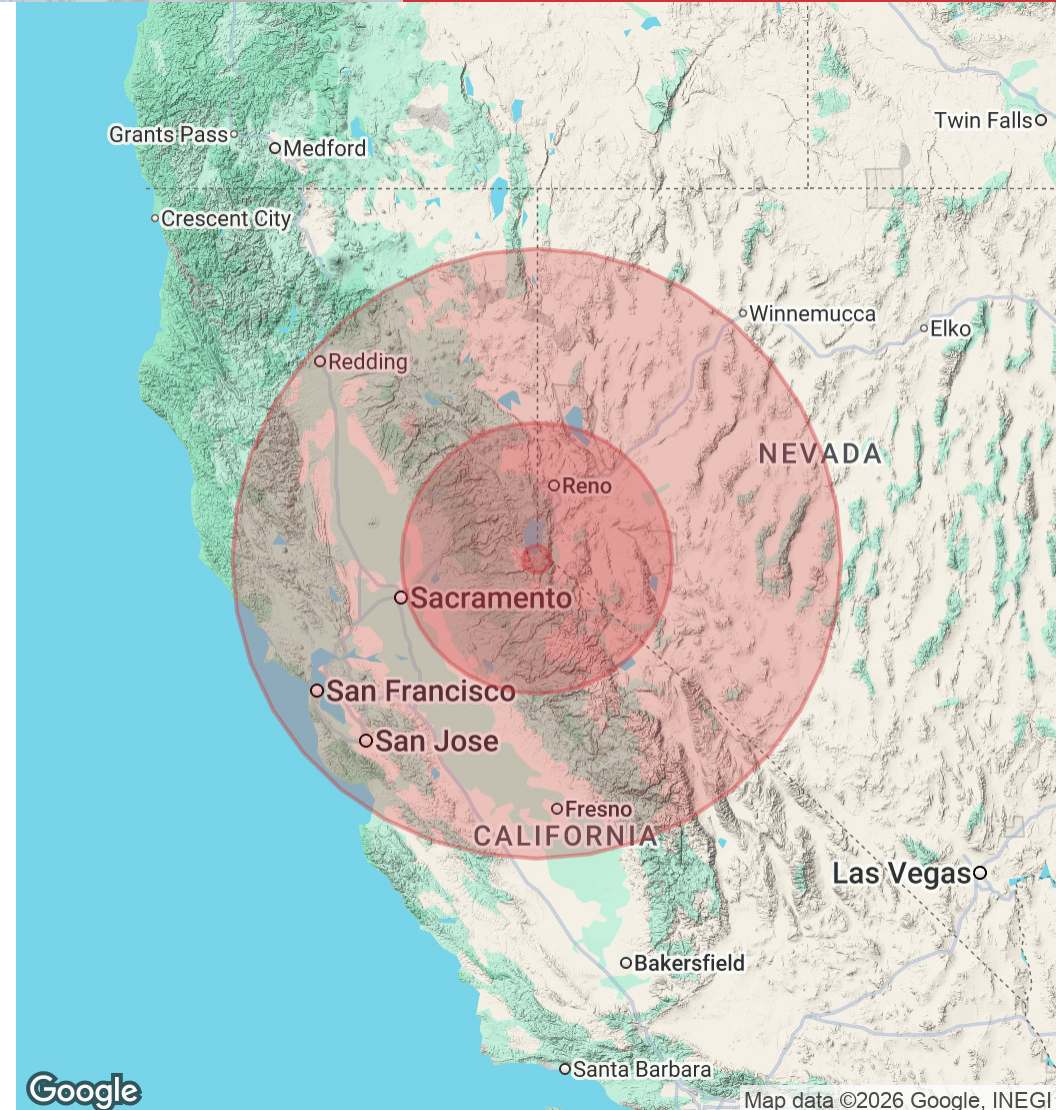
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9,852 SF | \$2 SF/month
Warehouse/Distribution/Fulfillment
Space

Population	8 Miles	80 Miles	180 Miles
Total Population	32,022	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41

Households & Income	8 Miles	80 Miles	180 Miles
Total Households	14,114	771,312	5,314,469
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$117,752	\$123,539	\$150,208
Average House Value	\$809,292	\$625,040	\$897,375

2020 American Community Survey (ACS)



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