

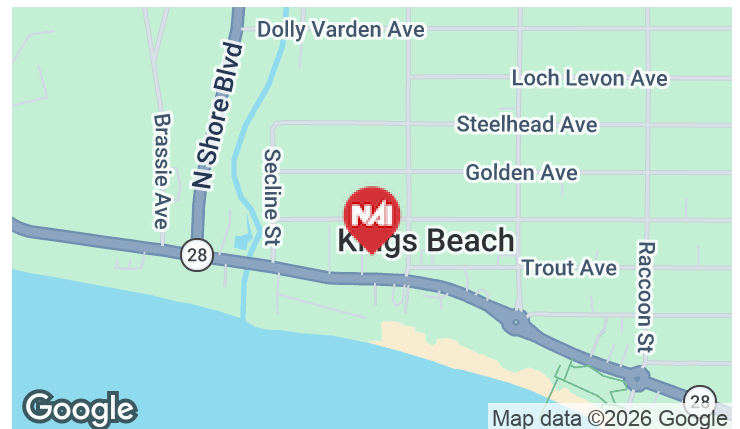


Former Rite Aid Building

8245 North Lake Boulevard Kings Beach, California 96143

Property Highlights

- +/-5,488 sq. ft. of prime commercial space for lease in the heart of Kings Beach
- Situated on a +/-0.81 acre parcel
- Includes two (2) restrooms, small office, and warehouse/receiving area
- High visibility and foot traffic
- Flexible floor plans
- Ample parking for tenants and customers
- Strategic location with easy access to transportation routes
- Nearby amenities for convenience
- Welcoming and vibrant community



For More Information

Rob Nation

O: 530 606 6255

rnation@naitahoesierra.com | CalDRE #02255105

Scott Fair

O: 530 525 2304

sfair@naitahoesierra.com | CalDRE #01761504



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DATE: 2/25/24

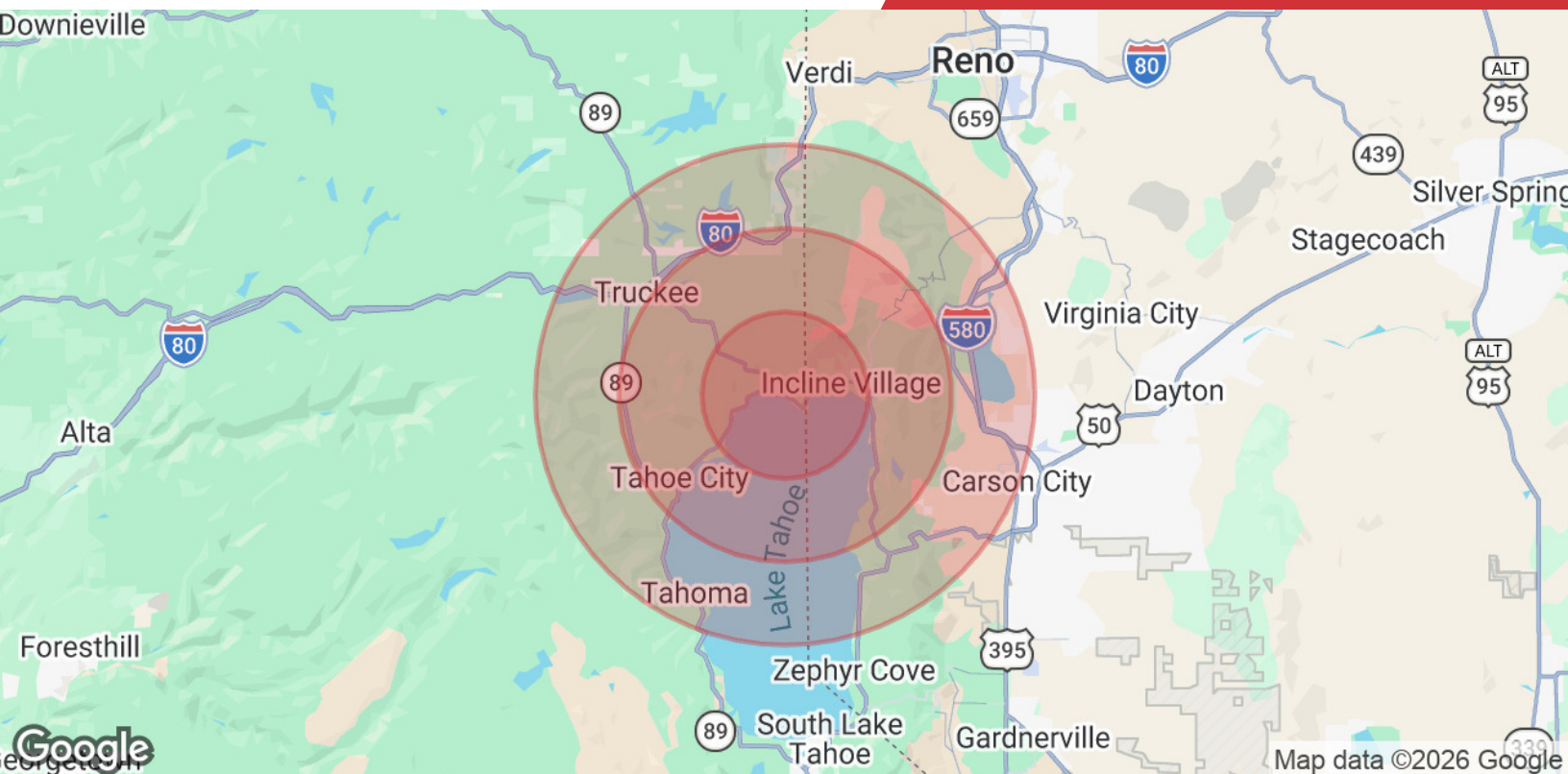


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GARY A. BURKE, ARCHITECT
 134 BUCKINGHAM COURT
 GRASS VALLEY, CA 95949
 (530) 575-0336 TEL.
 CALIFORNIA LICENSE NUMBER C-27081

△	REVISIONS	DATE





Population

	5 Miles	10 Miles	15 Miles
Total Population	11,598	25,542	65,231
Average Age	47.4	46.6	46.7
Average Age (Male)	47.9	47.2	47.3
Average Age (Female)	46.4	45.7	46.2

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	5,138	10,817	27,631
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$204,299	\$198,998	\$171,187
Average House Value	\$1,624,744	\$1,405,998	\$1,124,599

2023 American Community Survey (ACS)