

For Lease

Village Center
at Zephyr Cove

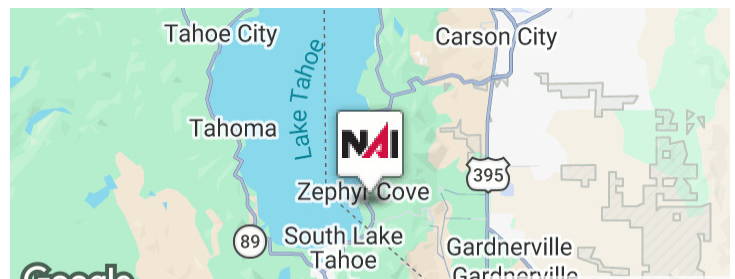


Village Center At Zephyr Cove

212 Elks Point Rd
Zephyr Cove, Nevada 89448

Property Highlights

- Only grocery-anchored center on Nevada's South Shore of Lake Tahoe
- Anchored by a top-performing Safeway grocery store
- Home to Zephyr Cove's primary post office and Wells Fargo Bank and diverse mix of established businesses
- Central Highway 50 location with excellent visibility and access
- Significant center-wide improvements planned under new ownership



Demographics	5 Miles	50 Miles	150 Miles
Total Households	8,528	301,064	3,267,933
Total Population	19,597	745,392	9,230,512
Average HH Income	\$144,670	\$115,997	\$131,570

For More Information

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BROCHURE

212 Elks Point Rd, Zephyr Cove, NV 89448

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Location Description

Village Center at Zephyr Cove is strategically positioned at the signalized intersection of U.S. Highway 50 and Elks Point Road in Zephyr Cove, Nevada, along Lake Tahoe's primary commercial and visitor corridor. The center benefits from approximately 23,000 vehicles per day and serves as the closest major retail destination for residents and visitors along the southeastern shore of Lake Tahoe, including Round Hill, Zephyr Cove and surrounding Douglas County communities.

Within a five-mile radius, the trade area includes approximately 19,096 residents, 8,421 households, a median household income of \$61,895 and an average household income of \$95,045. These permanent residents are supplemented by Lake Tahoe's substantial year-round tourism population. The property is located adjacent to two popular beaches and less than two miles from Stateline, home to the region's largest concentration of hotels, casinos, entertainment venues and visitor accommodations.

The center's established drawing power is reinforced by Safeway, U.S. Postal Service, Dollar Tree, Wells Fargo, Barton Health, Anytime Fitness and a complementary mix of dining, service and neighborhood-oriented businesses.

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type
Suite 331	Available	1,036 SF	Modified Gross
Suite 206	Available	543 SF	Modified Gross
Suite 440	Available	936 SF	Modified Gross

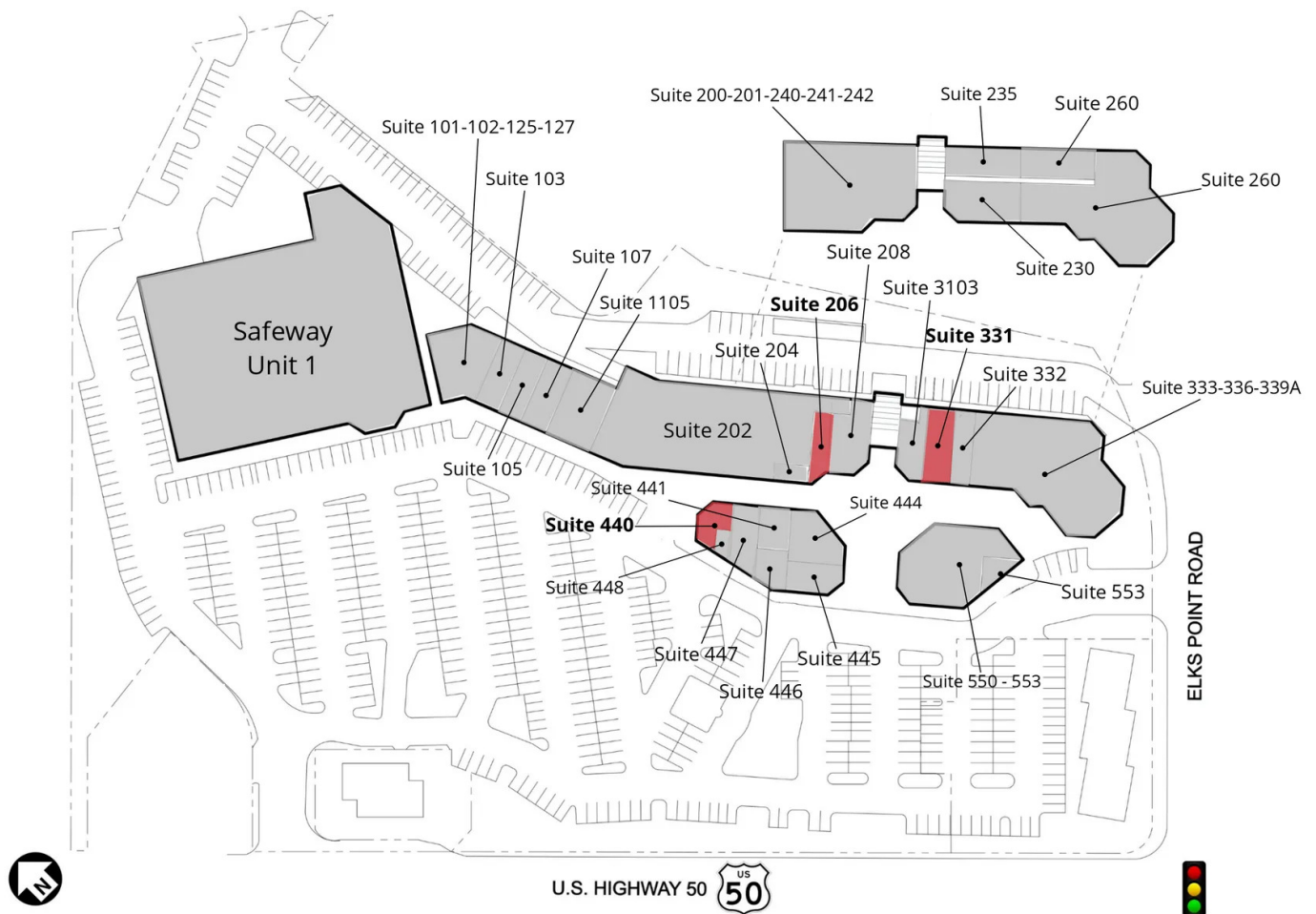
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Population

5 Miles

50 Miles

150 Miles

Total Population

19,597

745,392

9,230,512

Average Age

44.6

42.3

39.5

Average Age (Male)

44.8

42.0

38.5

Average Age (Female)

43.4

42.9

40.4

Households & Income

5 Miles

50 Miles

150 Miles

Total Households

8,528

301,064

3,267,933

of Persons per HH

2.3

2.5

2.8

Average HH Income

\$144,670

\$115,997

\$131,570

Average House Value

\$1,091,119

\$600,501

\$708,727

2023 American Community Survey (ACS)

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