



THE CROSSING
AT TAHOE VALLEY

RETAIL SPACES
FOR LEASE



2042 Lake Tahoe Blvd
South Lake Tahoe, CA



THE CROSSING

AT TAHOE VALLEY

STRATEGIC LOCATION

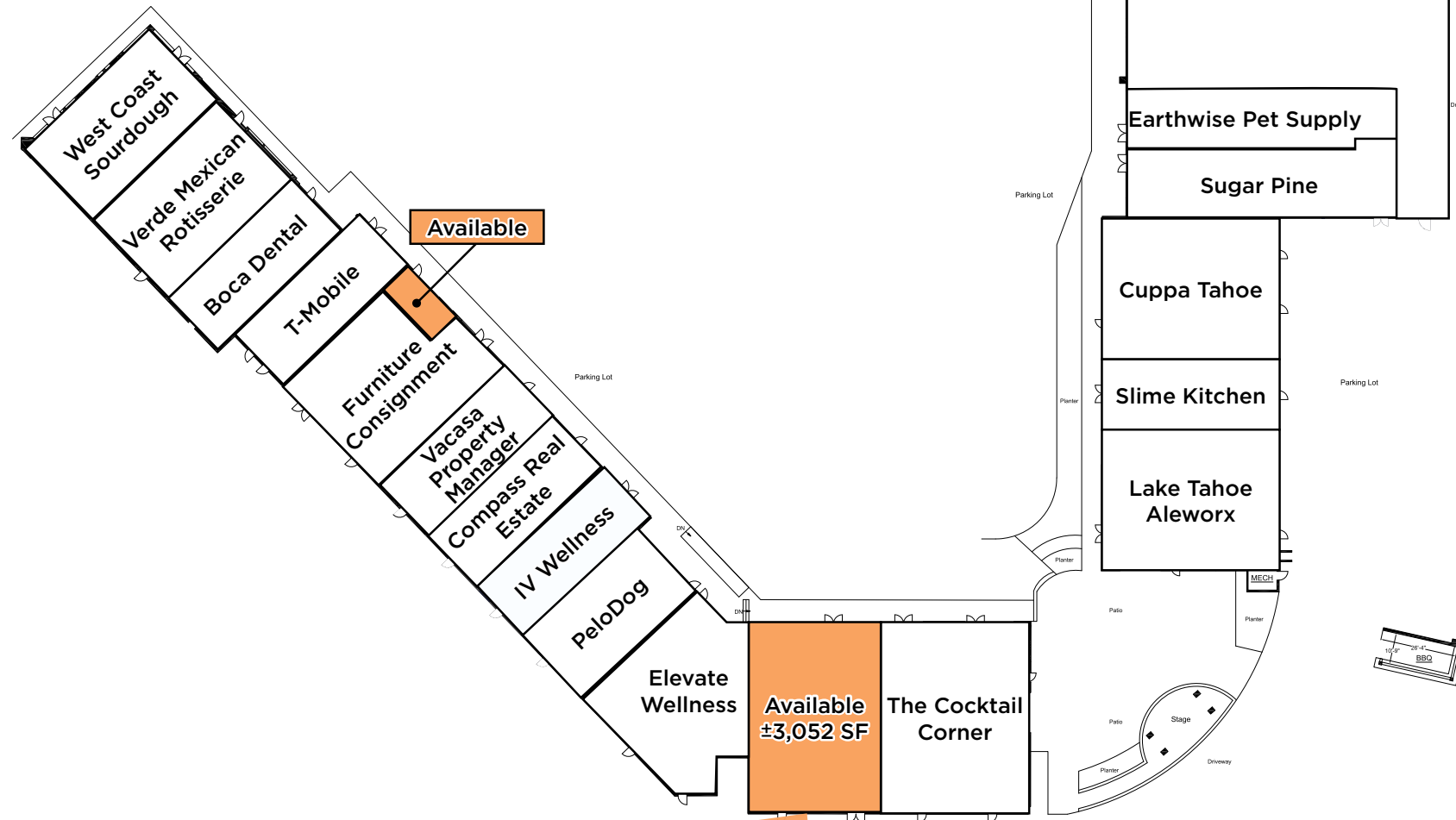
Located at the intersection of Highway 50 & 89 in South Lake Tahoe, the Crossing at Tahoe Valley is ideally located for families, visitors, and businesses to come together to eat, drink, shop and relax.

PROPERTY HIGHLIGHTS

- The center is located in a concentrated area of national retailers in the immediate area
- Newly renovated center – new mountain contemporary design
- Prominent signage and enhanced pedestrian and vehicular access
- Outdoor communal patio space with large outdoor patio, casual seating, fire pits, and an elevated state – the perfect gathering point for families and friends, driving more traffic to the center
- Located in the heart of South Lake Tahoe which draws approximately 3 million people annually

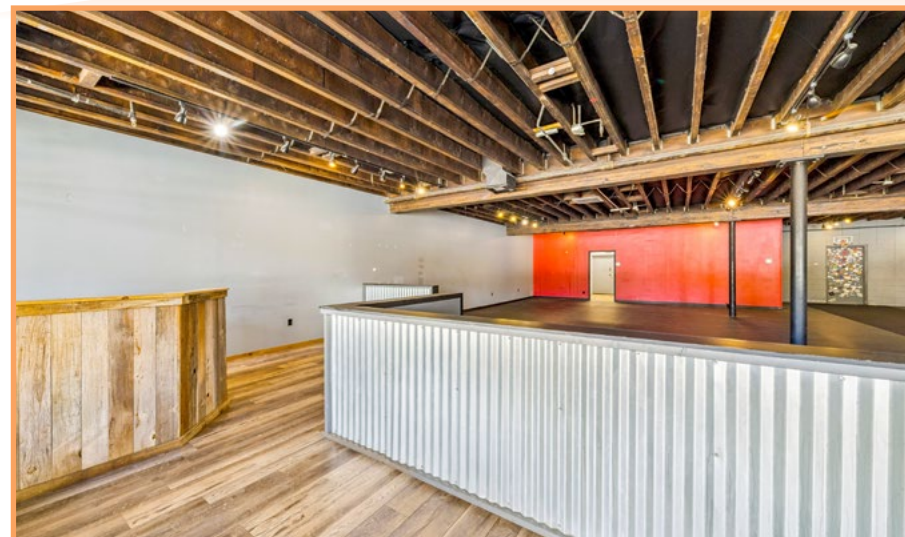


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Not to scale. All dimensions are approximate.

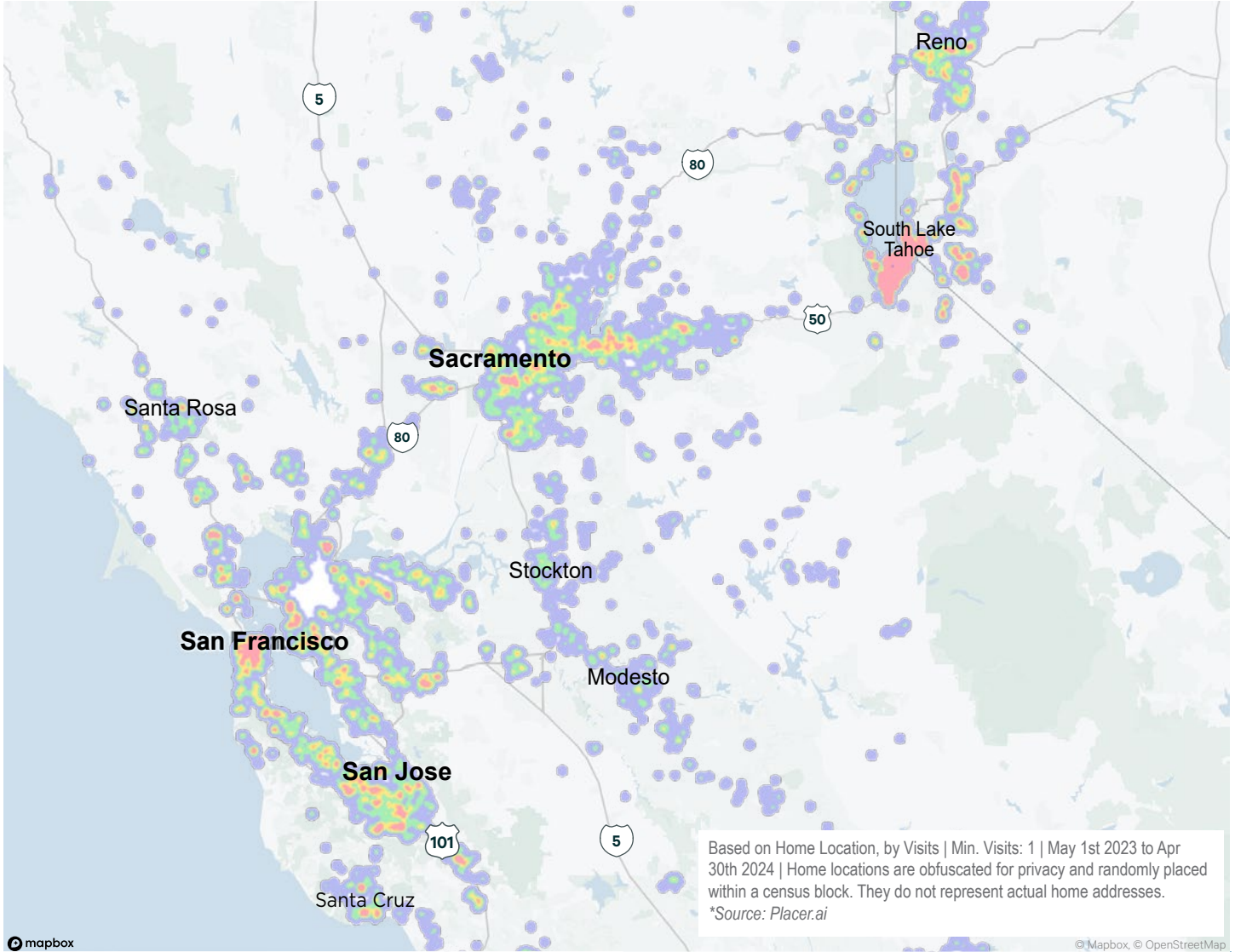
Available Spaces



SUITE	TENANT	±RSF
2014	West Coast Sourdough	1,958
2016	Verde Mexican Rotisserie	2,124
2018	Boca Dental	1,532
2020	T Mobile	1,297
2022	AVAILABLE (ATM)	300
2024	Furniture Consignment	2,518
2026	Vacasa Property Manager	1,328
2028	Compass Real Estate	1,450
2030	IV Wellness	1,448
2032	PeloDog	1,500
2034	Elevate Wellness	2,483
2038	AVAILABLE	3,052
2040-42	The Cocktail Corner	3,333
2050	Lake Tahoe Aleworx	2,770
2052	Slime Kitchen	1,341
2054	Cuppa Tahoe	2,782
2058	Sugar Pine	2,263
2060	Earthwise Pet Supply	1,793
2062	Big 5 Sporting Goods	11,500

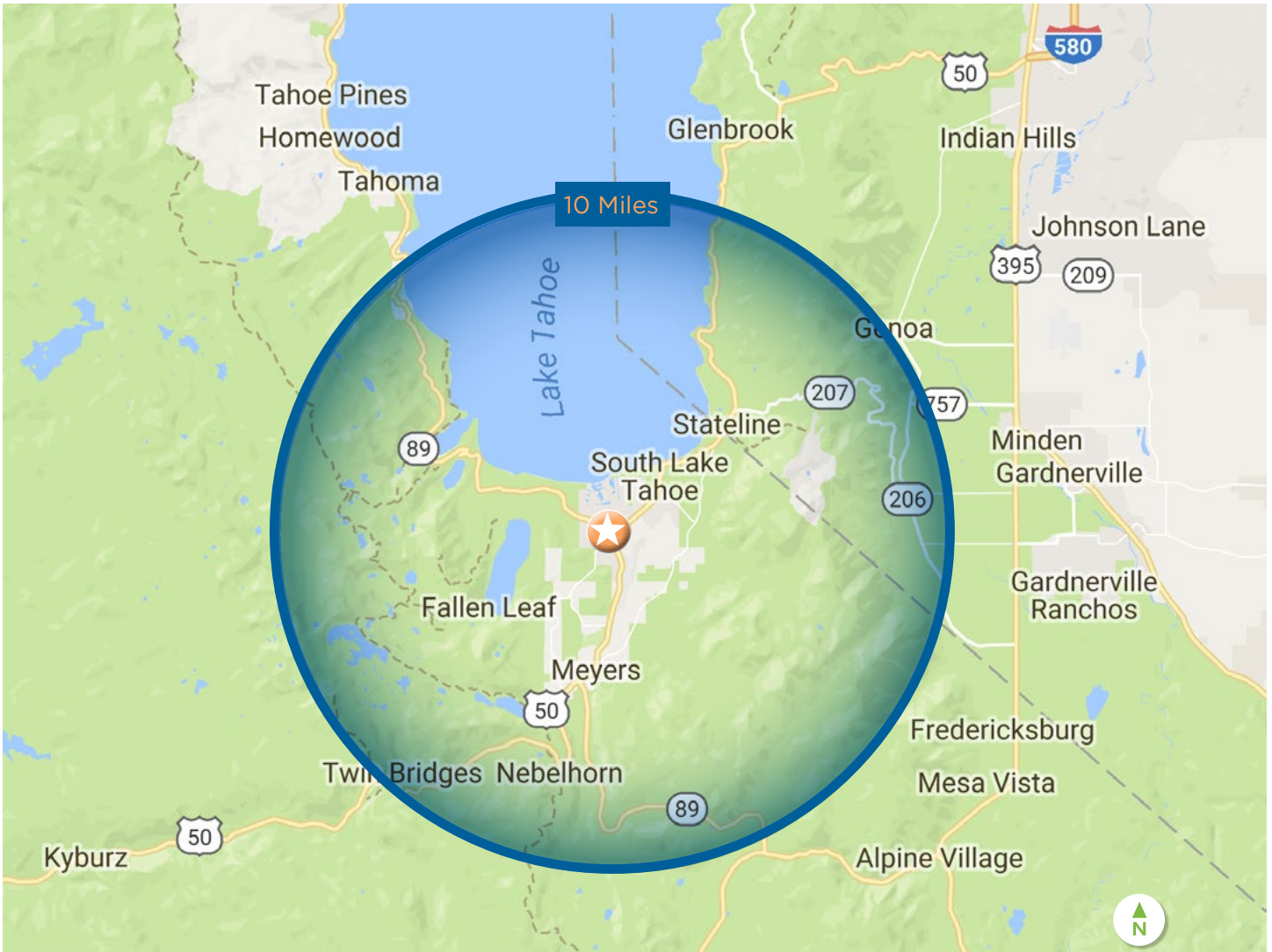
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LAKE TAHOE TRUE TRADE AREA MAP* 2024



**OVER 3 MILLION PEOPLE
VISIT
SOUTH LAKE TAHOE
ANNUALLY**





DEMOGRAPHIC SNAPSHOT*



TOTAL POPULATION
35,825



NUMBER OF HOUSEHOLDS
15,940



AVERAGE HOUSEHOLD INCOME
\$118,744



MEDIAN AGE/YEARS
43.1

Source: *2023 estimates calculated for a 10 miles radius (provided by FastReport)

2022 Traffic Counts

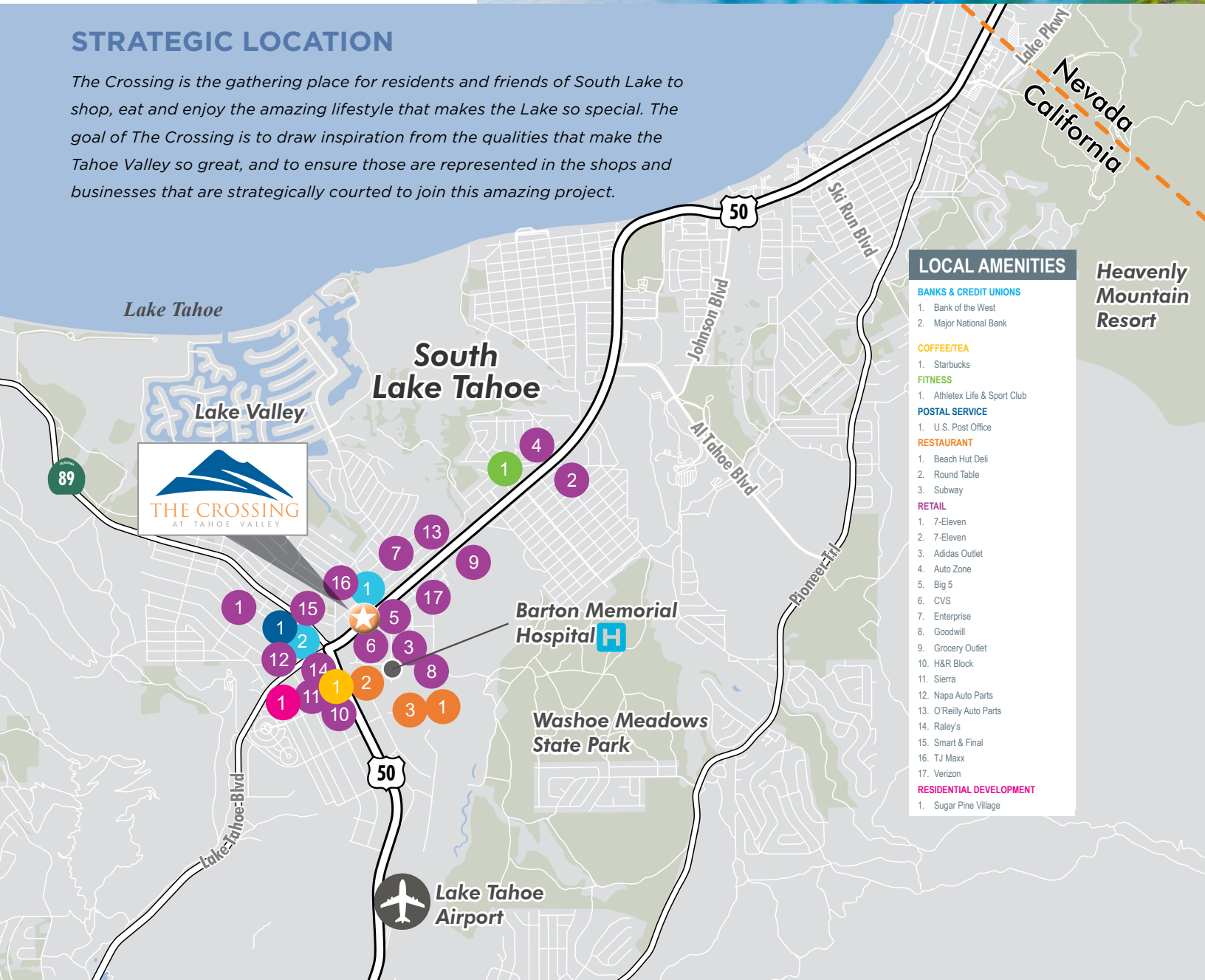
Hwy 50/Lake Tahoe Blvd	32,047VPD
Hwy 89/Emerald Bay Road	18,621 VPD

Source: Placer.ai



STRATEGIC LOCATION

The Crossing is the gathering place for residents and friends of South Lake to shop, eat and enjoy the amazing lifestyle that makes the Lake so special. The goal of The Crossing is to draw inspiration from the qualities that make the Tahoe Valley so great, and to ensure those are represented in the shops and businesses that are strategically courted to join this amazing project.



FOR MORE INFORMATION, CONTACT:

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