

# VACANT RETAIL BUILDING

Available for Sale or Lease



2724 Lake Tahoe Boulevard

# SOUTH LAKE TAHOE CALIFORNIA

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



**MAXWELL FINN**

Senior Associate

SRS National Net Lease Group

max.finn@srsre.com

M: 315.727.3581

132 S. State Street

Salt Lake City, Utah 84111

UT License No. 12066979-SA00

**JACK CORNELL**

Vice President

SRS National Net Lease Group

jack.cornell@srsre.com

M: 570.762.6075

10 W Broadway, Suite 700

Salt Lake City, UT 84101

UT License No. 9518385-SA00



Broker/Designated Officer: Garrett Colburn, SRS Real Estate Partners-Northwest, LP | CA License No. #01416734



## OFFERING / PROPERTY SPECIFICATIONS

|                         |   |
|-------------------------|---|
| <b>Price</b>            | \$2,000,000   |
| <b>Rentable Area</b>    | 5,275 SF  |
| <b>Land Area</b>        | 0.80 Acres  |
| <b>Property Address</b> | 2724 Lake Tahoe Boulevard<br>South Lake Tahoe, California 96150 |
| <b>Year Built</b>       | 1978  |
| <b>Parcel Number</b>    | 031-091-005-000   |
| <b>Ownership</b>        | Fee Simple (Land & Building Ownership)                          |
| <b>Zoning</b>           | General Commercial  |
| <b>Parking Spaces</b>   | 4   |



### **Excellent Redevelopment or Re-Lease Opportunity | Vacant Retail Building | General Commercial Zoning**

- Vacant retail building in a affluent area
- Potential retail/commercial redevelopment opportunity in a desirable location
- General Commercial, provides a wide range of retail and business uses

### **Along Lake Tahoe Blvd (35,000 VPD) | Excellent Visibility & Access**

- Strategically located along Lake Tahoe Blvd, a major retail road averaging a combined 35,000 vehicles passing by daily
- Excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

### **Dense Retail Corridor | Strong National/Credit Tenant Presence**

- Ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Safeway, Whole Foods, CVS Pharmacy, AutoZone, Taco Bell, Ross, Denny's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

### **Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes**

- More than 27,000 residents and 24,000 employees support the trade area
- An affluent average household income of \$107,388



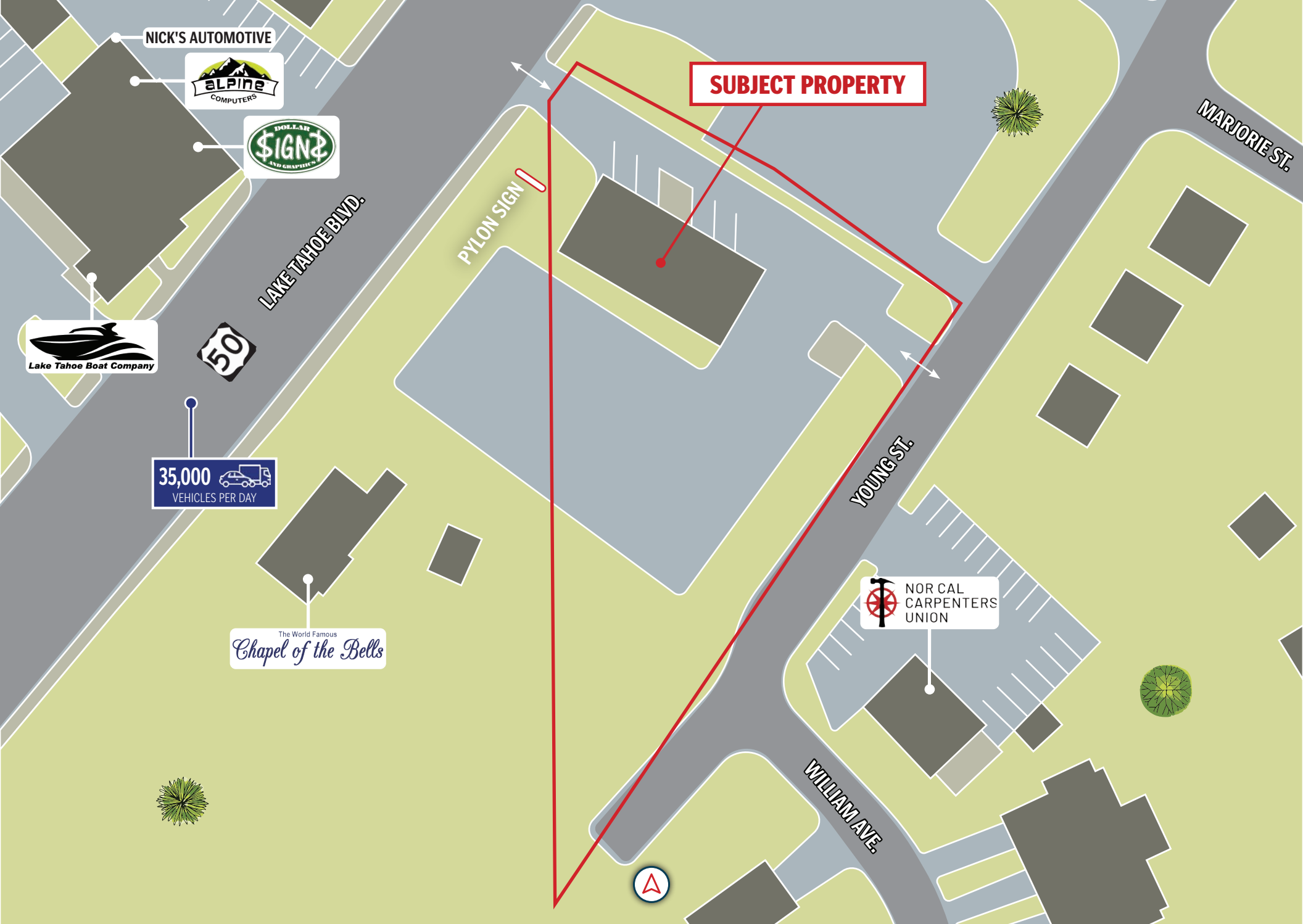


**SUBJECT PROPERTY**

**35,000**  
VEHICLES PER DAY

| 2023 Estimated Population      |           |
|--------------------------------|-----------|
| 1 Mile                         | 6,306     |
| 3 Miles                        | 23,190    |
| 5 Miles                        | 27,723    |
| 2023 Average Household Income  |           |
| 1 Mile                         | \$101,900 |
| 3 Miles                        | \$99,200  |
| 5 Miles                        | \$107,388 |
| 2023 Estimated Total Employees |           |
| 1 Mile                         | 2,891     |
| 3 Miles                        | 14,916    |
| 5 Miles                        | 24,929    |





NICK'S AUTOMOTIVE



LAKE TAHOE BLVD.

PYLON SIGN

**SUBJECT PROPERTY**

MARJORIE ST.



35,000  
VEHICLES PER DAY

The World Famous  
*Chapel of the Bells*

NOR CAL  
CARPENTERS  
UNION

WILLIAM AVE.





## THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

**255+**

RETAIL  
PROFESSIONALS

**25+**

OFFICES

**#1**

LARGEST  
REAL ESTATE  
SERVICES FIRM  
in North America  
exclusively dedicated  
to retail

**2.3K+**

RETAIL  
TRANSACTIONS  
company-wide  
in 2022

**760+**

NET LEASE  
TRANSACTIONS  
SOLD  
in 2022

**\$2.9B+**

NET LEASE  
TRANSACTION  
VALUE  
in 2022

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