

# For Lease

Suite 4 Available | 424 SF  
Office Building



**NAITahoe Sierra**

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)

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## Tahoe Plaza Professional Office Building

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### Property Highlights

- A +/- 7168 sq. ft. multi tenant office building
- Hwy 50 frontage with excellent street visibility and signage
- Centrally located in South Lake Tahoe
- At the entrance to the Tahoe Keys
- Multiple sized office spaces and configurations available

### Offering Summary

<b>\$2.20 - 2.60 SF/month (MG)</b> Lease Rate	<b>MG</b> Lease Type
<b>7,168 SF</b> Building Size	<b>424 SF</b> Space Available

<b>Demographics</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
<b>Total Households</b>	15,463	771,312	5,314,469
<b>Total Population</b>	34,712	2,035,263	15,064,566
<b>Average HH Income</b>	\$120,733	\$123,539	\$150,208

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## Lease Information

Lease Type: MG Lease Term: Negotiable  
Total Space: 424 SF Lease Rate: \$2.20 - \$2.60 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 3	-	468 SF	Modified Net	\$2.00 SF/month	-
Suite 7	-	580 SF	Modified Gross	\$2.20 - 2.60 SF/month	With new carpet and new paint and has 4 offices.
Suite 4	Available	424 SF	Modified Gross	\$2.20 - 2.60 SF/month	-
Suite 6	-	340 SF	Modified Gross	\$2.20 - 2.60 SF/month	-

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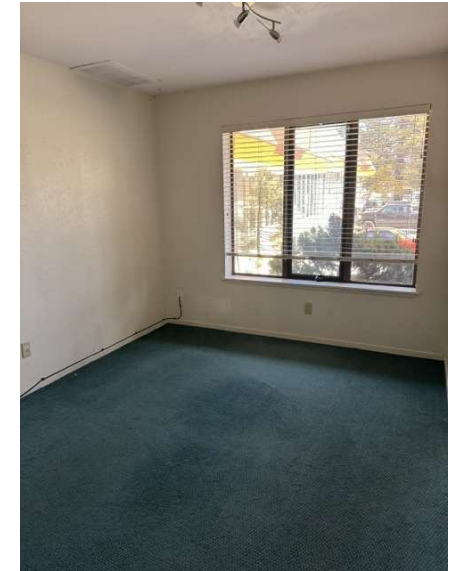
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## Suite 4

424 SF | \$2.00 SF/month (MG)

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Lease Rate

**\$2.20 - 2.60 SF/Month**

## Location Information

Building Name	Tahoe Plaza Professional Office Building
Street Address	2311 Lake Tahoe Blvd
City, State, Zip	South Lake Tahoe, CA 96150
County	El Dorado
Sub-market	Submarket

## Building Information

Building Size	7,168 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1978
Gross Leasable Area	6,021 SF
Load Factor	19.0
Framing	Stud
Condition	Average
Free Standing	Yes
Number of Buildings	1
Walls	Drywall

## Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	GC
Lot Size	0.27 Acres
APN #	023-221-11-100

## Parking & Transportation

Parking Ratio	6.98
Number of Parking Spaces	50

## Utilities & Amenities

Central HVAC	Yes
HVAC	FAU/AC
Leed Certified	No
Restrooms	Upstairs and Downstairs
Landscaping	Shrubs/Trees

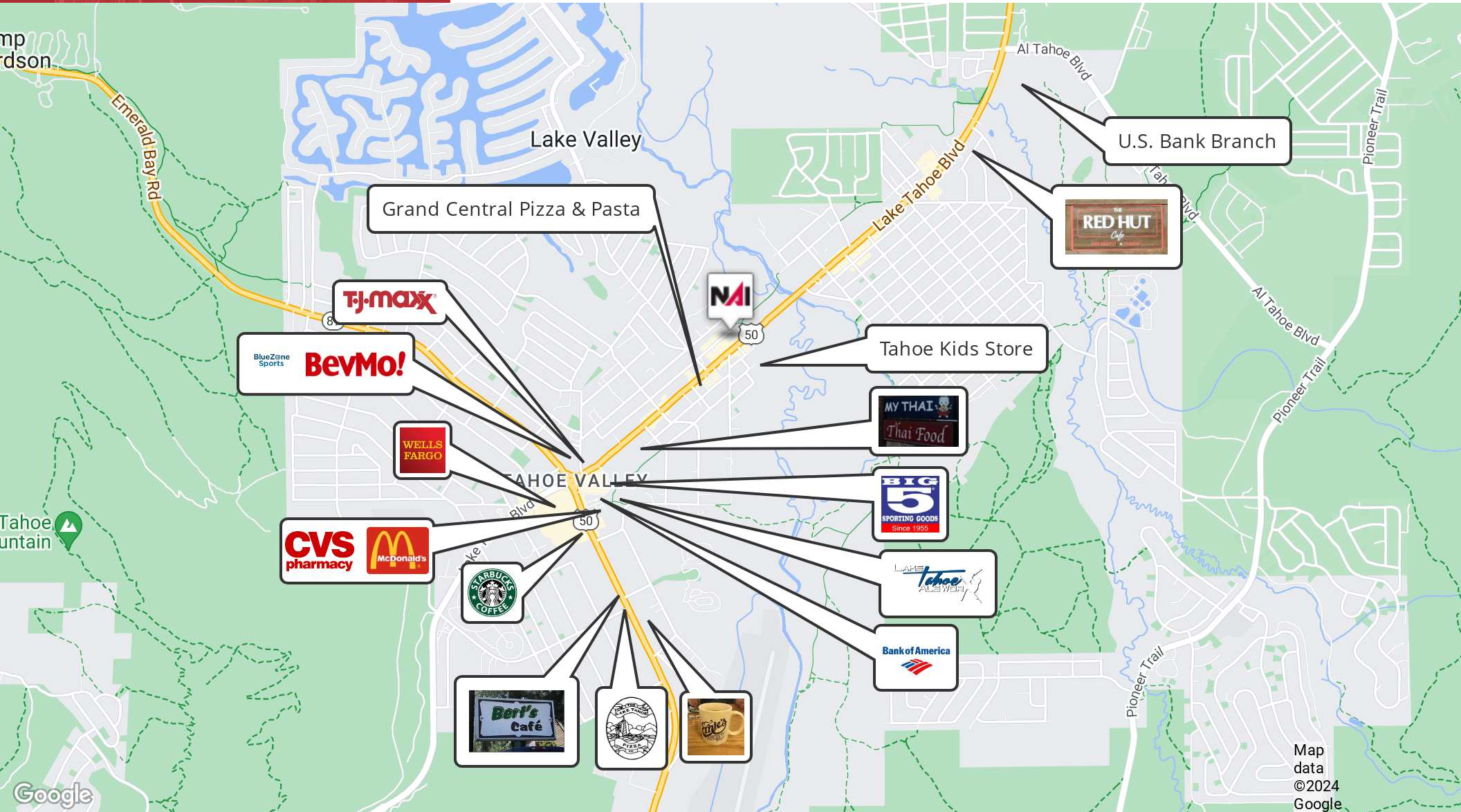
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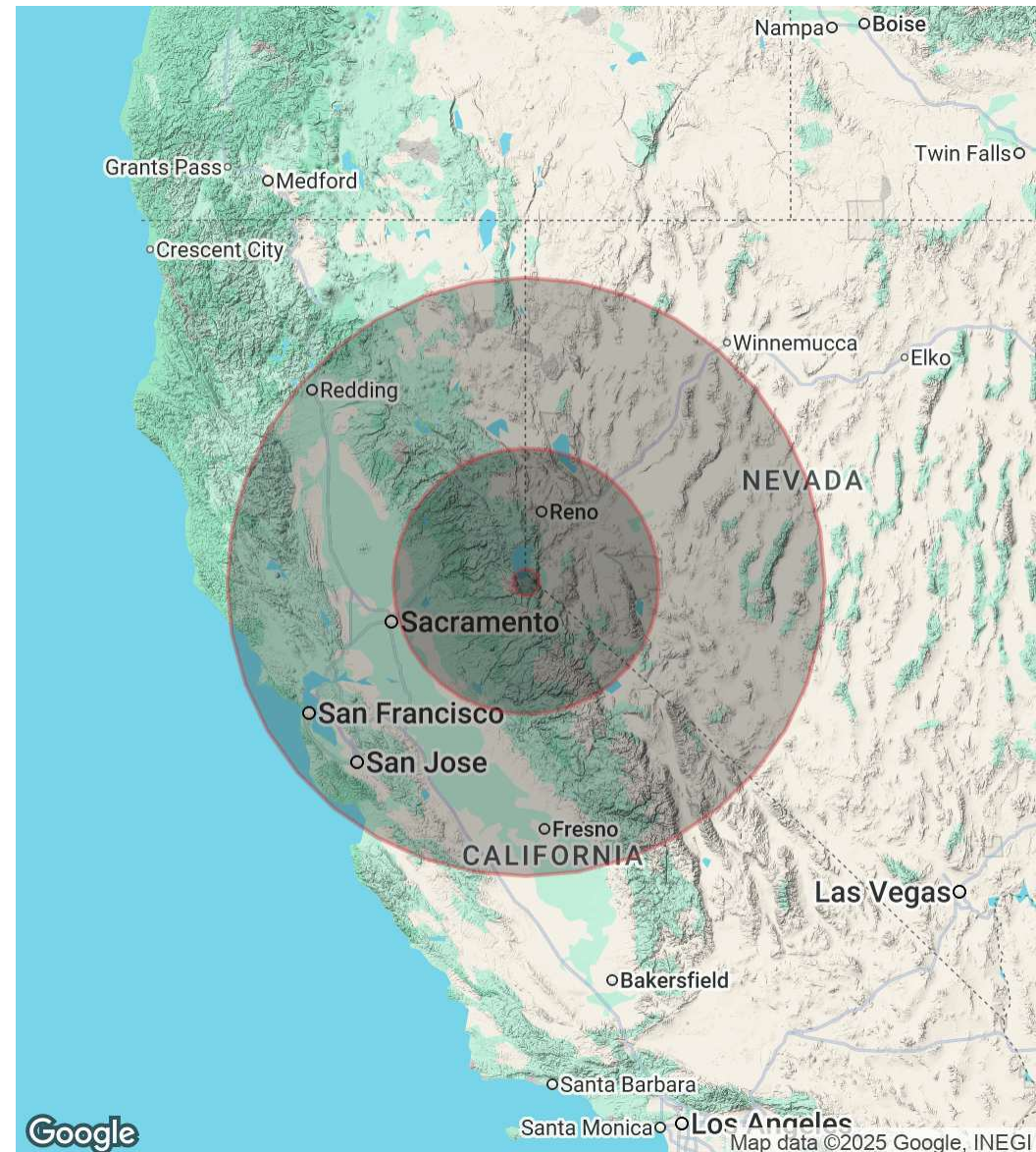
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	8 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	34,712	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41
<b>Households &amp; Income</b>			
Total Households	15,463	771,312	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$120,733	\$123,539	\$150,208
Average House Value	\$831,641	\$625,040	\$897,375

Demographics data derived from AlphaMap

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