

For Lease

288 - 500 SF | \$2.25 SF/month
Office Suites for
Lease Space



960 Emerald Bay Road

960 Emerald Bay Rd
South Lake Tahoe, California 96150

Property Highlights

- Located at the "Y" of South Lake Tahoe
- All available suites are located on the 2nd Floor
- Conveniently located near major shopping centers, restaurants, cafes, and recreational facilities
- Suite sizes ranging from approximately 288 SF to 900 SF
- Professional office environment
- Excellent visibility and central location
- Easy access to Highway 50 and surrounding business districts

Offering Summary

Lease Rate:	\$2.25 SF/month (MG)
Building Size:	8,896 SF
Available SF:	288 - 500 SF
Lot Size:	35,719 SF

Demographics

	8 Miles	80 Miles	180 Miles
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Total Households	14,969	759,986	5,268,691
Total Population	33,776	2,024,915	15,020,235
Average HH Income	\$120,017	\$123,587	\$150,305

For More Information

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Lease Rate

\$2.25 SF/Month

Property Information

Property Type	Office Suites for Lease
Property Subtype	Street Retail
Zoning	TC
Lot Size	35,719 SF
APN #	023-522-012-000

Location Information

Building Name	960 Emerald Bay Road
Street Address	960 Emerald Bay Rd
City, State, Zip	South Lake Tahoe, CA 96150
County	El Dorado

Parking & Transportation

Utilities & Amenities

Restrooms	2
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Building Information

Building Size	8,896 SF
NOI	\$141,695.98
Cap Rate	4.68
Tenancy	Multiple
Number of Floors	2
Year Built	1964
Number of Buildings	1

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	288 - 500 SF	Lease Rate:	\$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Office 1	Ferguson excavation	390 SF	Modified Gross	\$2.00 SF/month	Month to month tenancy, Located on the second floor
Office 2	-	390 SF	Modified Gross	\$2.00 SF/month	Located on the second floor
Office 3 – Second Floor Office Space	Available	288 SF	Modified Gross	\$2.25 SF/month	Located on the second floor
Office 4 – Second Floor Office Space	Available	500 SF	Modified Gross	\$2.25 SF/month	Located on the second floor
Office 5	-	255 SF	Modified Gross	\$2.00 SF/month	Located on the second floor
Office 6	-	409 SF	Modified Gross	\$2.25 SF/month	Located on the second floor
Office 7 – Second Floor Office Space	Available	291 SF	Modified Gross	\$2.25 SF/month	Located on the second floor

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Suite	Tenant Name	Size SF	Monthly Rent	Price / SF / Month	Lease Start	Lease End
960	Pet Supermarket	4,951 SF	\$10,694	\$2.16	05/01/2012	4/30/2029
1	Jim Ferguson	305 SF	\$700	\$2.29	5/01/2020	2/28/2025
2	Grant Wolf Inc	390 SF	\$780	\$2.00	7/1/2024	6/30/2025
3	HOA Accounting Services	289 SF	\$576	\$1.99	10/13/2023	10/31/024
4	-	500 SF	-	-	-	-
5	Aly Alvarez Massage Therapy	255 SF	\$510	\$2.00	8/1/2024	7/31/2025
6&7	Ecosense Designs	700 SF	\$700	\$1.00	3/06/2024	2/28/2024
Totals		7,390 SF	\$13,960	\$11.45		
Averages		1,056 SF	\$2,327	\$1.91		

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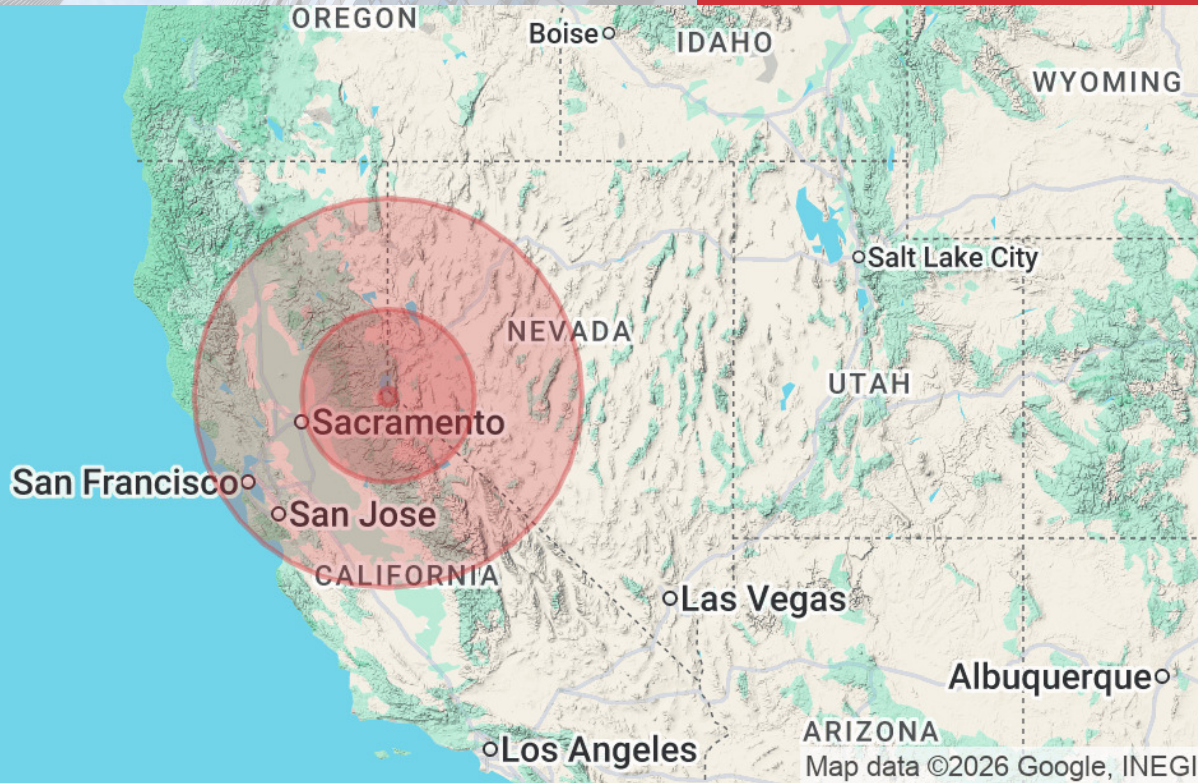
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Population

	8 Miles	80 Miles	180 Miles
Total Population	33,776	2,024,915	15,020,235
Average Age	43	42	40
Average Age (Male)	42	42	39
Average Age (Female)	43	43	41

Households & Income

	8 Miles	80 Miles	180 Miles
Total Households	14,969	759,986	5,268,691
# of Persons per HH	2.3	2.7	2.9
Average HH Income	\$120,017	\$123,587	\$150,305
Average House Value	\$826,921	\$625,092	\$898,011

2020 American Community Survey (ACS)

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