



## Chinese Herb Shop

10004 SE River St, Truckee, CA 96161



**Brian Gonsalves**

West River Real Estate, Inc.  
140200 Truckee Airport Rd, Suite 2, Truckee, CA 96161  
[brian@westrivertruckee.com](mailto:brian@westrivertruckee.com)  
DRE# 01749199

(530) 536-5166



## Chinese Herb Shop

Live/Work Option! The Chinese Herb Shop is a beautifully restored 125- year old artifact of Truckee's colorful and historic railroad and lumbering past. Built on the pristine banks of the Truckee River, both the original structure and the neighboring Annex Building have undergone a recent extensive remodel. As a result, the Chinese Herb Shop Complex has emerged as Truckee's most exciting and adaptive retail / office properties. Oversized awnings, wooden gables, brick interior walls, delightful wood decks, and large open windows overlook the Truckee River. Extra parking on SE River Street make it a wonderful location for retail and first-class office uses. The Chinese Herb Shop is the last remaining structure of Truckee's once bustling Chinatown. The original shop was built in 1878 and is registered in the Catalog of Historical Landmarks and Dedicated Sited in Nevada County. This is a one of a kind opportunity to lease a piece of Truckee history, magnificently restored and ready for the next century. It is...

- Located directly on the Truckee Riverfront
- Extensively Restored
- Historic Character and Appeal
- Live/Work

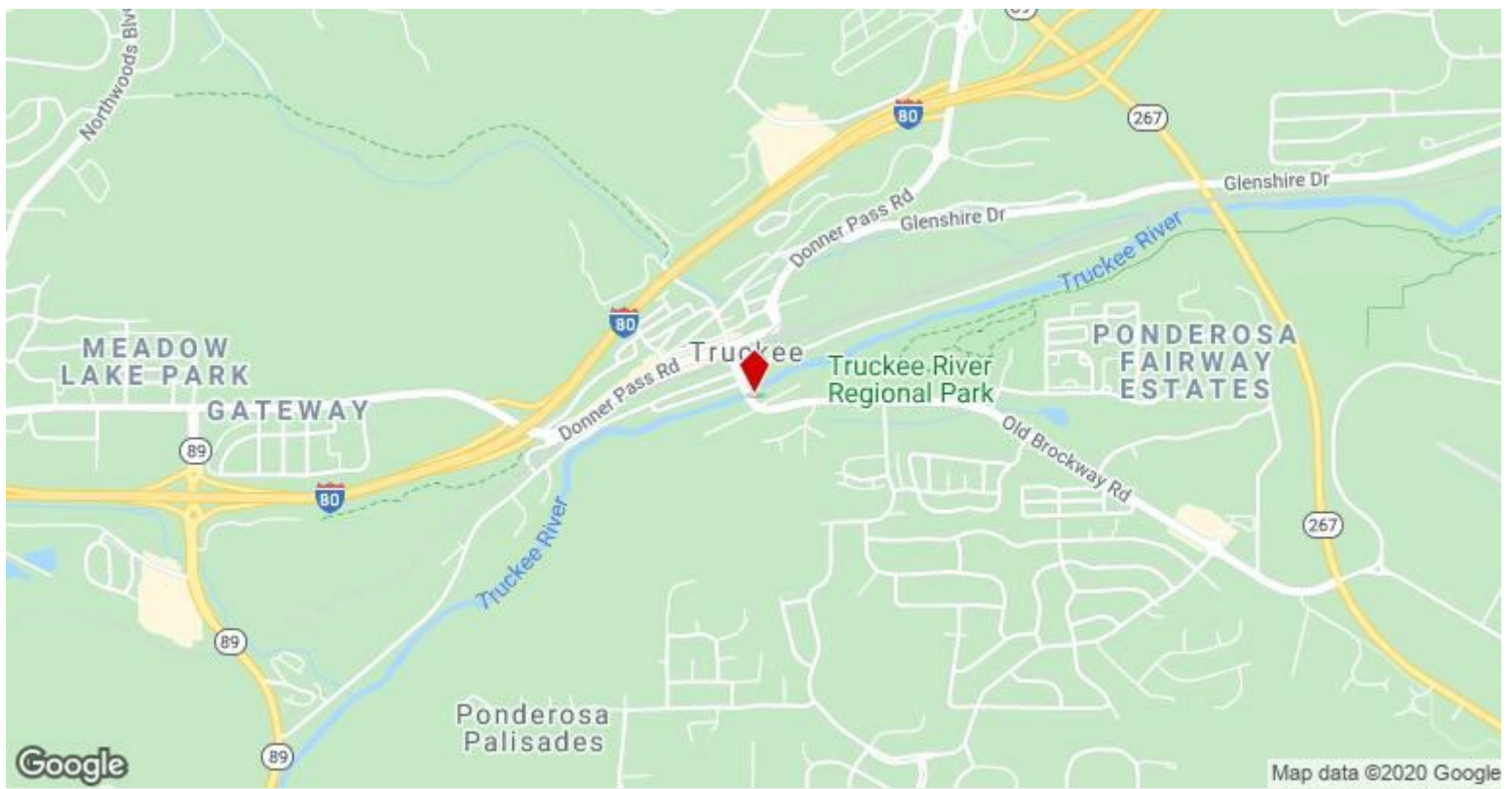


|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$2.74/SF/Mo             |
| Property Type:       | Retail                   |
| Property Subtype:    | Storefront Retail/Office |
| Gross Leasable Area: | 1,810 SF                 |
| Year Built:          | 1885                     |
| Walk Score ®:        | 63                       |
| CAM Rate Mo:         | \$1.18/SF/Mo             |

## Ground Floor

|                 |                      |
|-----------------|----------------------|
| Space Available | 1,810 SF             |
| Rental Rate     | \$2.74/SF/Mo         |
| Date Available  | Now                  |
| Service Type    | Triple Net (NNN)     |
| Space Type      | Commercial/live work |
| Space Use       | Office/Retail        |
| Lease Term      | Negotiable           |

Extensively restored to preserve the historic character and appeal. River Front spaces located within the Chinese Herb Shop Annex Building with individual redwood decks dedicated to each space.



## 1004 SE River St, Truckee, CA 96161

### Live/Work Option!

The Chinese Herb Shop is a beautifully restored 125- year old artifact of Truckee's colorful and historic railroad and lumbering past. Built on the pristine banks of the Truckee River, both the original structure and the neighboring Annex Building have undergone a recent extensive remodel. As a result, the Chinese Herb Shop Complex has emerged as Truckee's most exciting and adaptive retail / office properties. Oversized awnings, wooden gables, brick interior walls, delightful wood decks, and large open windows overlook the Truckee River. Extra parking on SE River Street make it a wonderful location for retail and first-class office uses. The Chinese Herb Shop is the last remaining structure of Truckee's once bustling Chinatown. The original shop was built in 1878 and is registered in the Catalog of Historical Landmarks and Dedicated Sited in Nevada County. This is a one of a kind opportunity to lease a piece of Truckee history, magnificently restored and ready for the next century. It is part of the walkable Downtown Historical District Commercial Entertainment District.