

For Lease

231 - 5,000 SF | \$1.20 -
2.25 SF/month
Office Space

Dunlap Drive - Offices (Old Coke Bldg.)

2048-2050 Dunlap Drive
South Lake Tahoe, California 96150

Property Highlights

- Located at the busy "Y" Intersection in Lake Tahoe
- Walking Distance to Numerous Restaurants and Shops (Raley's Shopping Center, TJ Maxx Center, The Crossing, etc.)
- In Close Proximity to Bike Paths and Other Outdoor Adventures Including Beaches, Skiing, Golf, Boating and Hiking (All Within a Short Driving Distance)
- Ample Parking & Common Restrooms w/ Indoor Access

Offering Summary

Lease Rate:	\$1.20 - 2.25 SF/month (MG)
Building Size:	22,422 SF
Available SF:	231 - 5,000 SF
Lot Size:	0.67 Acres

For More Information

Scott Fair

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	231 - 5,000 SF	Lease Rate:	\$1.20 - \$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 8	Available	231 SF	Modified Gross	\$2.00 SF/month	All utilities included. Trash is tenant's responsibility.
Storage Space	Available	1,000 SF	Modified Gross	\$1.20 SF/month	All utilities included. Trash is tenant's responsibility. A large outdoor storage space no heating approx
Suite 10 557 SF	Available	557 SF	Modified Gross	\$2.00 SF/month	All utilities included. Trash is tenant's responsibility.
Office Space 2 657 SF	Available	300 - 700 SF	Modified Gross	\$2.25 SF/month	-
Suite 4 1000-5000 SF	Available	1,000 - 5,000 SF	Modified Gross	\$2.25 SF/month	With 3 storage or garage spaces

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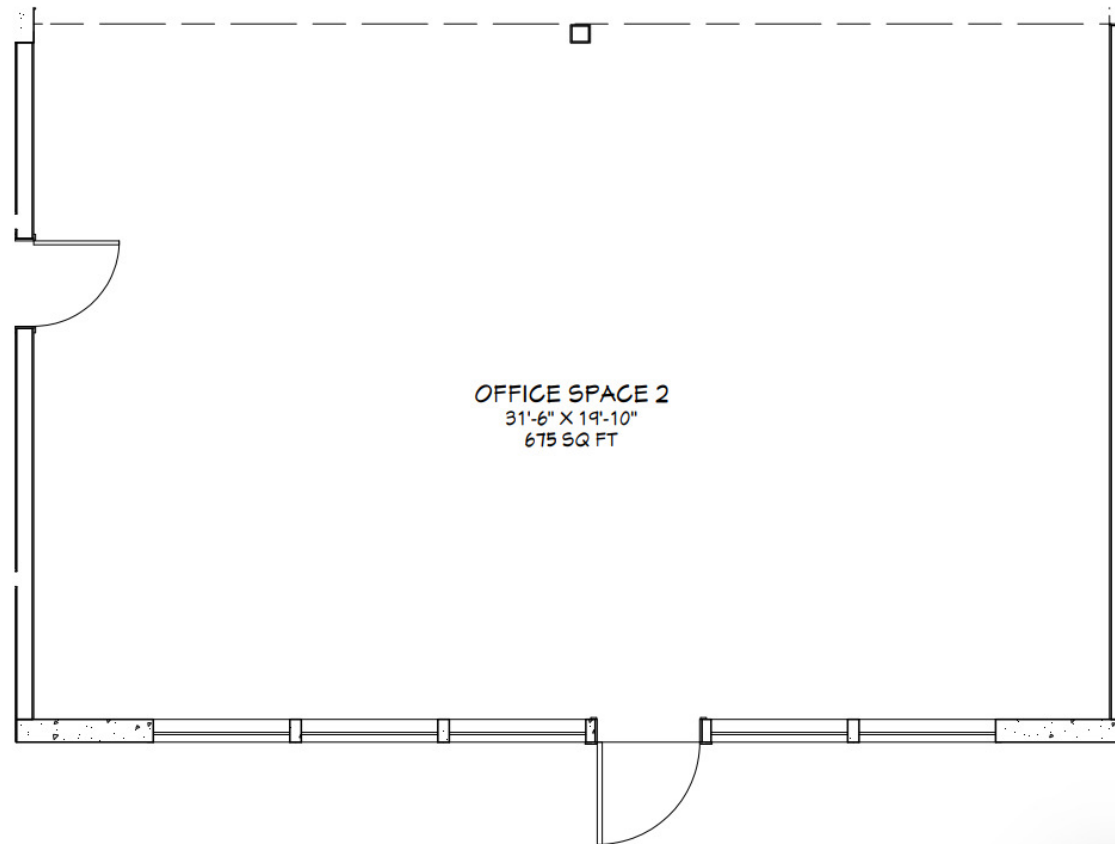
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Office Space 2

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1ST FLOOR

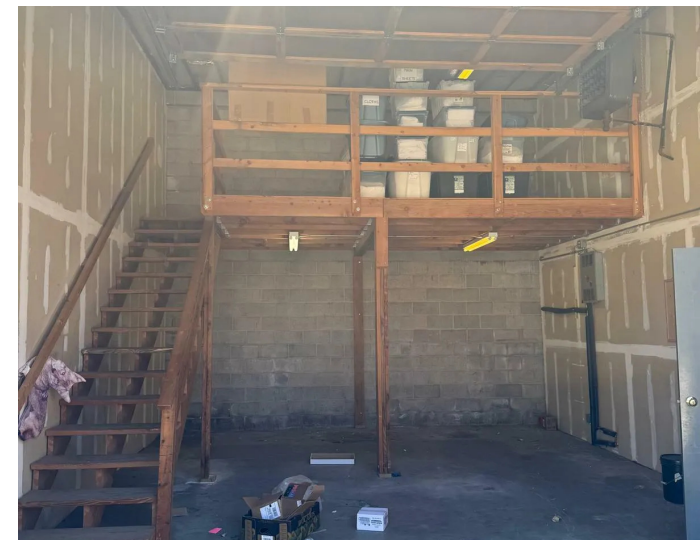
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Office Space 3

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Storage Space

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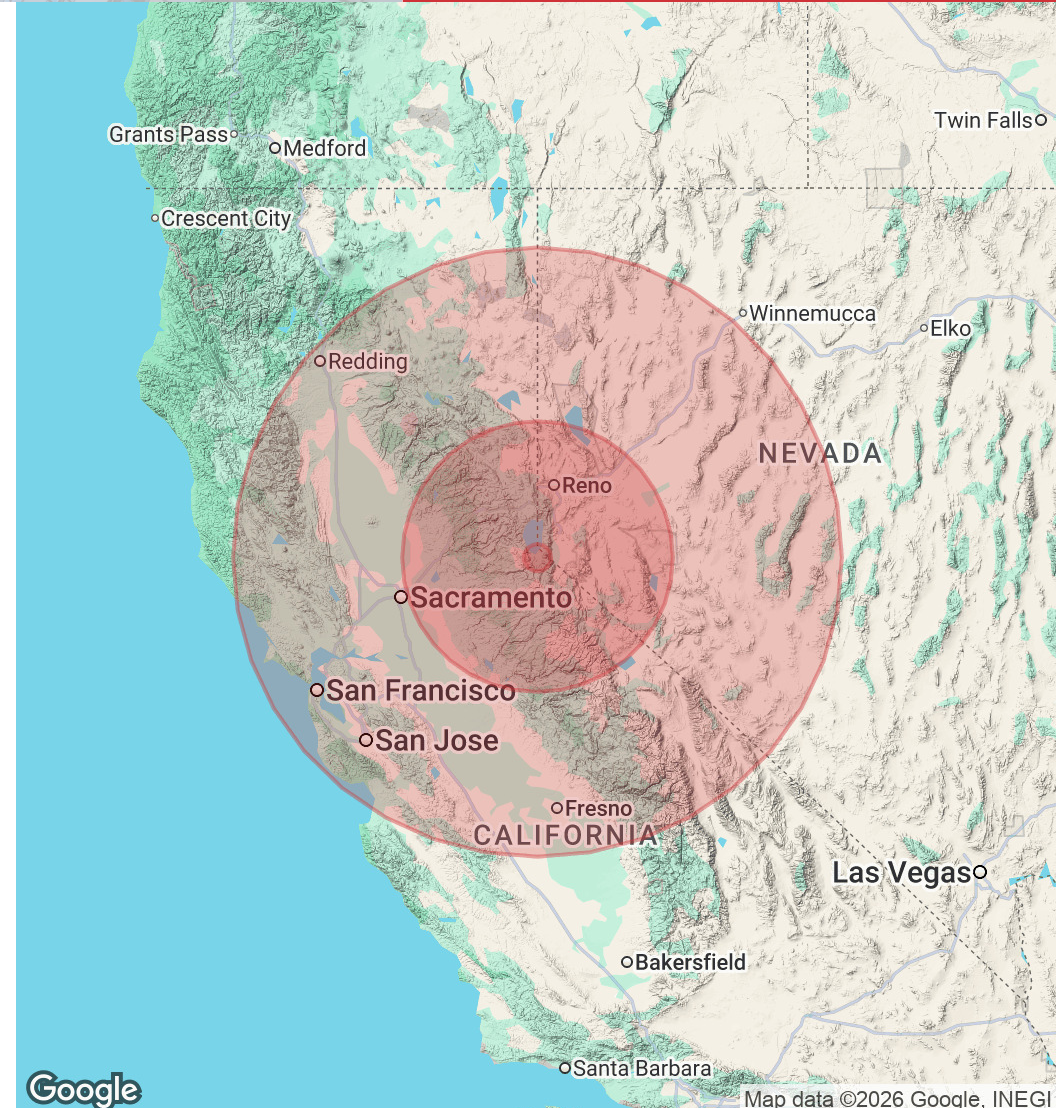
Population

	8 Miles	80 Miles	180 Miles
Total Population	33,944	2,035,263	15,064,566
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	43	43	41

Households & Income

	8 Miles	80 Miles	180 Miles
Total Households	15,075	771,312	5,314,469
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$120,246	\$123,539	\$150,208
Average House Value	\$827,479	\$625,040	\$897,375

2020 American Community Survey (ACS)



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