

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:	\$2.00 - 2.25 SF/month (MG)
Building Size:	22,422 SF
Available SF:	300 - 700 SF
Lot Size:	0.67 Acres

For More Information

Scott Fair

O: 530 525 2304
sfair@naitahoesierra.com | CalDRE #01761504



BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	300 - 700 SF	Lease Rate:	\$2.00 - \$2.25 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 10	Available	557 SF	Modified Gross	\$2.00 SF/month	All utilities included. Trash is tenant's responsibility.
Office Space 2 Ground Floor	Available	300 - 700 SF	Modified Gross	\$2.25 SF/month	-

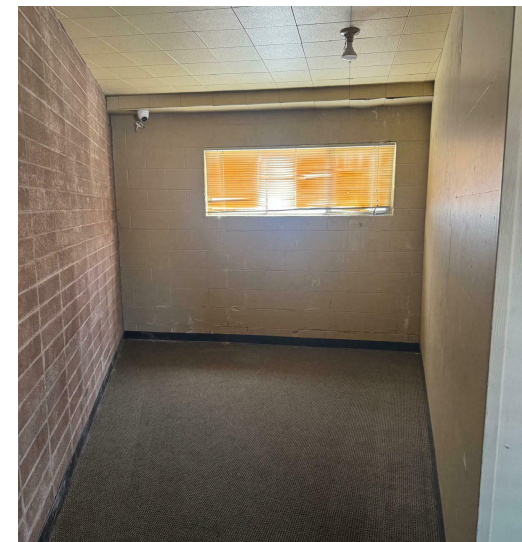
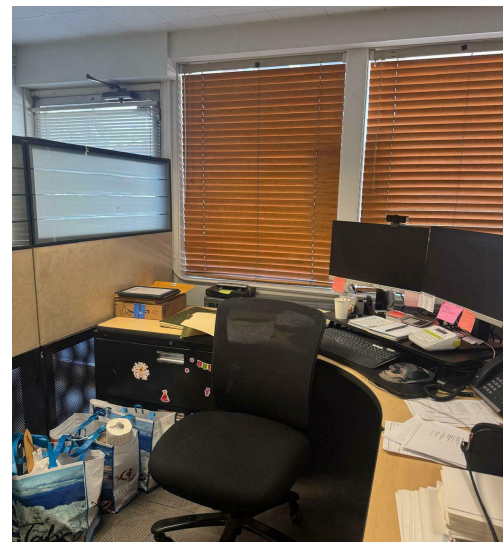
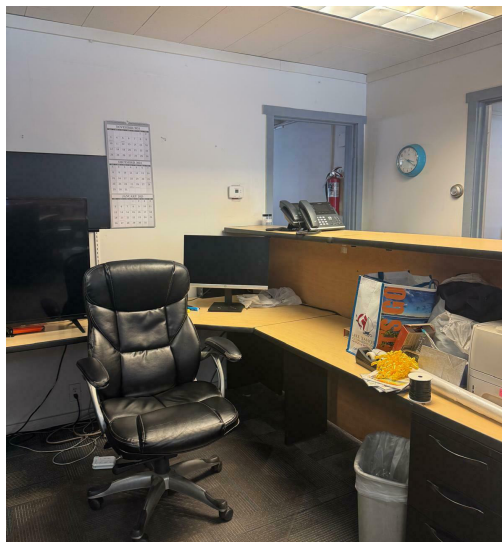
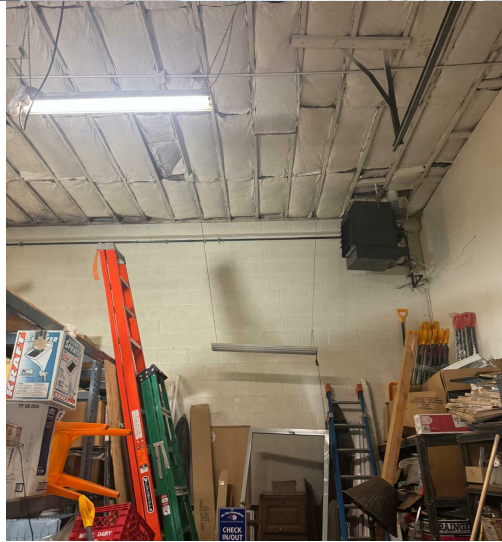
BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150

NATTahoe Sierra

For Lease

300 - 700 SF | \$2.00 -
2.25 SF/month
Office Space



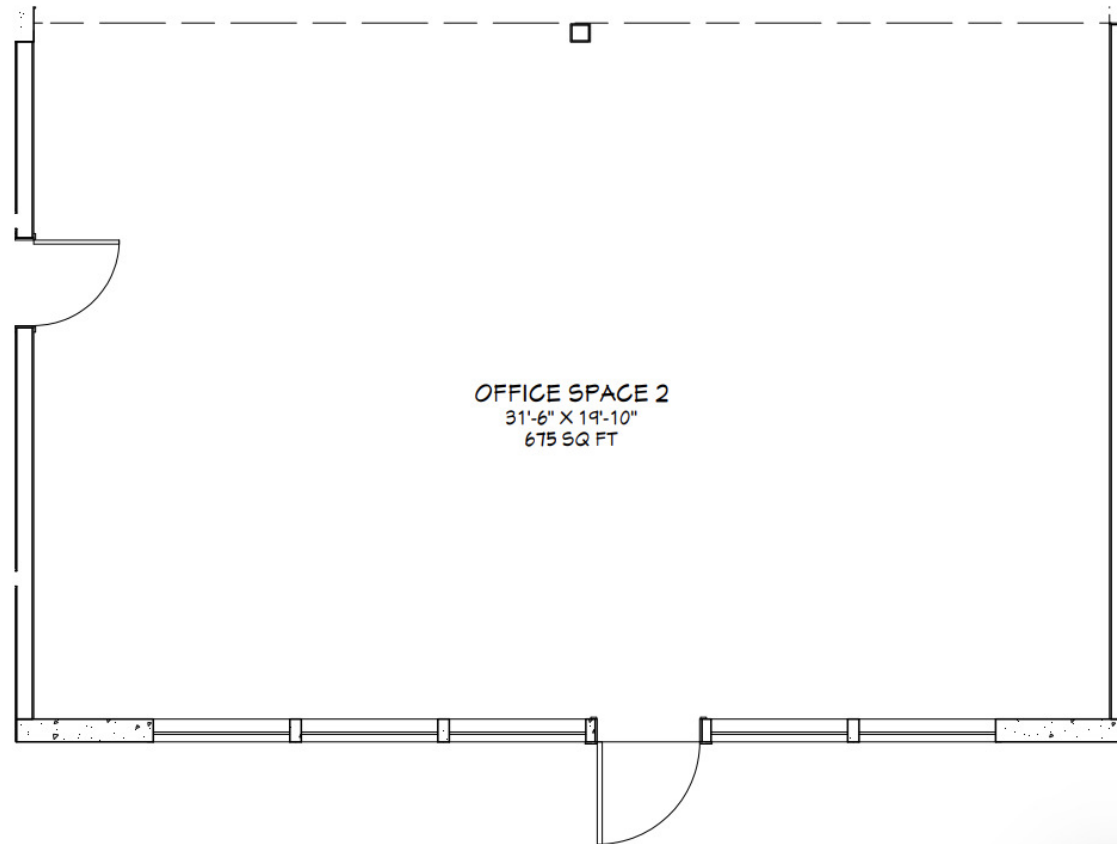
BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Office Space 2

300 - 700 SF | \$2.00 -
2.25 SF/month
Office Space



1ST FLOOR

BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150



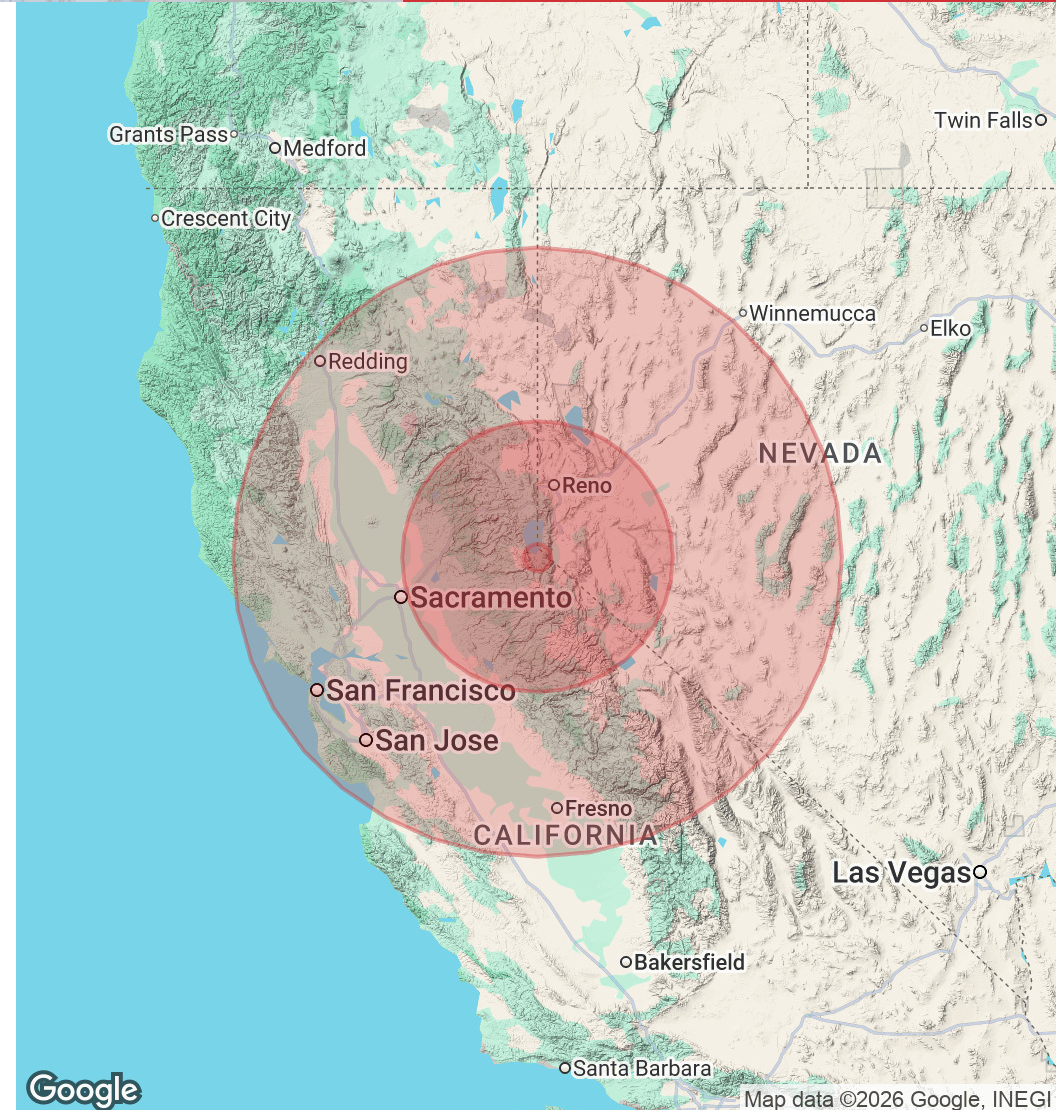
BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150

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

Demographics data derived from AlphaMap



BROCHURE

2048-2050 Dunlap Drive, South Lake Tahoe, CA 96150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.