

# FREESTANDING DRIVE-THRU RESTAURANT BUILDING

RARE HARD TO FIND DRIVE THRU RESTAURANT OPPORTUNITY



12277 DEERFIELD DRIVE | TRUCKEE, CA 96161



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Asking Price: \$1,700,000

Building Size: 2,445 SF

Parcel: 0.93 Acres

APN #: 18-760-08

Year Built: 2008

Parking: 27 Stalls



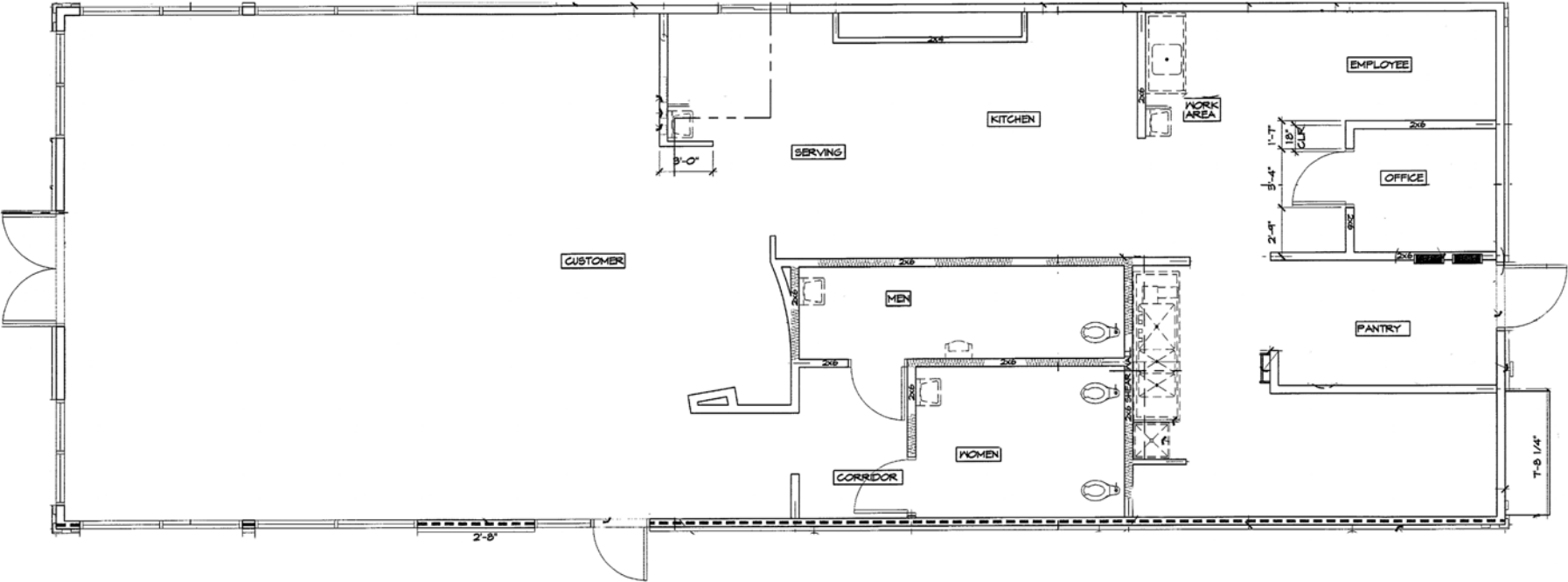
## THE OPPORTUNITY

The subject property offers an owner/user a unique opportunity to take advantage of an existing drive thru building located within the City of Truckee.

Recreating a similar property in this market has become increasingly difficult and very expensive with the City of Truckee creating a "Workforce Housing" requirement, which are meant to mitigate the impacts caused by new projects on the additional demand for affordable housing. It is intended to ensure an adequate supply of housing to meet the needs of moderate to low income workers which are generated by new commercial projects.



# FLOOR PLAN





# AREA OVERVIEW AND DEMOGRAPHICS

SOURCE: U.S. CENSUS BUREAU

	2017 Population	Housing Units	Ave. HH Income	Daytime Population	Employment	
1 mile	±1,224	±866	±\$81,521	±2,122	White Collar	±41%
3 miles	±9,053	±8,935	±\$99,707	±11,564	Blue Collar	±11%
5 miles	±14,370	±12,812	±98,419	±16,756	Services	±48%



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