



900 Ski Run Blvd

900 Ski Run Blvd, South Lake Tahoe, California 96150

Property Features

- Beautifully redone marina which includes some of Tahoe's best known restaurants and shops
- Over 3 million people visit South Lake Tahoe annually
- Centrally located in South Lake Tahoe
- Within walking distance to Heavenly Village and Stateline Casinos.
- Office space available with water views!
- Kiosk retail space available with storage.



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	2,656	21,034	33,859
Total Households:	929	8,107	13,817
Traffic Count:			

For more information:

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NAI Tahoe Sierra

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For Lease

Retail & Office Spaces



Property Summary

Available SF:	25 - 4,636 SF
Lease Rate:	\$1.50 / month (NNN)
Lot Size:	4.33 Acres
Building Size:	20,000 SF
Zoning:	TC

Property Overview

Ski Run Marina has been a landmark in South Lake Tahoe since 1939. The Ski Run Marina Village has been redeveloped, but the new design allows you to imagine those early days in Tahoe. Marina includes some of Lake Tahoe's most popular shops and restaurants such as Riva Grill, Artemis Mediterranean Grill, Tahoe Queen, Tahoe Sport fishing, and more. The courtyard is often full of locals and visitors enjoying the shopping, live entertainment and the wide variety of different foods .

Location Overview

The South Shore of Lake Tahoe is home to approximately 36,359 residents who embrace the quality of life the area offers. The area offers numerous opportunities for year-round recreation and leisure, employment, entrepreneurial ventures, health and wellness facilities and highly rated educational institutions. The scenery is unparalleled with four distinct seasons, 10,000-foot peaks and the crystal blue waters of the largest alpine lake in North America.

For Lease

Office & Retail Spaces



SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Ski Run Creative Loft	Loft	Creative/Loft	\$1.50 PER MONTH	NNN	4,636 SF	VACANT
Kiosks 1, 2, 3 or 4			\$500.00 SF/YR	Gross	25 SF	VACANT

For Lease

Office Space - #201



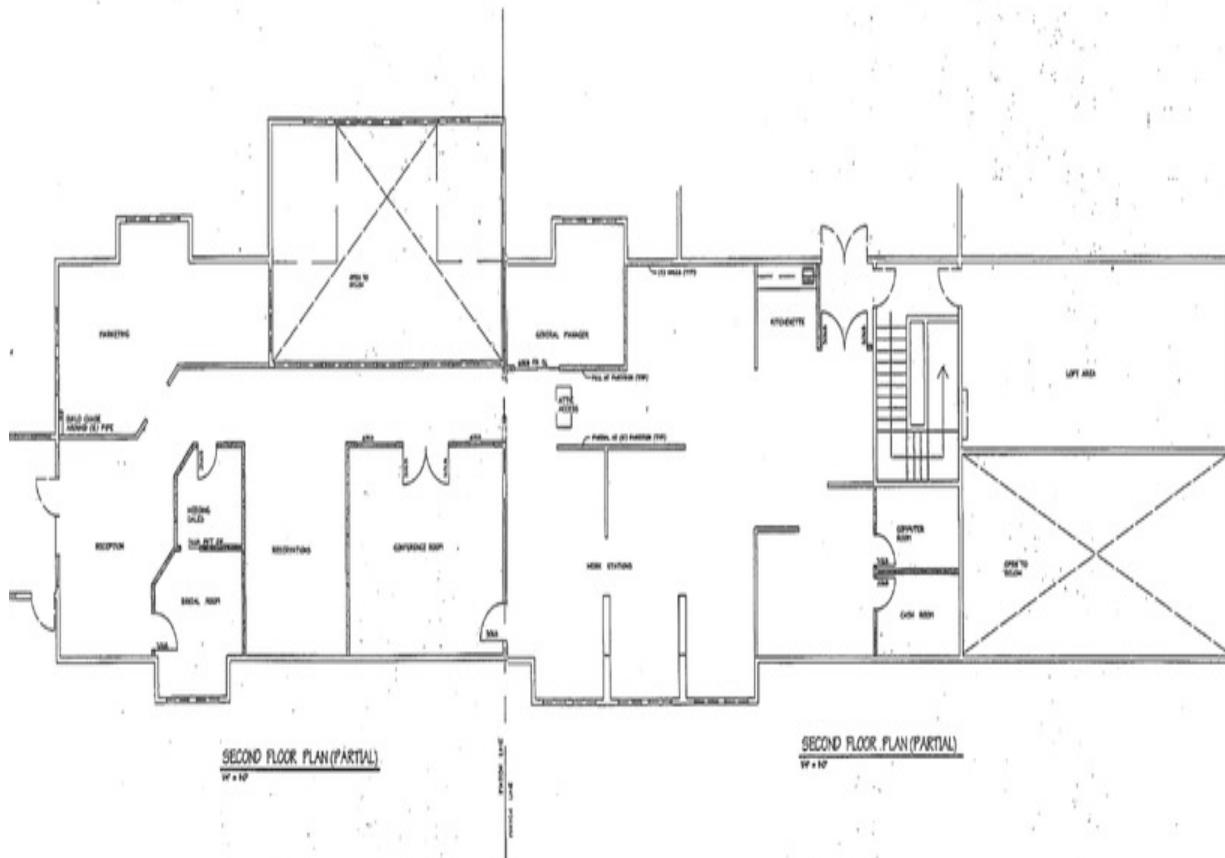
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Retail - Kiosk Spaces



For Lease

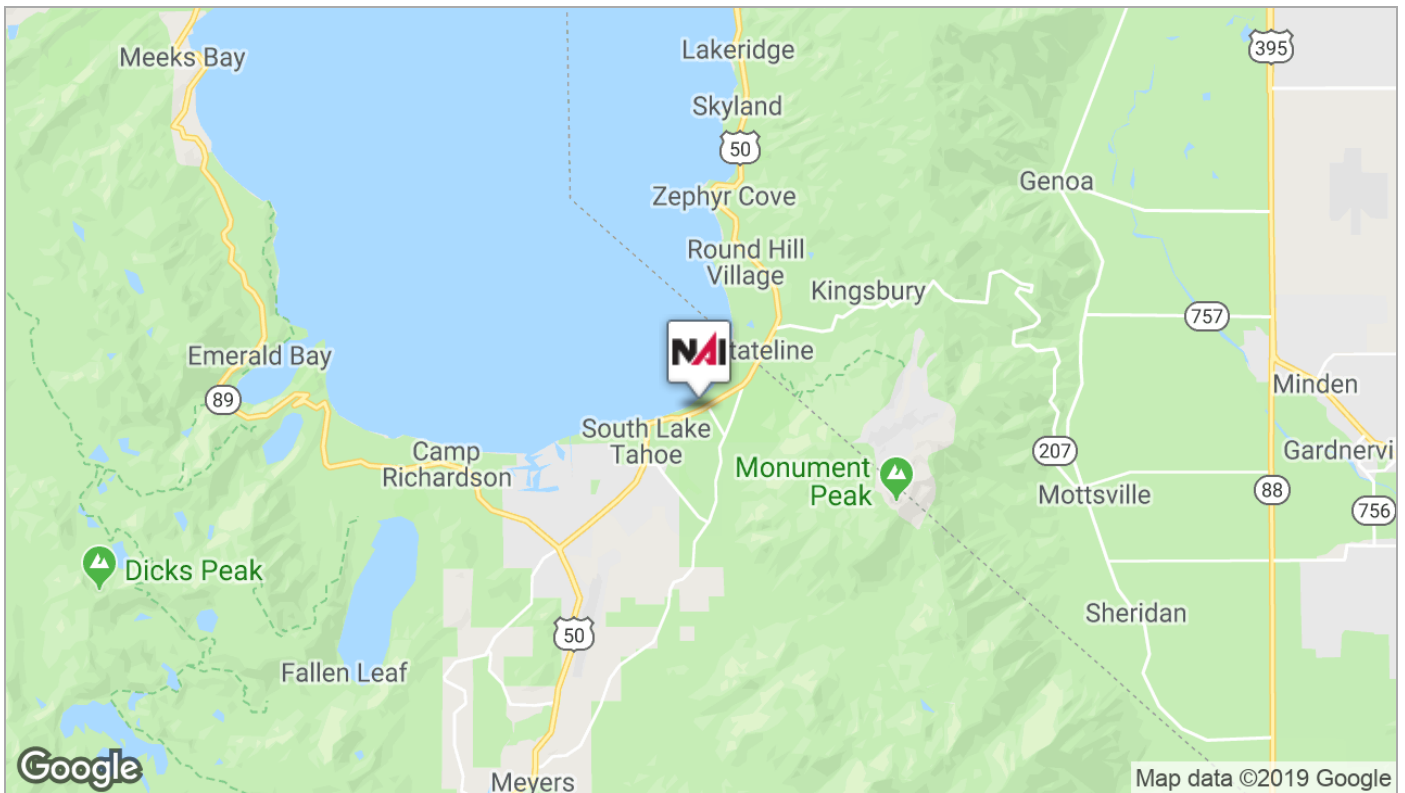
Office Space Floor Plan



6-10	SECOND FLOOR PLAN
DAVID GOLDMAN ARCHITECT 2000 N. LAKE AVENUE, SUITE 200 LAKE TAHOE, CA 96150 (775) 539-1234	
HORNBLLOWER YACHTS 1000 N. LAKE AVENUE, SUITE 200 LAKE TAHOE, CA 96150 (775) 539-1234	
Sheet A3	

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Location Map



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Local Retailer Map



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All Photos Shot In South Lake Tahoe



Lake Tahoe's South Shore

Lake Tahoe's South Shore is increasingly becoming known for its status as a world-class, all-season recreation destination.

Heavenly Mountain Resort is located within the city limits, while Kirkwood Mountain Resort and Sierra-at-Tahoe are a short drive from the South Shore. For those who prefer to earn their turns, there are endless opportunities of pristine wilderness for backcountry skiing and boarding.

This year, South Lake Tahoe was named the best spot to après ski in Lake Tahoe and one of the “most livable” mountain towns by Outside Magazine. Local groups like the Tahoe Area Mountain Biking Association are championing trail building on the South Shore to add to an already established system of trails offering unparalleled views of Big Blue. This includes the famous 165-mile-long Tahoe Rim Trail, which attracts hikers and bikers from around the world — just one of the reasons Singletracks named South Lake Tahoe among its top 10 mountain biking destinations in the U.S. this year.

Similarly, the South Shore is recognized for its ever-growing selection of outdoor climbing routes, which offer something for all skill levels. Plans for a state-of-the-art recreation center operated by the city are currently being drawn up, while the South Shore's first climbing gym, Blue Granite Climbing Gym, is expected to open in 2018.

With numerous public beaches, on-water activities like boating, SUPing, and kayaking remain a major attractant to visitors. Unlike other parts of Lake Tahoe, the South Shore features long stretches of undeveloped shoreline such as Nevada Beach and Kiva Beach (and let's not forget the most photographed spot in all of Lake Tahoe — Emerald Bay).

Fishing enthusiasts can opt to spend the day out on the lake trolling for mackinaw, hike to one of the hundreds of alpine lakes for some off-grid angling, or fly fish in Lake Tahoe's tributary rivers.

Edgewood Tahoe — home of the annual American Century Celebrity Golf Championship — now has a new resort, spa and bistro on property to complement its highly sought-after 18-hole course.

Though Lake Tahoe's South Shore may have once been known for its casinos, today they only serve as an amenity for the outdoor capital of the world.

Economy:

Tourism is the driving force behind South Lake Tahoe's economy. Fifty percent of the jobs in the Tahoe Basin are tied to tourism. According to recent studies, 24 million visitors come to Lake Tahoe annually, resulting in an economic impact of \$817M in the summer and \$343M in the winter for the South Shore.

Lake Tahoe's South Shore

Dining & Drinks:

The gastronomy scene on the South Shore is diverse — from sushi bars and gourmet burgers spots, to BBQ joints and classic steakhouses. The last five years have seen an elevation in dining, as hip new restaurants have replaced tourist traps. The Oyster Bar in Hard Rock Hotel and Casino Lake Tahoe is serving up a wide selection of seafood, Verde Mexican Rotisseries has raised the bar with health-conscious and locally sourced ingredients, and classic restaurants like the cozy cabin-turned-Café Fiore continue to offer sophisticated dining opportunities (and an extensive wine selection).

Additionally, the South Shore is now a destination for the craft beer lover; it is home to three breweries, with an additional three slated to open in the next year.

El Dorado County Wine Country, located an hour and a half from the South Shore, is becoming recognized for its 60 boutique wineries. More restaurants are looking to capture a taste of the Sierra Foothills by partnering with these vineyards, including in events like the annual farm-to-fork festival Sample the Sierra hosted in South Lake Tahoe.

Technology:

As the population (and housing costs) rise in the Bay Area, the South Shore is becoming home to more educated business owners, entrepreneurs, freelancers and remote workers who are seeking the Tahoe work/play lifestyle. Coworking spaces like the Tahoe Mountain Lab provide reasonable rates, high-speed Internet and networking opportunities that allow this to be possible. This December the Mountain Lab opened a second location in South Lake Tahoe, a ski-in, ski-out coworking space atop Heavenly Mountain Resort.

Development:

Development is booming on the South Shore. Formerly blighted motels are being remodeled with an eye for modern design. The Coachman Hotel, for example, reopened this year with a ski-chic design that has earned it recognition from the likes of Vogue and Sunset magazines. Boutique hotel chain Joie de Vivre recently acquired and renovated two lodging properties into the Hotel Becket. The hotel's new Southern-inspired restaurant is now on the map for its smoked meats and selection of 60 whiskeys.

Other large infrastructure projects are underway across the South Shore, including the construction of luxury condos at Zalanta Resort at the Village and the Tahoe Beach Club. A new outdoor shopping hub, The Crossing at the Y, is open after extensive renovations. It's home to an array of locally-owned stores, including a barre-pole-hot yoga studio and a brand new brewery.