



31 Hwy 50

31 Hwy 50, Stateline, Nevada 89449

Property Features

- Located in the heart of South Shore's prime retail corridor
- Anchored by CVS Drugstore
- Surrounded by Harrah's Resort, Mont Bleu Spa, Hard Rock Casino, and Havery's Casinos
- Restaurants, Retail Shopping and Entertainment all within walking distance.
- Within walking distance to Heavenly Village and the ski gondolas.
- High traffic counts of 28,000 +/- per day



For more information:

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For Lease

Office/Retail



Property Summary

Available SF:	105 - 7,189 SF
Lease Rate:	\$2.00 - 4.00 SF/ month (NNN)
Lot Size:	2.13 Acres
Building Size:	41,312 SF
Building Class:	B
Year Built:	1961
Renovated:	2012
Zoning:	GC (Gen. Comm'I/ Retail Mix)

Property Overview

This space offers all kinds of possibilities (Total floor or partial). Multiple units available on 2nd floor with 2nd floor window storefront to Highway 50; Building offers elevator access or rear stairwell access from parking lot with ample parking plus 150 overflow spots at Harrah's. All areas fully remodeled/renovated in 2012. 2nd floor space has new paint/carpet. Although currently partially occupied by MTM tenants, the entire floor may be available. Uses may be either office or retail use. Perfect location near Stateline, casinos, The Village, shopping areas and hotels.

Demographics

	1 Mile	5 Miles	180 Miles
Total Households:	721	11,562	4,237,844
Total Population:	1,807	28,906	12,197,004
Average HH Income:	\$65,885	\$71,973	\$82,234

For Lease

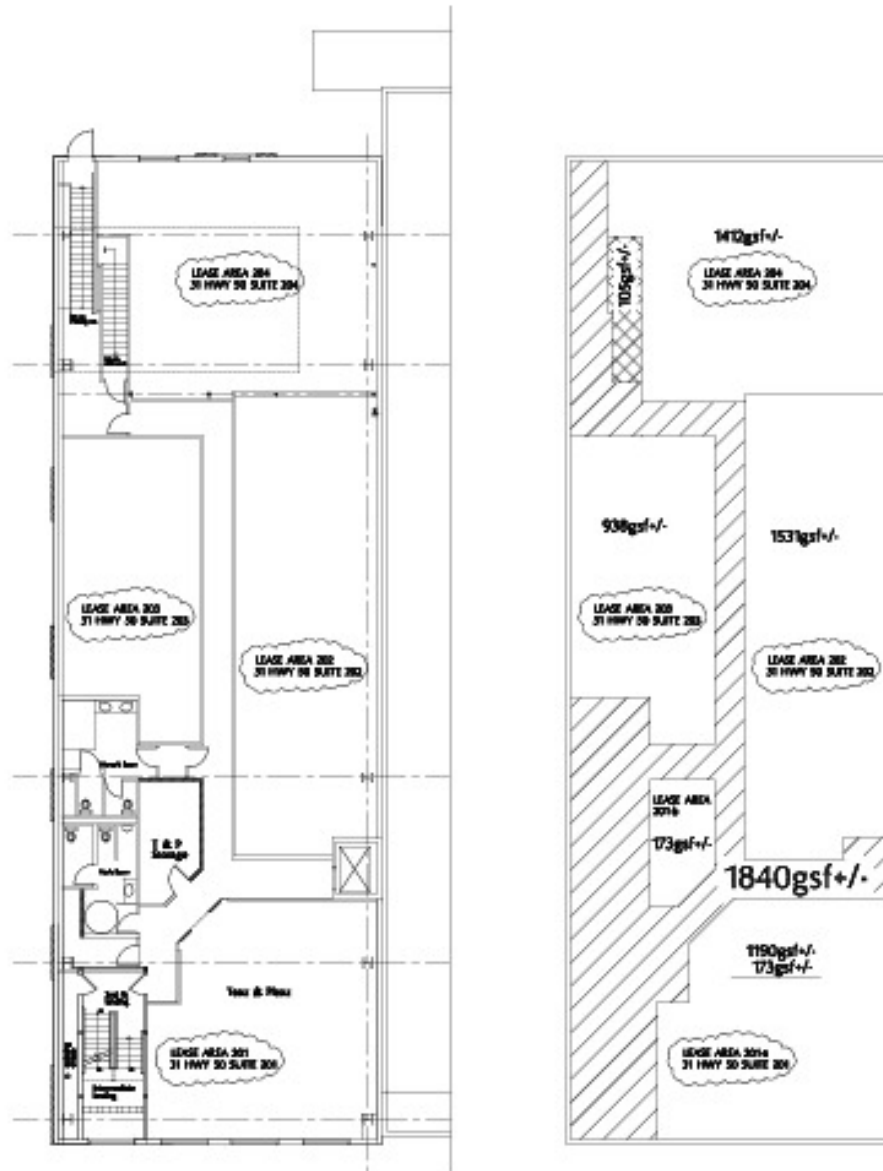
Office/Retail



SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 201-205	201-205		\$2.00 - 2.50 SF/MONTH	NNN	105 - 7,189 SF	VACANT
Suite 201-A	201-A		\$3.00 - 4.00 SF/MONTH	NNN	1,190 SF	VACANT
Suite 202	202		\$2.50 - 3.00 SF/MONTH	NNN	1,531 SF	VACANT
Suite 203	203		\$2.50 - 3.00 SF/MONTH	NNN	938 SF	VACANT
Suite 204	204		\$2.50 - 3.00 SF/MONTH	NNN	1,412 SF	VACANT
Suite 205	205		\$2.50 - 3.00 SF/MONTH	NNN	105 SF	VACANT
Suite 201-B	201-B		\$3.00 - 4.00 SF/MONTH	NNN	173 SF	VACANT

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T. I. Second Floor Plan - Square Footage Calculations:

SCALE 1/8" = 1'-0"

Second Floor Lease Areas

1	SUITE 201	1,583 CSF +/-	+ 461.24 CSF +/- (OSAR Shared Common Areas)	= 2,044.24 CSF +/-
2	SUITE 202	1,531 CSF +/-	+ 306.24 CSF +/- (OSAR Shared Common Areas)	= 1,837.24 CSF +/-
3	SUITE 203	996 CSF +/-	+ 303.80 CSF +/- (OSAR Shared Common Areas)	= 1,299.80 CSF +/-
4	SUITE 204	1,412 CSF +/-	+ 461.24 CSF +/- (OSAR Shared Common Areas)	= 1,873.24 CSF +/-
5	SUITE 205	108 CSF +/-	+ 461.24 CSF +/- (OSAR Shared Common Areas)	= 569.24 CSF +/-

Total Area: 5,348 CSF +/- + 1,848 CSF +/- (OSAR Shared Common Areas) = 7,196 CSF +/-

1,848 CSF +/- SHARED COMMON AREAS

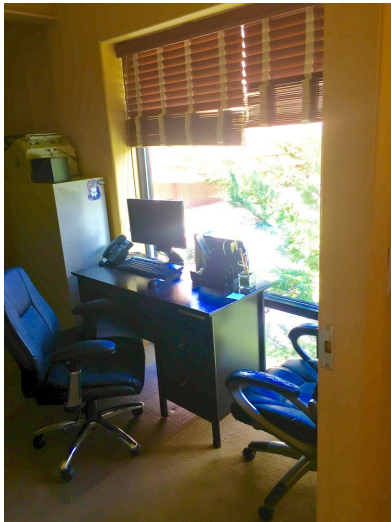
5,348 CSF +/- NET LEASABLE AREA

2,386 CSF +/- NET (inside CHU WALL)

2,454 CSF +/- (out to out of CHU WALL)

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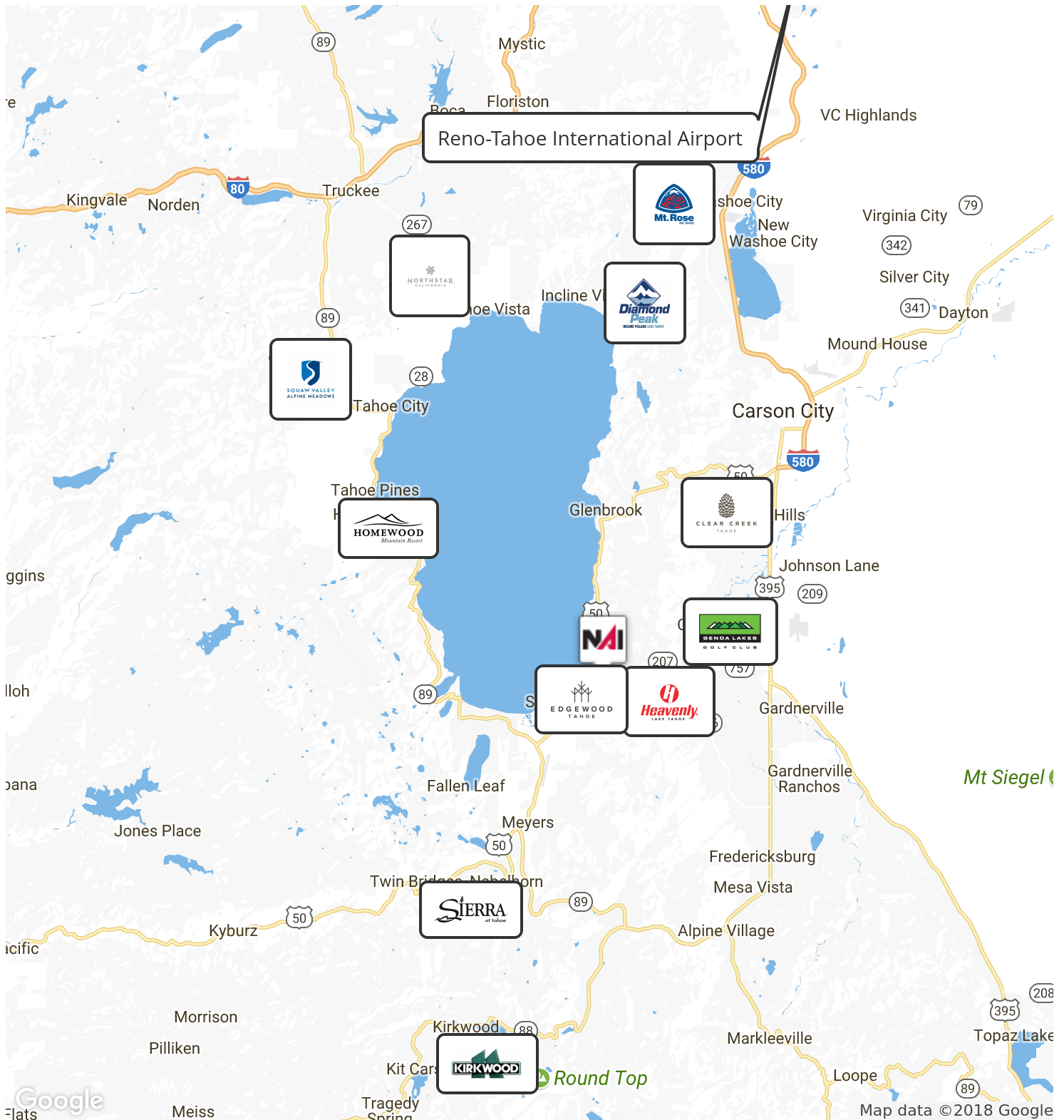
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Doing business

In Nevada

Advantages of Doing Business in Nevada



40 million people visit
Nevada each year

#1 for economic development programs
in terms of job creation, retention, and training



McCarran Airport is nation's **7th**
busiest airport

Reno-Tahoe Airport is an LAX and SFO
alternative

#1 for new business launches



Consistently one of the "Top 10"
most **business-friendly** states

NO corporate or personal income tax **NO** inventory tax
NO franchise tax **NO** unitary tax **NO** special intangible tax



Able and willing workforce
in **right-to-work** state

#2 for small business survival

Less than **ONE DAY's** drive to **60**
million customers and **5 major U.S.**
ports serving the Pacific Rim

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.

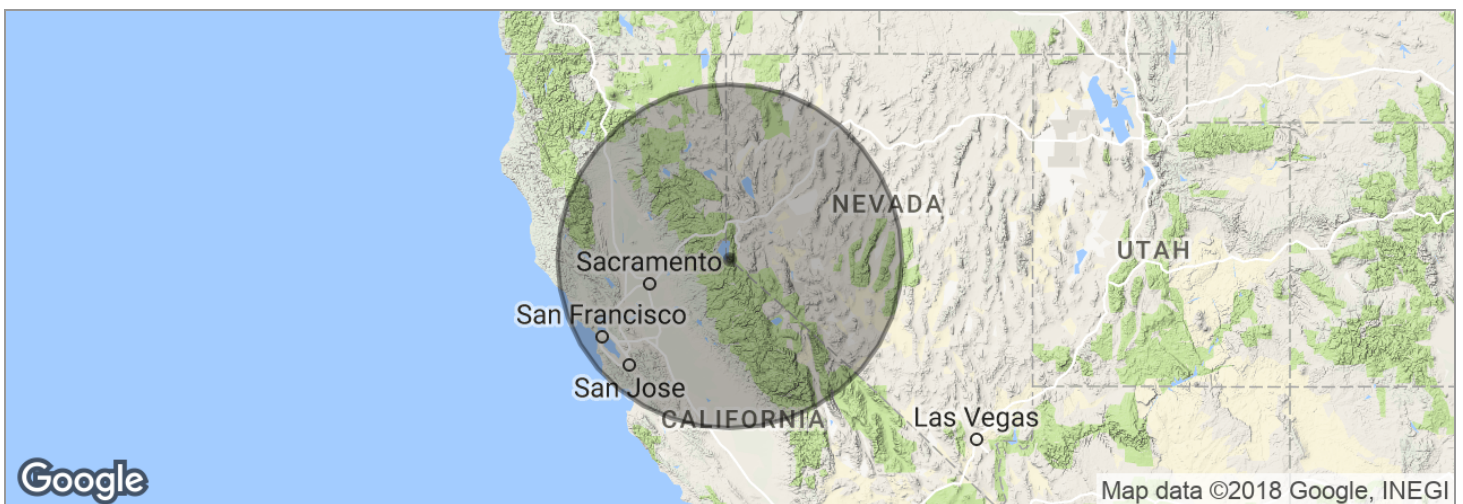
Demographics Map

Northern California

Northern California's largest metropolitan area is the San Francisco Bay Area which includes the cities of San Francisco, San Jose, Oakland, and their many suburbs. In recent years the Bay Area has drawn more commuters from as far as Central Valley cities such as Sacramento, Stockton, Fresno, Turlock and Modesto. With expanding development in all these areas, the San Francisco Bay Area, Monterey Bay Area, and central part of the Central Valley and Sierra Nevada foothills may now be viewed as part of a single megalopolis. The 2010 U.S. Census showed that the Bay Area grew at a faster rate than the Greater Los Angeles Area while Greater Sacramento had the largest growth rate of any metropolitan area in California.

Northern Nevada

Business in Reno is booming with the recent announcement of Tesla's Massive GigaFactory Battery Plant. Attention is now on Reno with this announcement. Tesla could create as many as 22,000 jobs in the Reno/Tahoe area at its \$5 Billion factory to produce lithium batteries for electric cars. Tesla will join other big names such as Wal-Mart, Amazon and Federal Express in the Reno area. Reno's success will have substantial economic spill over into Tahoe.



Population	1 Mile	5 Miles	180 Miles
TOTAL POPULATION	1,807	28,906	12,197,004
MEDIAN AGE	32.8	36.8	35.9
MEDIAN AGE (MALE)	33.9	36.8	35.1
MEDIAN AGE (FEMALE)	31.8	36.2	36.8
Households & Income	1 Mile	5 Miles	180 Miles
TOTAL HOUSEHOLDS	721	11,562	4,237,844
# OF PERSONS PER HH	2.5	2.5	2.9
AVERAGE HH INCOME	\$65,885	\$71,973	\$82,234
AVERAGE HOUSE VALUE	\$579,651	\$558,612	\$438,423

* Demographic data derived from 2010 US Census

For Lease

All Photos Shot In South Lake Tahoe

