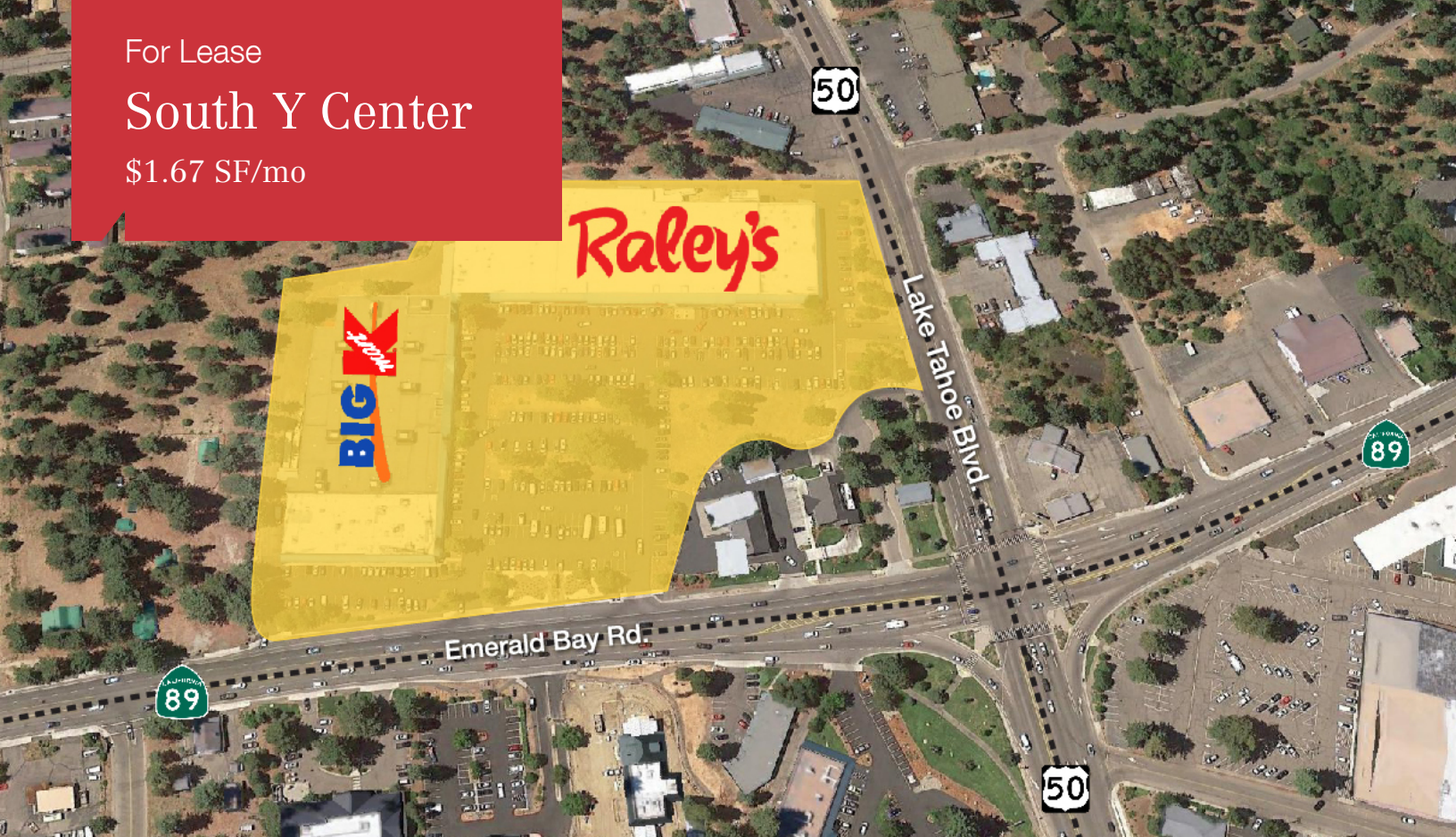


For Lease

South Y Center

\$1.67 SF/mo



South Y Center

1022 -1074 Emerald Bay Road & Hwy 89
South Lake Tahoe, California 96150

Property Description

Shopping center is anchored by Raley's and Big K-Mart.
Surrounding tenants: TJ Maxx, BevMo, Smart & Final, Grass Roots Natural Foods, Big 5 Sporting Goods, CVS, and the Factory Stores at the Y.
Pylon Signage is available.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,694	13,049	18,144
Total Population	3,697	32,024	44,037
Average HH Income	\$57,446	\$60,447	\$69,480

Traffic Counts

- Jct. Rte. 89 South12,600 (west)
.....3,050 (east)
- S Lake Tahoe Jct. & 89 North....19,000 (west)
.... 33,000 (east)

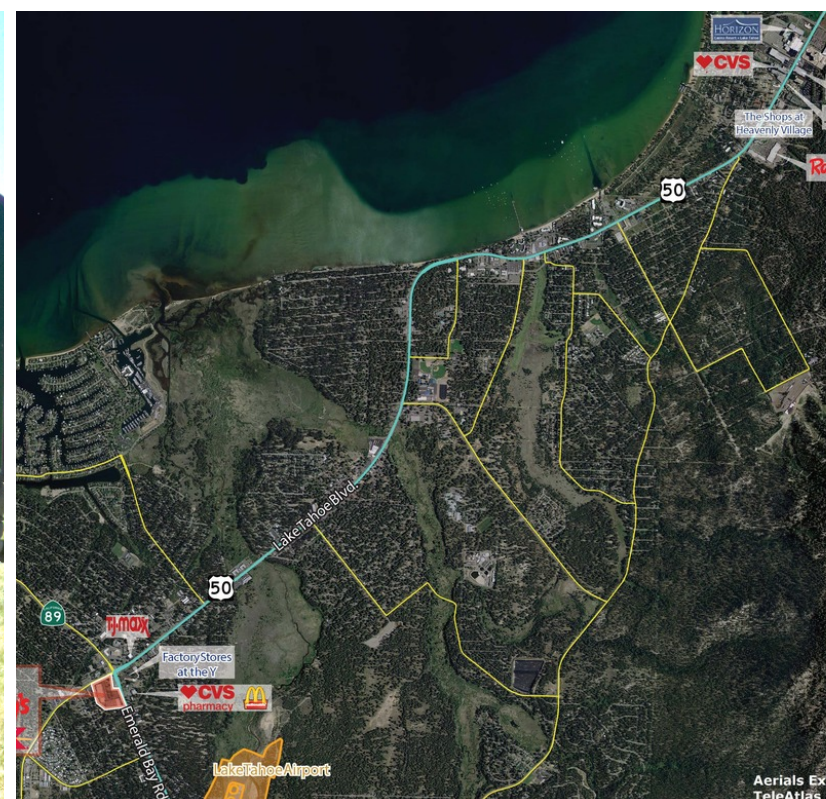
OFFERING SUMMARY	
Lease Rate	\$1.67 - 1.67 SF/month (NNN)
Building Size	145,000 SF

AVAILABLE SPACES		
Space	Lease Rate	Size (SF)

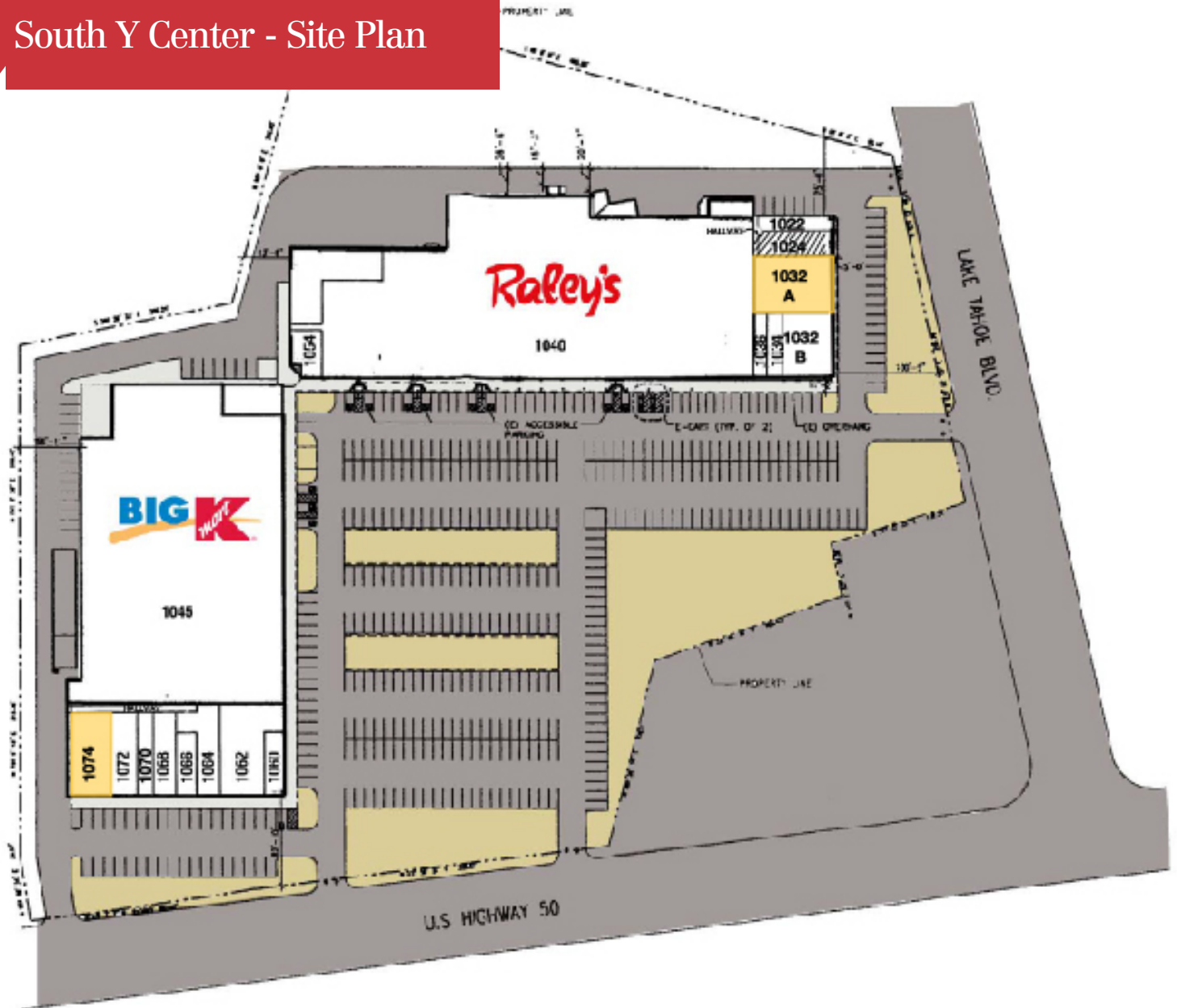
For more information

Kelly Bland
O: 775 336 4662
kbland@naialliance.com

South Y Center - Photos



South Y Center - Site Plan



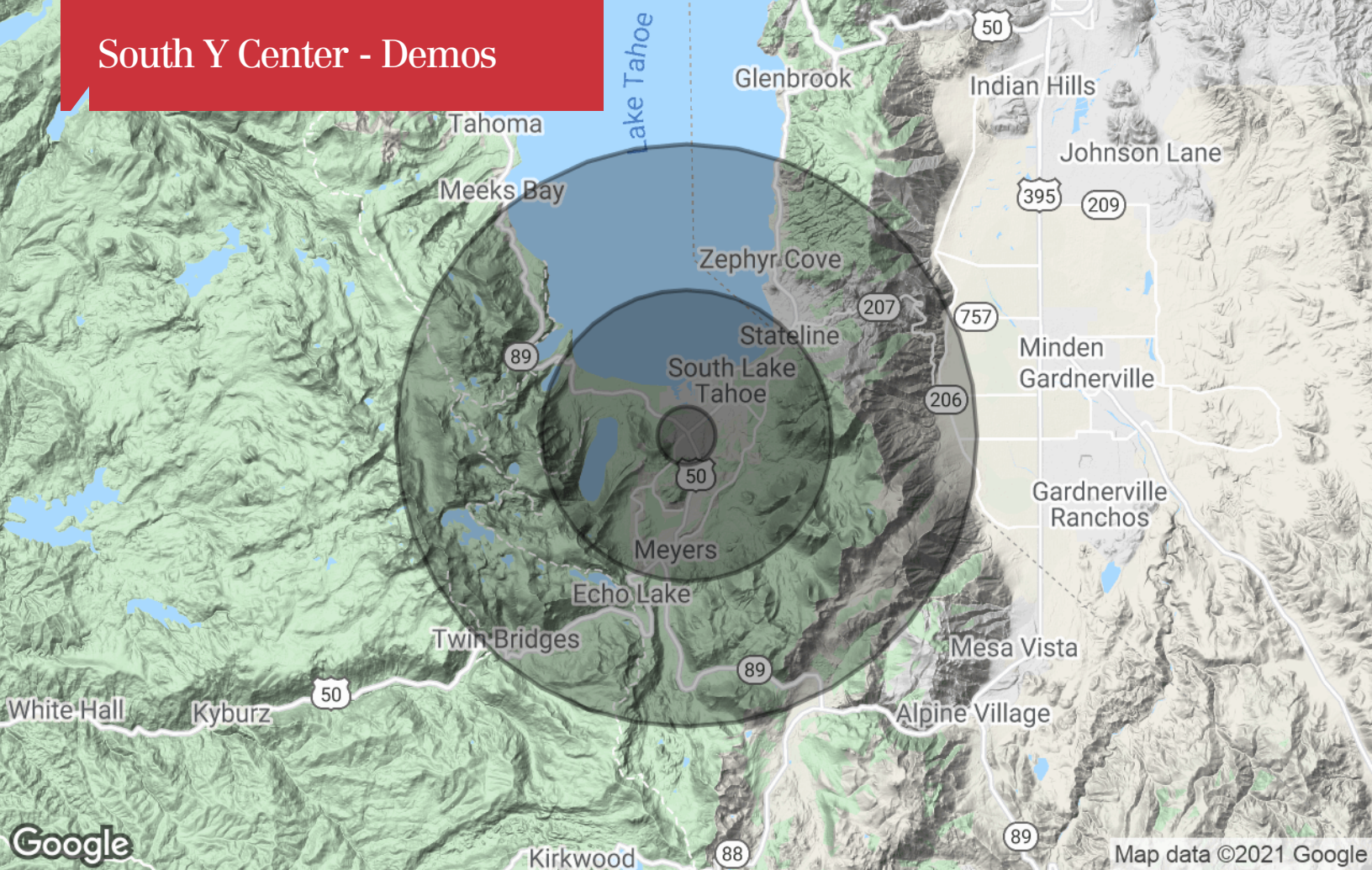
AVAILABLE SPACES

Suite	Tenant	Suite	Tenant
1022	Leased	1060	Taco Bell
1024	Laundromat	1062	Round Table Pizza
1032 A	AVAILABLE 3,740 SF	1064	Starbucks Coffee
1032 B	Wells Fargo Bank	1066	Paradise Beauty
1034	Mountain Postal	1068	H&R Block
1036	Rainbow Sprinkles	1070	The Dog House
1040	Raley's	1072	Beach Hut Deli
1054	Verizon	1074	AVAILABLE 3,200 SF
1056	K-Mart		

South Y Center - Maps



South Y Center - Demos



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	3,697	32,024	44,037
MEDIAN AGE	41.9	38.1	38.1
MEDIAN AGE (MALE)	42.6	38.3	38.0
MEDIAN AGE (FEMALE)	41.3	37.3	37.9
Households & Income			
TOTAL HOUSEHOLDS	1,694	13,049	18,144
# OF PERSONS PER HH	2.2	2.5	2.4
AVERAGE HH INCOME	\$57,446	\$60,447	\$69,480
AVERAGE HOUSE VALUE	\$584,914	\$499,987	\$548,472
Race			
% WHITE	89.7%	84.5%	85.8%
% BLACK	0.0%	0.3%	0.3%
% ASIAN	3.1%	2.7%	2.7%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.1%	1.0%	1.1%
% OTHER	6.1%	11.4%	10.1%
Ethnicity			
% HISPANIC	15.0%	24.7%	23.4%

* Demographic data derived from 2010 US Census