



Tahoe Village Center



4000 LAKE TAHOE BLVD. / HIGHWAY 50
SOUTH LAKE TAHOE, CA 96150

CBRE

PROPERTY HIGHLIGHTS



The Tahoe Village Center, anchored by Raley's Supermarket, is the only grocery anchored Shopping Center in the tourist core of South Lake Tahoe. Located across the street from the Marriott/ Heavenly Gondola at Stateline, the diverse mix of tenants serves both the locals and visitors staying in one of the 5,700 hotel rooms within walking distance.



Food Providers at The Village Center include:

- Starbucks Coffee
- Jamba Juice
- Baja Fresh
- Subway
- Blue Dog Pizza



Retail Includes:

- Sidestreet Boutique
- ACE Hardware
- AT&T
- Dog.Dog.Cat
- Sports LTD
- Hobie Boat and Kayak Shop
- Trailhead Outfitters
- Century 21

Services Include:

- Elevated Fitness
- FedEx Office
- Imagine Salon
- Rio Nail and Spa

Art Galleries Include:

- Marcus Ashley Gallery
- Wyland Gallery



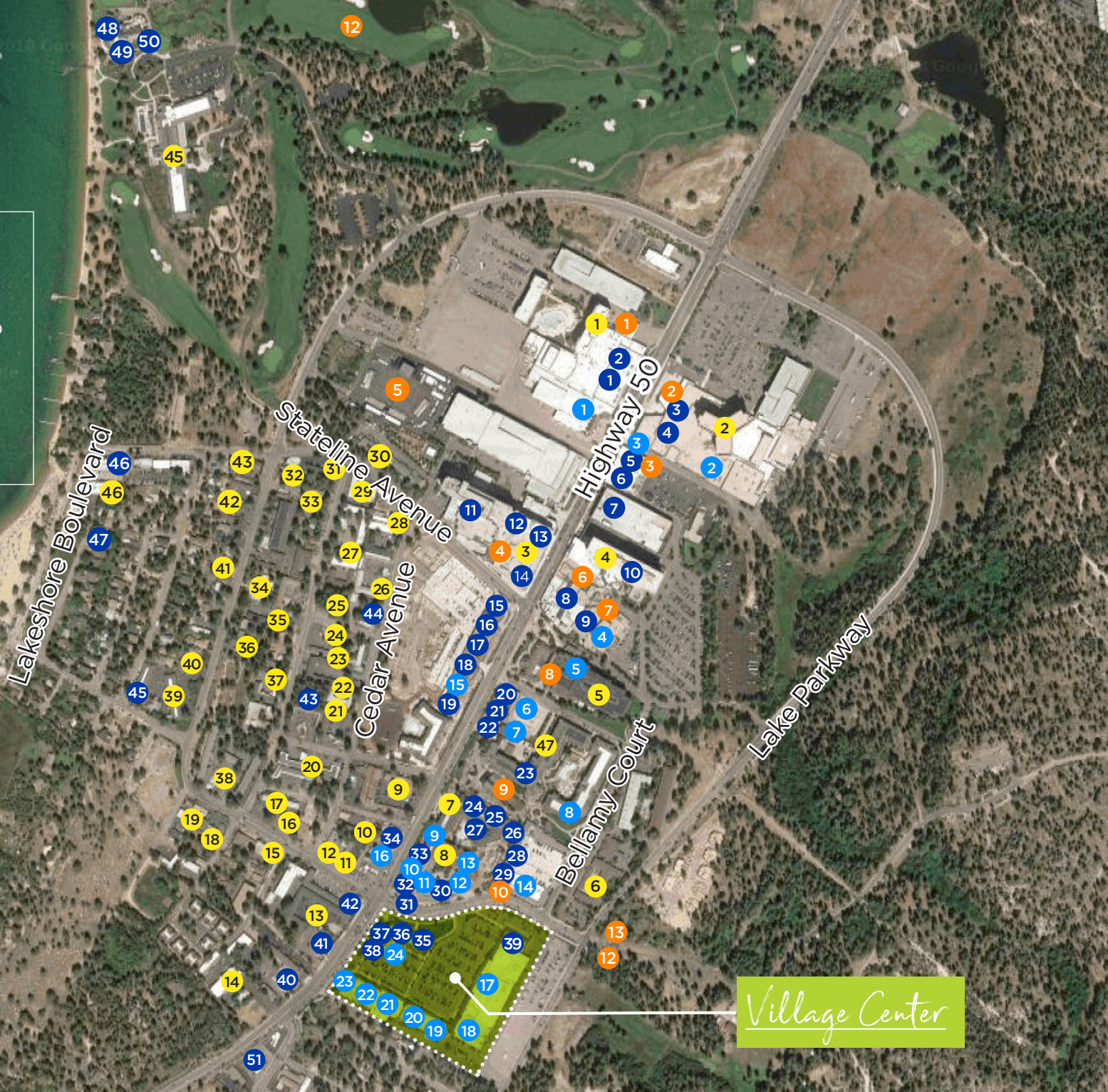
SITE PLAN



SUITE #	TENANT	SF
1-2	Blue Dog Pizza	2,400
4	Wyland	2,244
5	Vacant	1,836
6	Raley's Supermarket	63,300
7	Sports Ltd	17,200
8	Elevated Fitness	2,400
9	Rio Nails & Spa	1,600
10	Lease Pending	3,500
12	Beads	1,200
13, 14	Savvy	3,600
15	Asian Treasures	1,200
15A	Vacant	1,200
15B	AT&T Store	2,400
16	Imagine Salon	1,000
17	Dog.Dog.Cat	1,276
18	La Belle Maison	1,350
19	Sidestreet Boutique	11,720
20,21	Menegon's Hardware	8,840
22A	Vacant	1,837
22B	Trailhead Outfitters	2,619
23	Marcus Ashley	4,368
24	Starbucks	1,498
25	Baja Fresh	3,053
26	Fragrance Vault	1,678
27	Sun Art Gallery	1,416
28	Century 21	1,200
29	FedEx Office	1,280
30	Alpaca Imports	1,280
31	Subway	1,280
32	Artifacts	1,280
33	Jamba Juice	1,350

AMENITIES MAP

Within the Stateline zone there are 3,483 hotel rooms on California side and 2266 casino hotel rooms Nevada side for a total of 5,749 rooms within walking distance.



AMENITIES MAP LEGEND

FOOD & DRINK

- | | | |
|---|------------------------------------|-------------------------------------|
| 1. Alpine Union | 18. Dough Custom Pizza | 35. Jamba Juice |
| 2. The Oyster Bar | 19. Ace High Saloon & Smokehouse | 36. Subway |
| 3. Ciera Steak + Chophouse | 20. Creative Crepes | 37. Baja Fresh Mexican Grill |
| 4. The Buffet | 21. The Baked Bear | 38. Starbucks |
| 5. Xhale Bar & Lounge | 22. Stateline Brewery & Restaurant | 39. Blue Dog Gourmet Pizza |
| 6. Lucky Beaver, Bar & Burger | 23. Fire+iCE | 40. Izabella Ristorante Italiano |
| 7. Friday's Station Steak & Seafood Grill | 24. Cold Stone Creamery | 41. Applebee's |
| 8. Fatburger | 25. Gunbarrel Tavern & Eatery | 42. Ten Crows BBQ |
| 9. Starbucks | 26. Base Camp Pizza | 43. Taqueria Jimenez |
| 10. Forest Buffet | 27. Kalani's | 44. Super Tacos |
| 11. Hard Rock Cafe | 28. Starbucks | 45. Lew Mar Nel's |
| 12. 19 Kitchen Bar | 29. The Loft | 46. Jimmy's Restaurant |
| 13. The Sage Room | 30. Driftwood Cafe | 47. Lakeside Beach House |
| 14. Straw Hat Pizza | 31. California Burger Company | 48. Edgewood Restaurant |
| 15. McP's Taphouse Grill | 32. Azul-Latin Kitchen | 49. The Bistro Edgewood |
| 16. The Chateau At The Village | 33. Nestle Toll House Cafe | 50. Brook's Bar & Deck |
| 17. Mahogany Smoked Meats | 34. Maya's Mexical Grill | 51. The Naked Fish Sushi Restaurant |

HOTELS & LODGING

- | | | |
|--------------------------------------|--------------------------------------|------------------------------|
| 1. Hard Rock Hotel | 17. Mark Twain Lodge | 33. 7 Seas Inn |
| 2. Montbleu Resort | 18. Heavenly Inn | 34. The Coachman |
| 3. Harveys Lake Tahoe | 19. Secret's Inn | 35. Green Lantern |
| 4. Harrah's Lake Tahoe | 20. Bluelake Inn | 36. Alpenrose Inn |
| 5. Lake Tahoe Resort Hotel | 21. Lakeside Gondola Residence Lodge | 37. Avalon Lodge |
| 6. Forest Suites | 22. Mellow Mountain Hostel | 38. 3 Peaks Resort |
| 7. Marriott's Timber Lodge | 23. Big Pines Mountain House | 39. Best Western |
| 8. Grand Residences by Marriott | 24. Tea Garden Lodge | 40. Econo Lodge |
| 9. Stardust Lodge | 25. Tahoe Villa | 41. Americas Best Value Inn |
| 10. Stateline Economy Inn and Suites | 26. Blue Jay Lodge | 42. Roadway Inn |
| 11. Blackjack Inn | 27. Lake Tahoe Ambassador Lodge | 43. Parkside Lone Pine Lodge |
| 12. Ski Haus Lodge | 28. Basecamp Tahoe South | 44. APlus Resorts |
| 13. Hotel Becket | 29. Alpine Inn and Spa | 45. The Lodge at Edgewood |
| 14. Holiday Inn Express | 30. Docs Cottages | 46. The Landing Resort & Spa |
| 15. Best Choice Inn | 31. Cedar Inn & Suites | 47. Marriott Timber Lodge |

SHOPPING & RETAIL

1. Powder House Ski & Board
2. Lake Tahoe Cigar
3. CVS
4. Tag Heuer
5. Heavenly Sports
6. Oakley
7. The North Face
8. Shoreline Ski & Snowboard
9. Patagonia
10. Sealed With A Kiss
11. High Chaparral Western Wear
12. Earthbound Trading Company
13. Quicksilver
14. Apricot Lane
15. Bonanza Boot & Leather
16. Lakeside Landing
17. Raley's
18. Tahoe Sports
19. AT&T Retail
20. Dog Dog Cat
21. Sidestreet Boutique
22. Americana Surplus
23. Menegon's Ace Hardware
24. FedEx Office

RECREATION, ENTERTAINMENT & ACTIVITIES

1. Hard Rock Casino
2. Montbleu Casino
3. Harveys Lake Tahoe
4. Harveys Lake Tahoe
5. Lake Tahoe Outdoor Arena at Harvey's
6. Harrah's Lake Tahoe
7. South Shoure Room
8. Borges Sleigh and Carriage Rides
9. Heavenly Mountain Resort
10. Heavenly Village Cinemas
11. Action Watersports
12. Edgewood Tahoe
13. Van Sickle Bi-Skate Park



DEMOGRAPHICS



POPULATION

2017 Population - Current Year Estimate

3,968	15,724	30,179
1 MILE	2 MILES	3 MILES



HOUSEHOLD INCOME

2017 Average Household Income

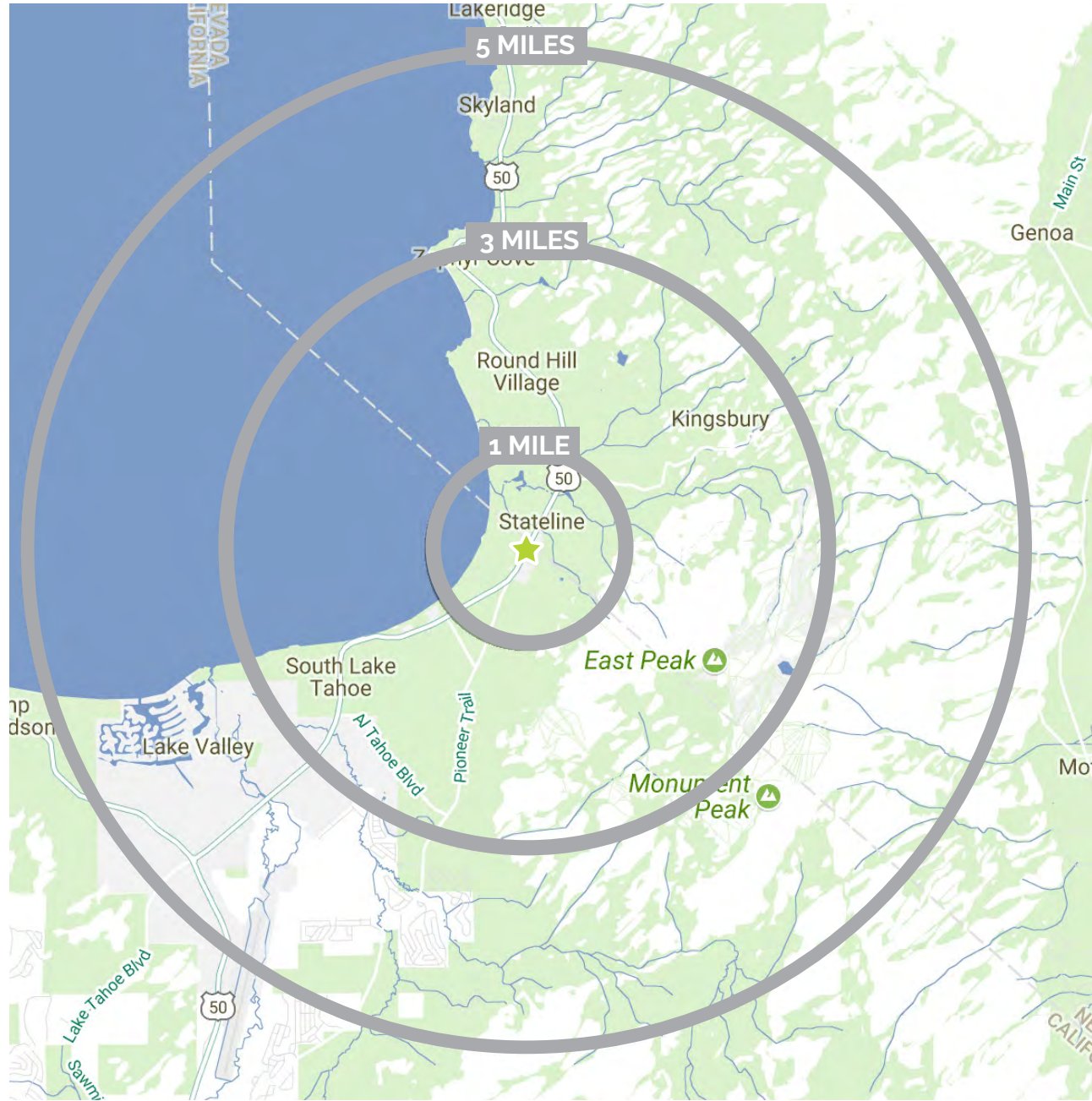
\$58,849	\$75,466	\$75,971
1 MILE	2 MILES	3 MILES



DAYTIME POPULATION

2017 Daytime Population

11,179	24,354	37,973
1 MILE	2 MILES	3 MILES



Tahoe Village Center



CONTACTS

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