

AVAILABLE FOR LEASE

Pioneer Center

3091 HARRISON AVE, SOUTH LAKE TAHOE, CA 96150

RETAIL



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PROPERTY INFORMATION

HIGHWAY 50/LAKE TAHOE BLVD FRONTAGE

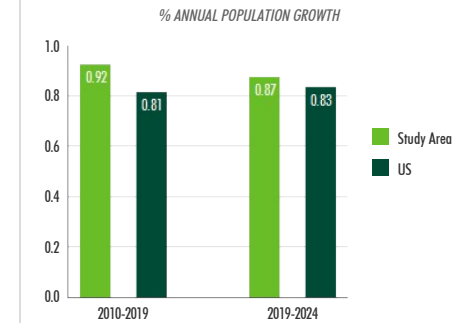
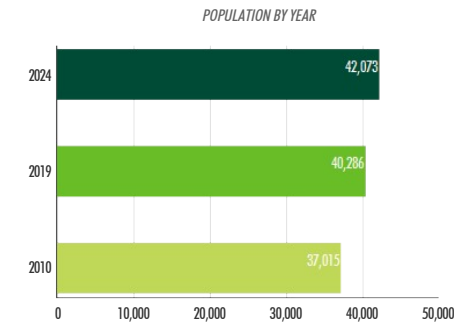
- + Available Spaces:
 - ±1,963 SF
 - ±1,981 SF
 - ±3,107 SF
- + Well located strip center with Highway 50/Lake Tahoe Blvd exposure: Traffic Count 33,000 ADT
- + Close proximity to Tahoe Keys, Stateline, Heavenly Ski Resort
- + Less than a quarter mile from Lake Tahoe, the "Most Beautiful Lake in America" according to Travel + Leisure

NEARBY TRAFFIC DRIVERS

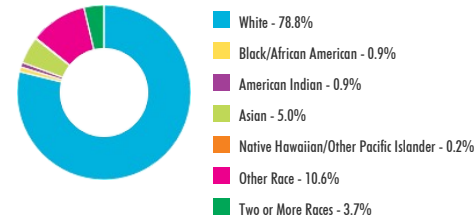


DEMOGRAPHICS 10-MILE

POPULATION



RACE & ETHNICITY



23.2% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$59,478
MEDIAN HOUSEHOLD INCOME

\$36,739
PER CAPITA INCOME

HOME OWNERSHIP

53.2%
OWNER-OCCUPIED UNITS

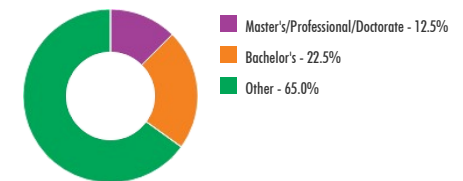
EMPLOYMENT

26,664 EMPLOYEES

2,225 BUSINESSES

6.1% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



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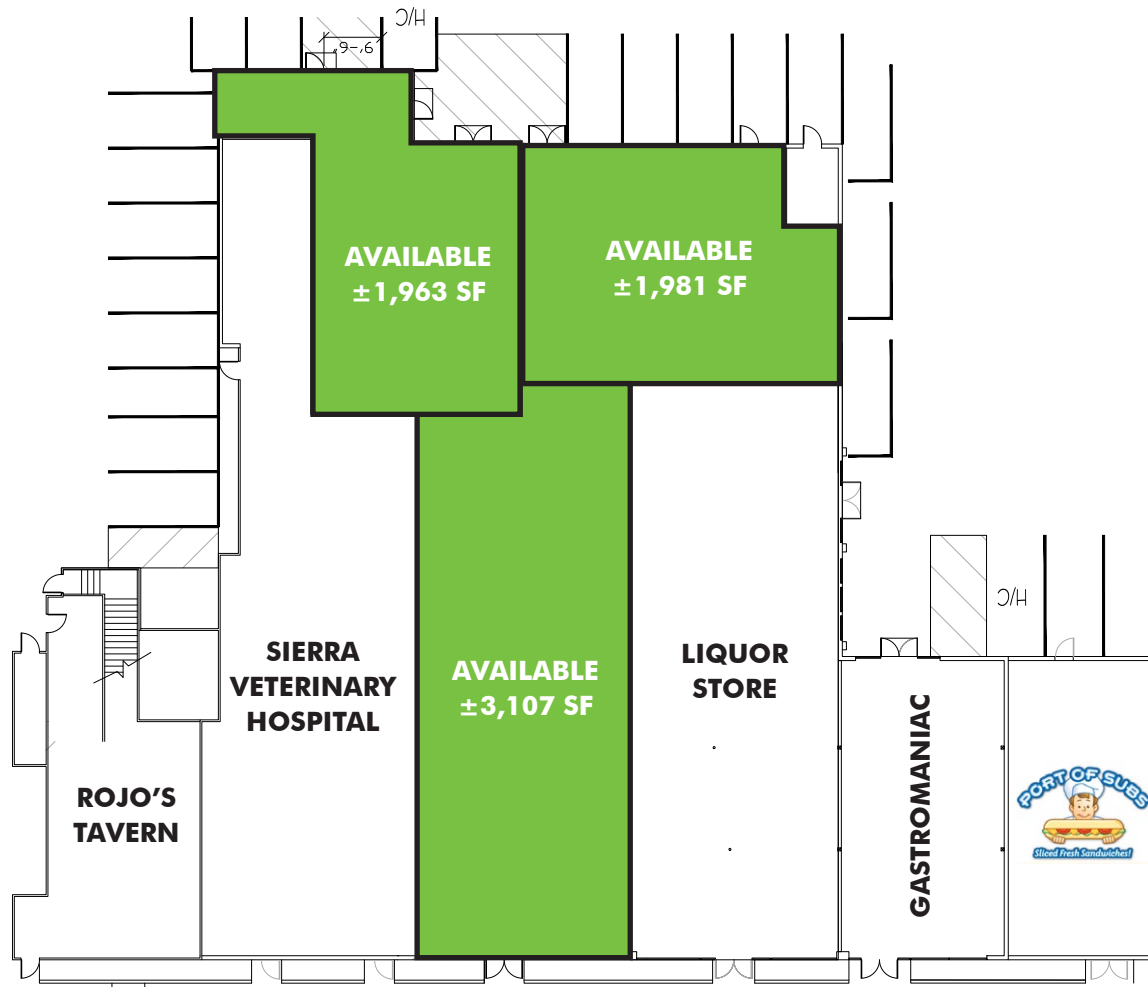
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SITE PLAN



Not to scale. Dimensions are approximate.

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