



Industrial Building W/ Office Space, Large Fenced Yard, And Three (3) Roll Up Doors

912 Eloise Ave
South Lake Tahoe, California 96150

Property Highlights

- +/- 1,800 freestanding building w/ office, yard, and three (3) roll up doors.
- Situated on a +/-12,632 sf parcel
- Fenced yard with ample parking for vehicles and equipment.
- Within close proximity to the 'Y' Area, South Shores westerly retail core.
- Rustic settings with short driving distance to the lake.

Offering Summary

Sale Price:	\$895,000
Lease Rate:	\$2.35 SF/month (NNN)
Building Size:	1,800 SF
Lot Size:	0.29 Acres

Demographics	5 Miles	80 Miles	180 Miles
Total Households	12,867	559,785	5,172,545
Total Population	31,562	1,407,896	14,650,223
Average HH Income	\$60,436	\$76,001	\$79,674

For More Information

Scott Fair

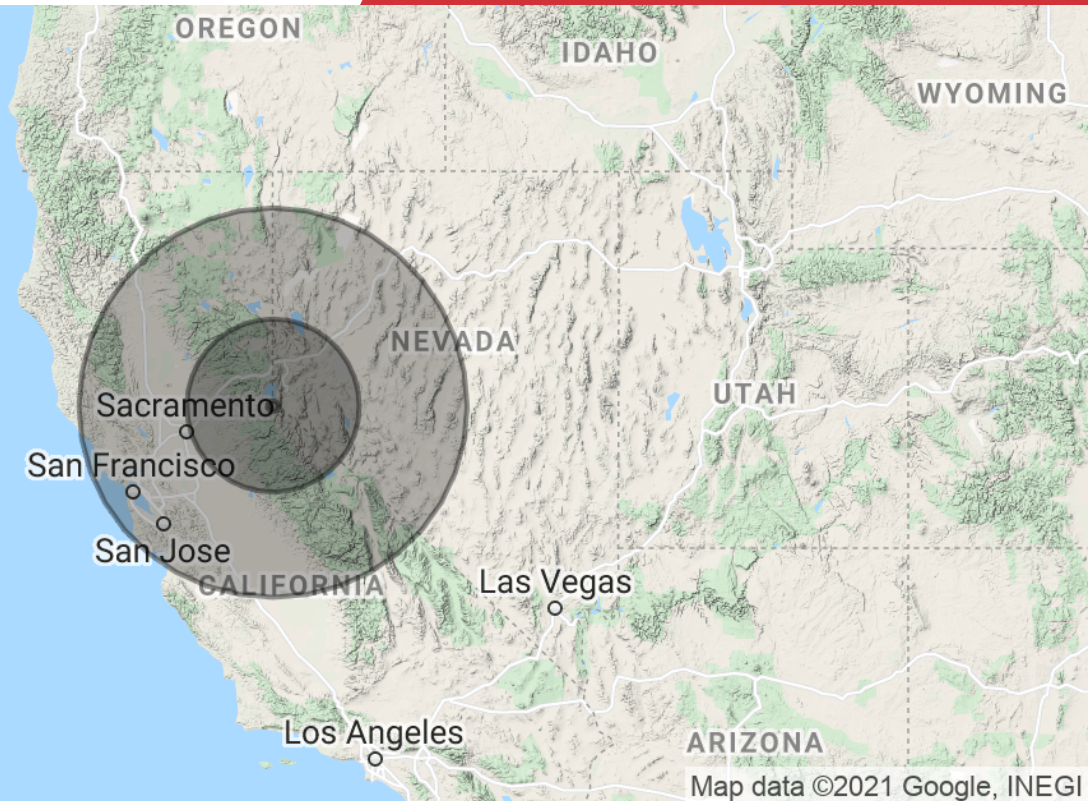
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Population

	5 Miles	80 Miles	180 Miles
Total Population	31,562	1,407,896	14,650,223
Average age	38.1	41.3	36.0
Average age (Male)	38.4	40.7	34.9
Average age (Female)	37.4	41.8	37.1

Households & Income

	5 Miles	80 Miles	180 Miles
Total households	12,867	559,785	5,172,545
# of persons per HH	2.5	2.5	2.8
Average HH income	\$60,436	\$76,001	\$79,674
Average house value	\$499,985	\$420,073	\$482,911

* Demographic data derived from 2010 US Census