



271 Kingsbury Grade

271 Kingsbury Grade, Stateline, Nevada 89449

Property Features

- Close to Stateline, casinos, shopping, restaurants and outdoor adventures.
- Within close proximity to Heavenly Village and the Heavenly Ski Resort gondolas.
- 2nd floor spaces are still available.
- Some offices with lake views!
- Great visibility on Kingsbury Grade with ample parking.
- Rustic setting among mature pines!
- Short driving distance to the lake.



For more information:

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For Lease - Office Space

271 Kingsbury Grade, Stateline, NV



Property Summary

| | |
|-----------------|----------------------------------|
| Available SF: | 400 - 4,084 SF |
| Lease Rate: | \$1.75 SF/yr (MG) |
| Lot Size: | 0.5 Acres |
| Building Size: | 4,084 SF |
| Building Class: | A |
| Year Built: | 1978 |
| Renovated: | 2017 |
| Zoning: | General Commercial Retail Mix |

Property Overview

This beautiful building's 2nd & 3rd floors have been recently renovated and are ready for new tenants! Great floor plans offering various layouts for either multi-tenant or single floor users. Each floor consists of 2,048 sf (including restrooms and equipment closets) and have new paint and carpet throughout. Layouts offer plenty of possibilities for conference rooms, reception areas and private offices. The 3rd floor offers views of the lake and mountains while the 2nd floor offices also offer a great view and natural settings. This property is conveniently located to South Shore's casinos, shopping, restaurants and public transportation. Ample parking and signage are also available.

Demographics

| | 1 Mile | 5 Miles | 180 Miles |
|--------------------|-----------|----------|------------|
| Total Households: | 304 | 9,731 | 4,177,351 |
| Total Population: | 703 | 24,698 | 11,985,400 |
| Average HH Income: | \$134,490 | \$74,460 | \$78,939 |

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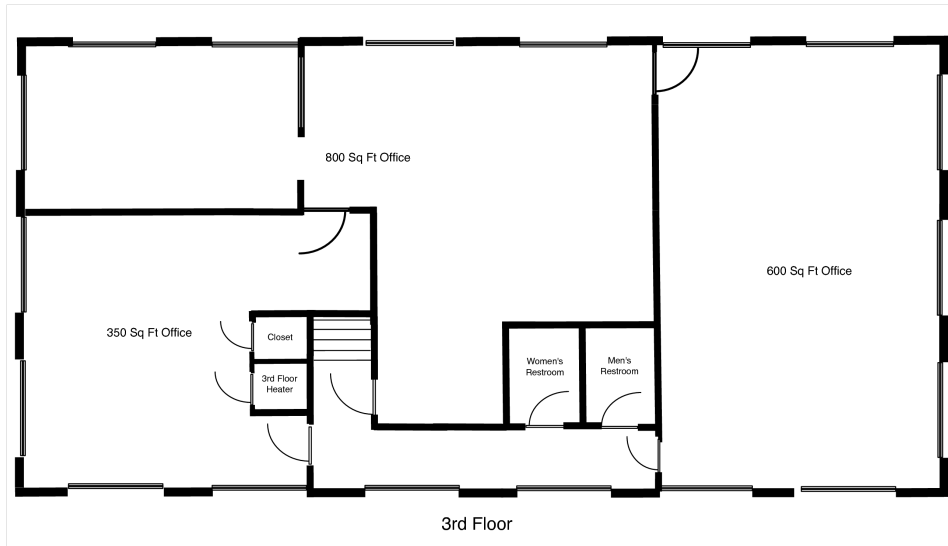
271 Kingsbury Grade, Stateline, NV



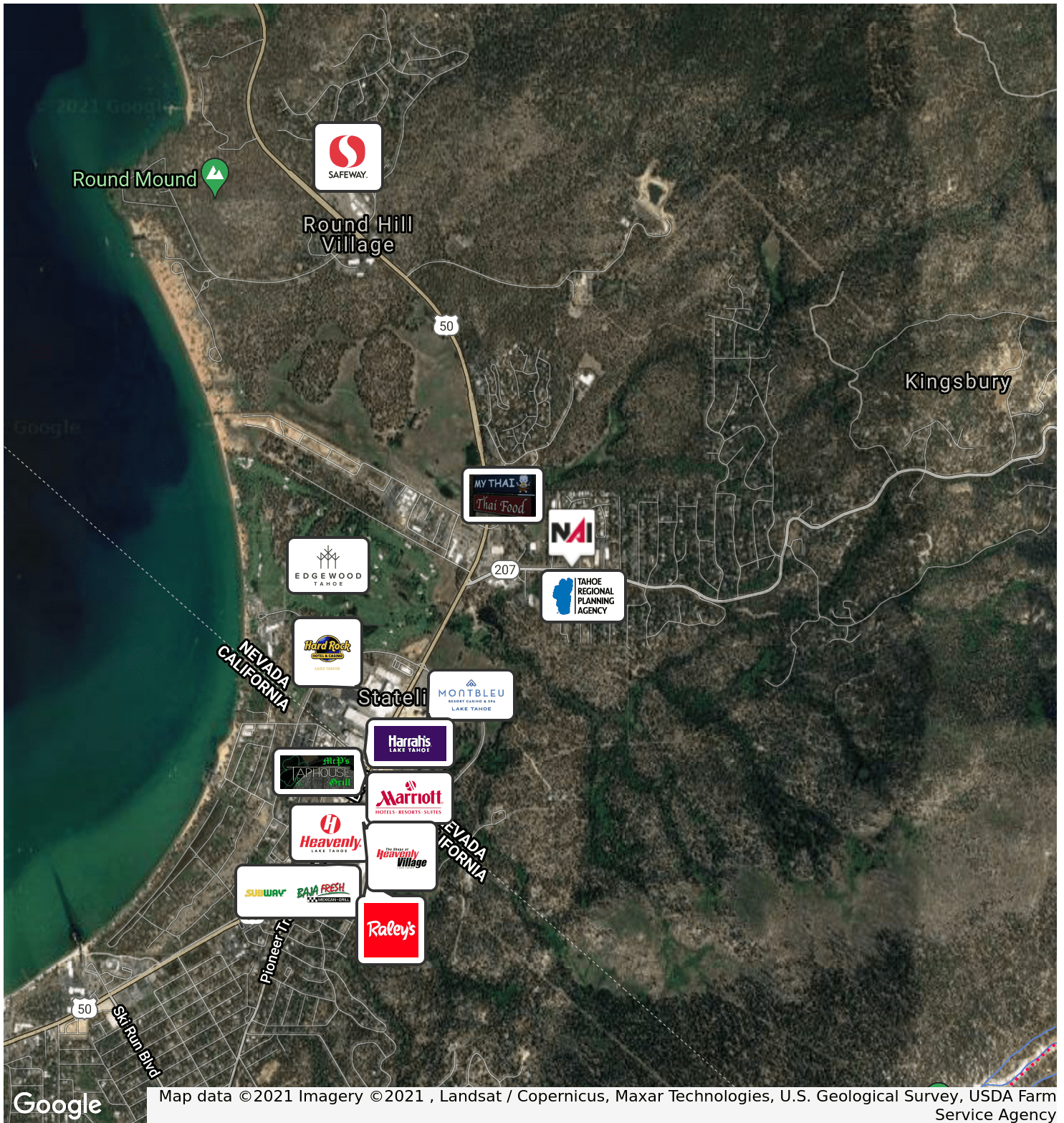
| SPACE | SUITE # | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|--------------|----------------|------------------|-------------------|-------------------|------------------|---------------------|
| Suite | Building | | \$1.75 SF/YR | Modified Gross | 4,084 SF | VACANT |
| Suite 200 | 200 | | \$1.75 SF/YR | Modified Gross | 400 - 2,048 SF | VACANT |
| Suite 300 | 300 | | \$1.75 SF/YR | Modified Gross | 400 - 1,448 SF | VACANT |

For Lease

Office

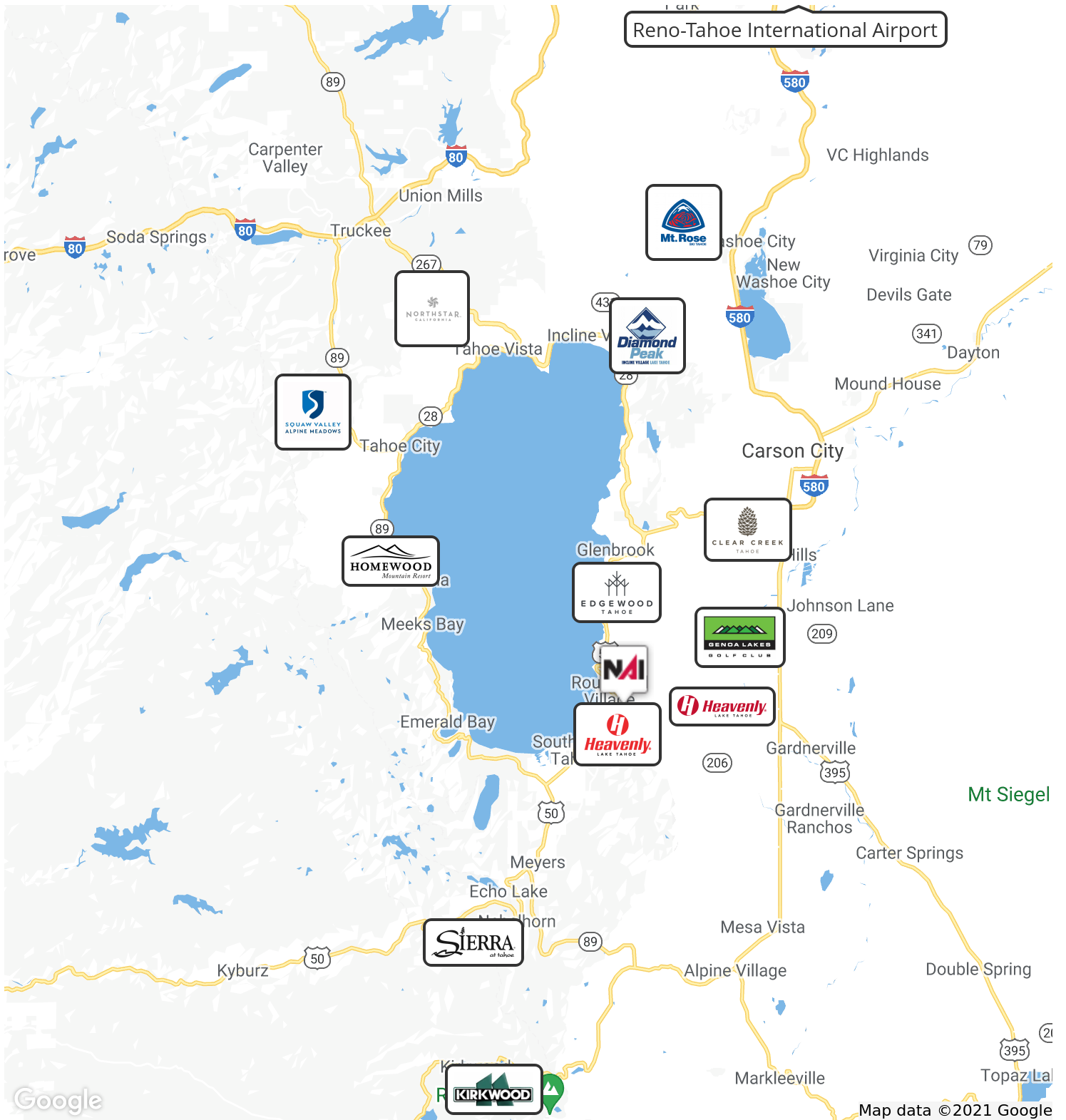


Local Retail Map



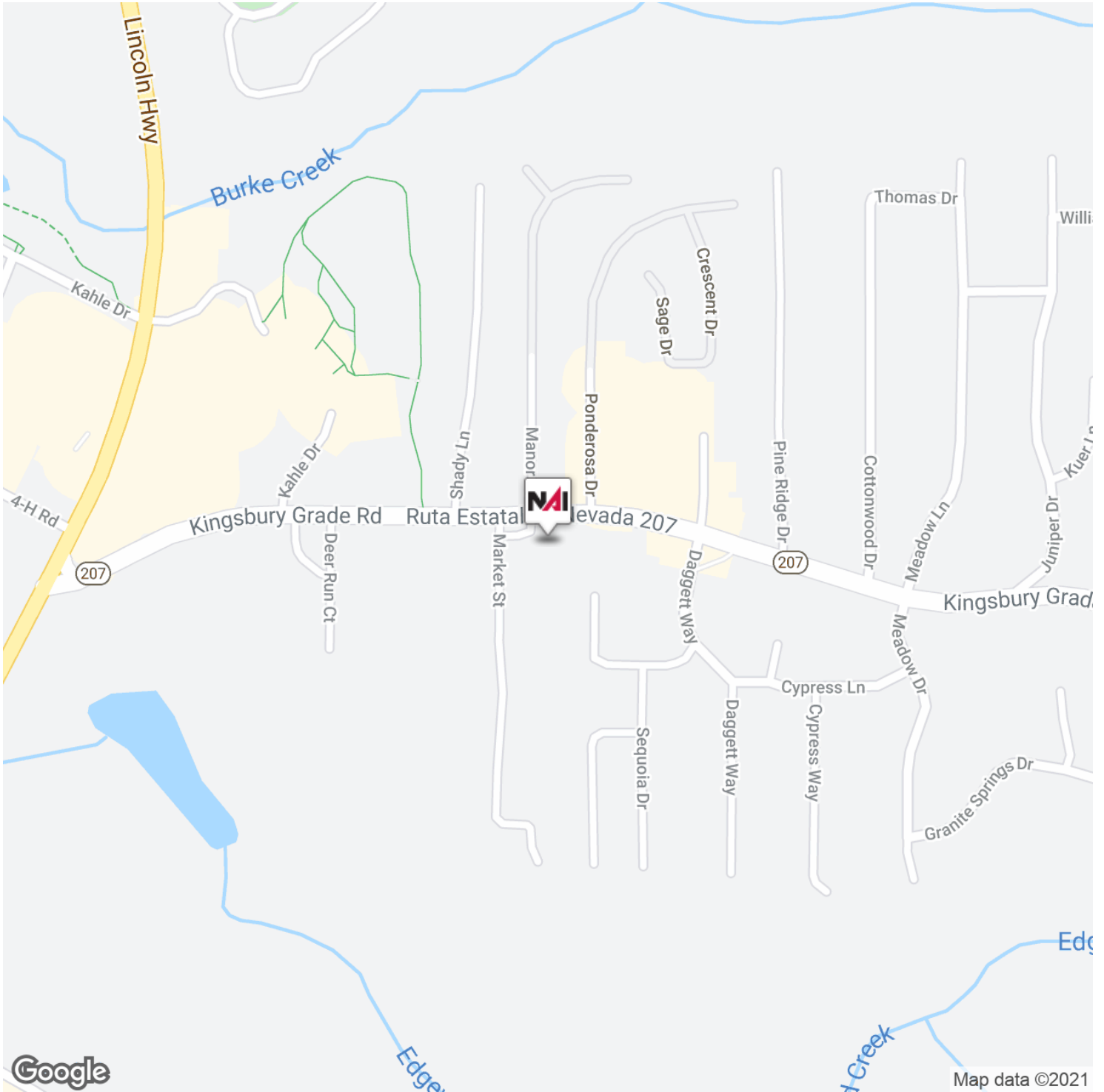
For Lease - Office Space

Local Golf And Ski Resort Map



For Lease

Office



For Lease

Office

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

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 | 703 | 24,698 | 11,985,400 |
| MEDIAN AGE | 39.1 | 36.0 | 35.6 |
| MEDIAN AGE (MALE) | 37.4 | 36.0 | 34.6 |
| MEDIAN AGE (FEMALE) | 40.6 | 35.6 | 36.6 |
| Households & Income | 1 Mile | 5 Miles | 180 Miles |
| TOTAL HOUSEHOLDS | 304 | 9,731 | 4,177,351 |
| # OF PERSONS PER HH | 2.3 | 2.5 | 2.9 |
| AVERAGE HH INCOME | \$134,490 | \$74,460 | \$78,939 |
| AVERAGE HOUSE VALUE | \$691,773 | \$565,549 | \$434,110 |

* Demographic data derived from 2010 US Census

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.

For Lease

All Photos Shot In South Lake Tahoe

