

**NOW  
LEASING**

Retail Shop & Restaurant Space  
**TRUCKEE CROSSROADS**

*Shopping Center*

Hwy 89 @ Interstate 80 Freeway, Truckee, California



Call me for a confidential discussion -or- to arrange a tour

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# SITE PLAN

# TRUCKEE CROSSROADS

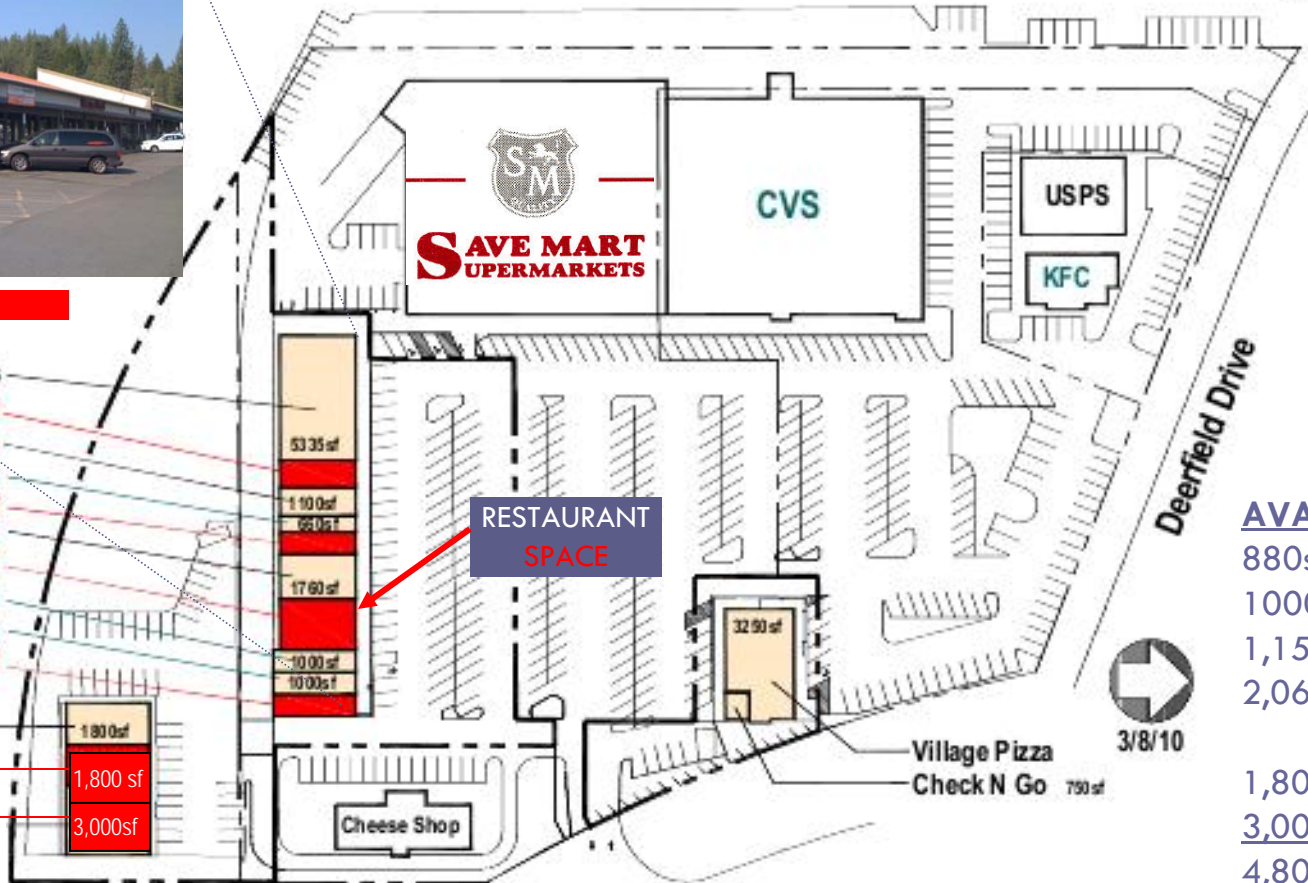
## Shopping Center

FD: 31010  
1328



### AVAILABLE SPACES

- Porters Ski & Sports  
Available 1155sf
- Porters Ski & Sports  
Enterprise Rent A Car  
16x55=880sf  
Los Altos  
Available 2063sf
- Subway  
H&R Block  
Available 1000sf
- Qualitv Auto  
Available 1,800sf
- Available 3,000sf
- Combined = 4,800sf



### AVAILABLE SPACES:

- 880sf (16' x 55')
- 1000sf (18' x 55')
- 1,155sf (21' x 55')
- 2,063sf (38' x 55')
- 1,800sf (30' x 60')
- 3,000sf (50' x 60')
- 4,800sf (combined)

**RATES:** \$1.75-\$2.25 plus CAM's

FOR MORE  
INFORMATION  
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# MAPS – Regional and Area

# TRUCKEE CROSSROADS

## Shopping Center



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### TRAFFIC COUNTS

I-809 Freeway 80 42,000 cars/day

Highway 89 6,500 cars/day

*Per caltrans website estimated traffic counts (see website for further explanation)*

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## PROPERTY INFORMATION

## TRUCKEE CROSSROADS

### Shopping Center

### PROPERTY FEATURES

- Anchored by **Save Mart & Longs/CVS Drugs**
- Direct Freeway access to I-80 Freeway, and a signalized entrance off of Hwy. 89.
- US Post Office on-site.
- 25 mile regional customer draw from Tahoe City, Sierraville, Lake Tahoe communities, Northstar, Squaw Valley, Alpine Meadows, Homewood, Kings Beach, Glenshire, Soda Springs, Floriston, Blue Canyon, Graeagle, Sierra City, Loyalton.
- Strong daytime
- Abundant parking & loyal customer base
- Strong daytime population and automobile traffic.
- Relocate or your business to a higher profile location & increase your business.
- Across the street from new Sierra College campus

### DEMOGRAPHICS

2007 Estimated Population	13,265
Total Housing Units	10,078
2nd Home Housing Units	5,669
Average Household Income	\$127,442
Median Household Income	\$78,840
% Population Change 1990-2007	73.15%
% Household Change 1990-2007	86.45%

*5 Mile radius per loopnet demographic information*

### CO TENANTS INCLUDE:

- Save Mart Supermarket
- Longs/CVS Drugs
- US Post office
- Porters Tahoe Sports
- KFC
- Quality Automotive
- Village Pizza
- H & R Block
- Enterprise Car Rental
- Subway
- Bills Rotisserie
- Los Altos Mexican Food

### MAJOR EMPLOYERS IN THE AREA INCLUDE:

- Clear Capital Inc.
- Tahoe Forest Hospitals
- The Ritz Carlton
- Northstar-at-Tahoe
- Squaw Valley
- Alpine Meadows/Homewood
- Hyatt Regency
- Safeway
- Cabellas

### NEIGHBORING TENANTS INCLUDE:

- McDonalds Restaurant
- Shell Gas Station
- Truckee Bagel

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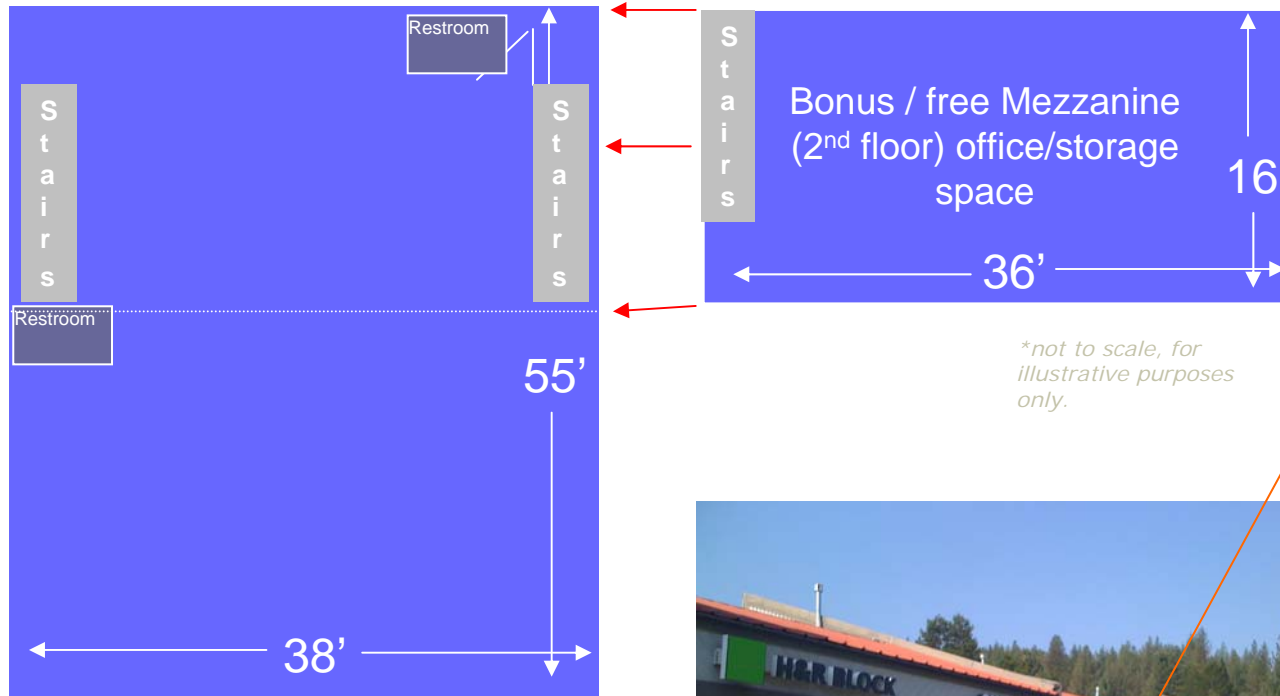
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## RESTAURANT SPACE

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*\*not to scale, for illustrative purposes only.*

2,035 sf  
Restaurant  
Space

### FEATURES

- Hood exhaust
- floor drains
- plumbing
- grease trap
- fire suppression
- two bathrooms



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## PHOTOS

## TRUCKEE CROSSROADS

### Shopping Center



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