

Commercial Retail Space Available

FOR LEASE

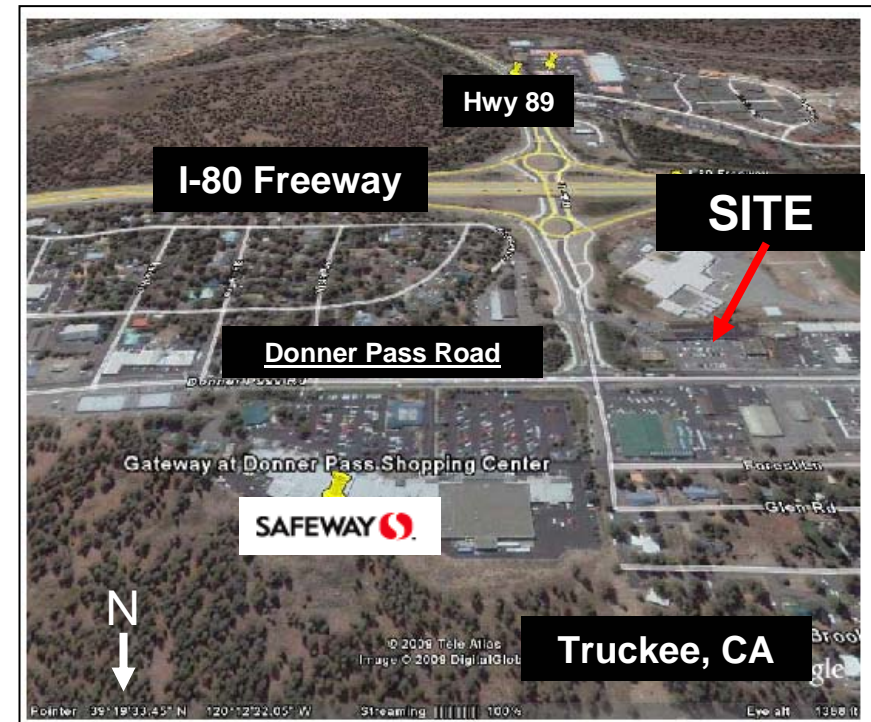
Donner Plaza

Shopping Center

Donner Pass Road @ Hwy 89 Truckee, California

HIGH VISIBILITY SPACE AVAILABLE

- **3,000 sq.ft** high visibility end-cap & anchor space facing
- Donner Pass Road
- Join the Department of Motor Vehicles & New Moon Natural foods, Dairy Queen
- Flexible lease rates
- High vehicle traffic.
- Simply the highest visibility retail space on Donner Pass Road



Please Contact:

James Macdonell, Broker

530-553-4055

JTM@MainStreet-Commercial.com

www.MainStreet-Commercial.com



MAIN STREET

COMMERCIAL REAL ESTATE

Commercial Retail Space Available

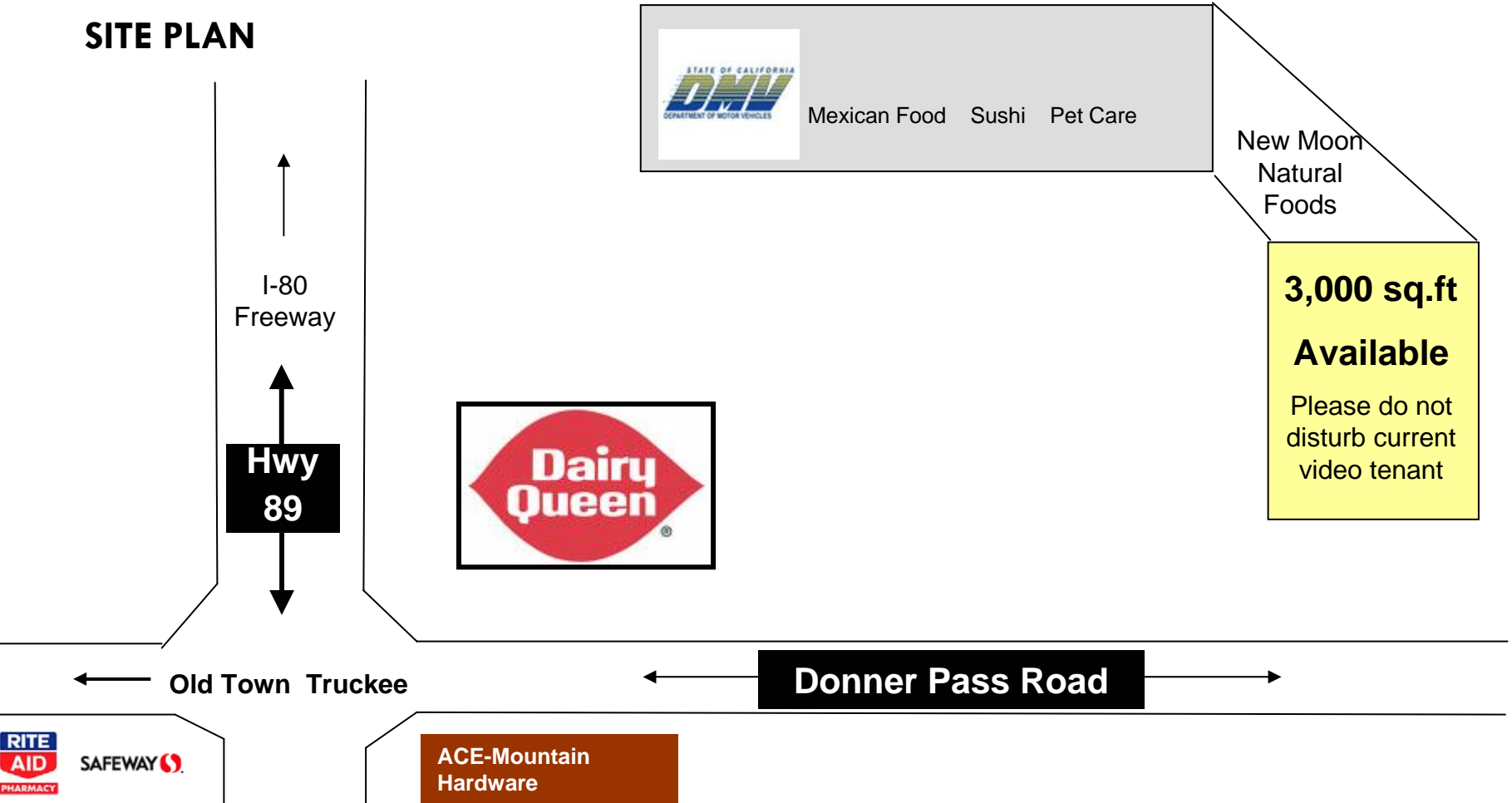
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SITE PLAN



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PROPERTY FEATURES

- High traffic center with the following co-tenants: **DMV, New Moon Natural Foods & Dairy Queen.**
- High visibility Donner Pass Rd. Location
- Unparalleled Truckee Location with a 25 mile regional customer draw
- Loyal customer base
- Relocate your business to a higher profile location & increase your business.

TRAFFIC COUNTS

Highway 80 42,000 cars/day

Highway 89 6,500 cars/day

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

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

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.



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REGIONAL MAP – Northern California



AREA MAP - Truckee



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PROPERTY PHOTOS



**3,000 sq.ft
Available Here**



Looking West down Donner Pass Rd



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