

**NOW
LEASING**

GATEWAY *at* DONNER PASS

Retail **Shop Space**

Shopping Center

Hwy 89 @ Interstate 80 Freeway @ Donner Pass Rd.,
Truckee, California



**FOR MORE
INFORMATION
PLEASE CONTACT:**

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Main Street Commercial Real Estate
a Park Capital Properties Company
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Truckee, CA 96160

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www.MainStreet-Commercial.com



Also....

- The Bookshelf
- Optomotrist
- Great Outdoor Clothing Co.
- Lindas Nail Salon
- Office Boss Mail & Supplies

SITE PLAN – Available Spaces

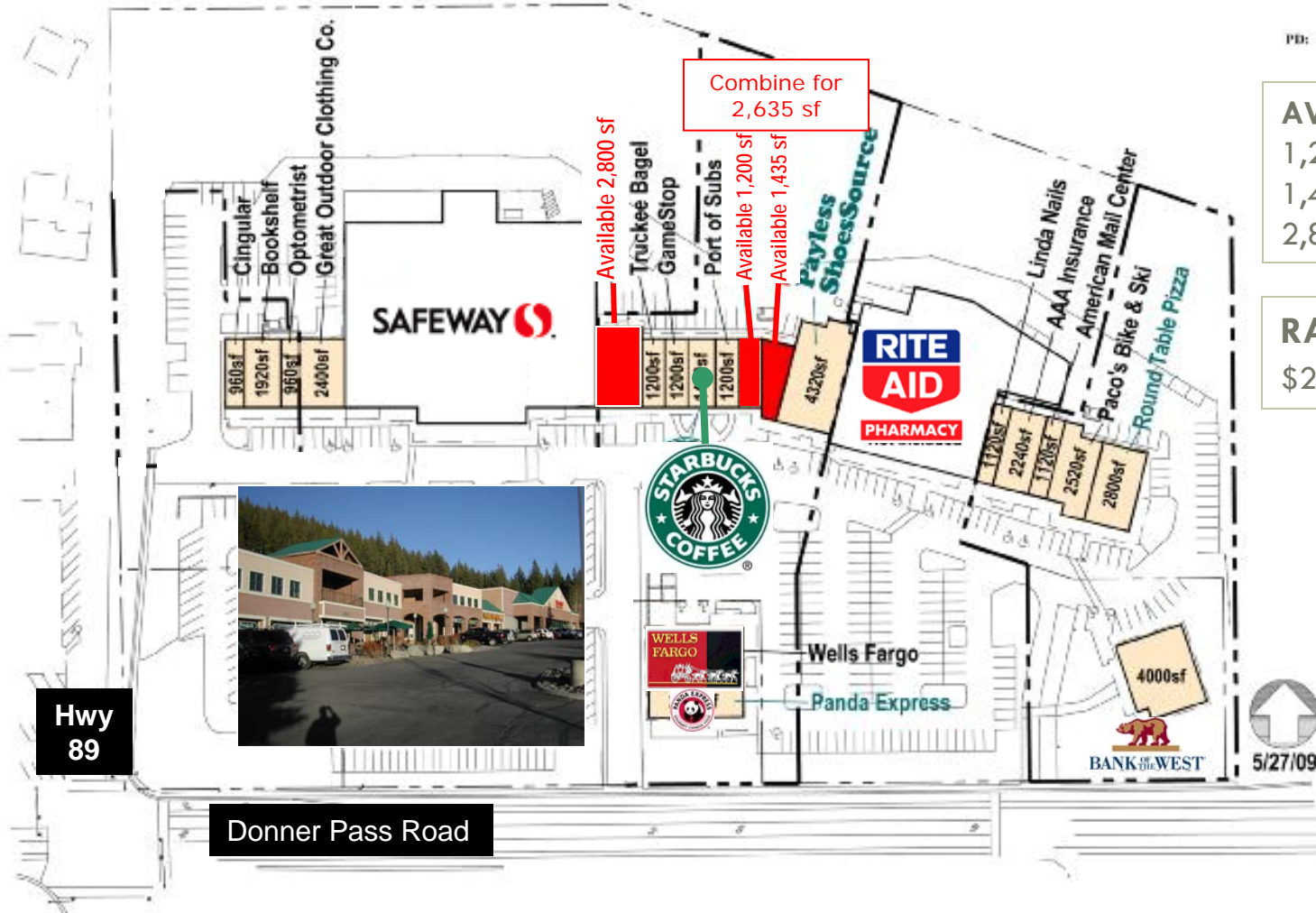
GATEWAY at DONNER PASS

Shopping Center

PD: 52809

AVAILABLE SPACES: ■
 1,200 sf (20 x 60')
 1,435 sf (24' x 60')
 2,800 sf (47' x 60')

RATES:
 \$2.25-\$2.65 plus CAM's



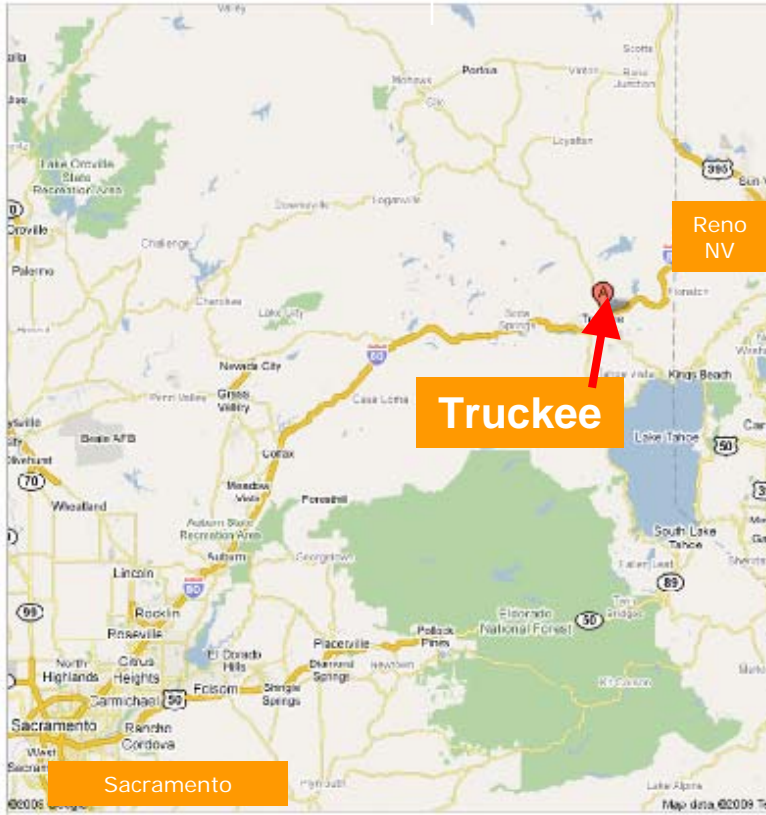
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MAPS – Regional and Area

GATEWAY at DONNER PASS 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.

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PROPERTY INFORMATION

GATEWAY at DONNER PASS

Shopping Center

PROPERTY FEATURES

- Anchored by **Safeway & Rite Aid Drugs**
- High visibility / Unparalleled Truckee location with a 25 mile customer draw
- Freeway access to I-80 Freeway
- 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.
- 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

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CO TENANTS INCLUDE:

- Safeway Supermarket
- Rite Aid Drugs
- Starbucks
- Wells Fargo Bank
- Bank of the West
- Port of Subs
- Paco's Bike and Ski
- Linda's Nails
- AAA Insurance
- Office Boss Mail Center
- Verizon Wireless
- The Bookshelf
- Optometrist
- Great Outdoor Clothing
- Truckee Bagel
- Payless Shoes
- Round Table Pizza

NEIGHBORING TENANTS INCLUDE:

- Ace Mountain Hardware
- Department of Motor Vehicles
- Bank of America

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
- Cabella's Sporting Goods



PROPERTY PHOTOS

TRUCKEE CROSSROADS
Shopping Center



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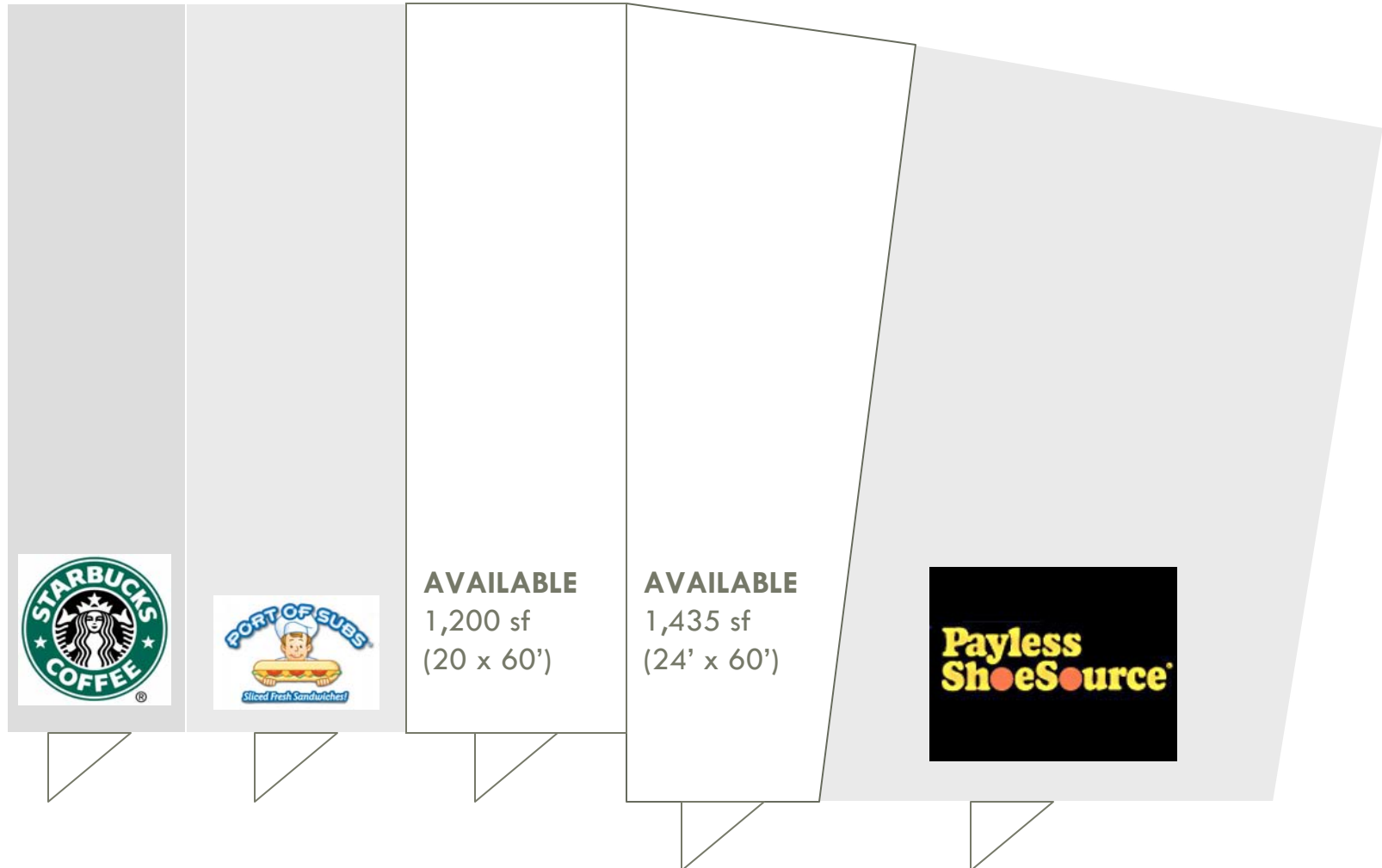
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SPACE PLANS

TRUCKEE CROSSROADS

Shopping Center



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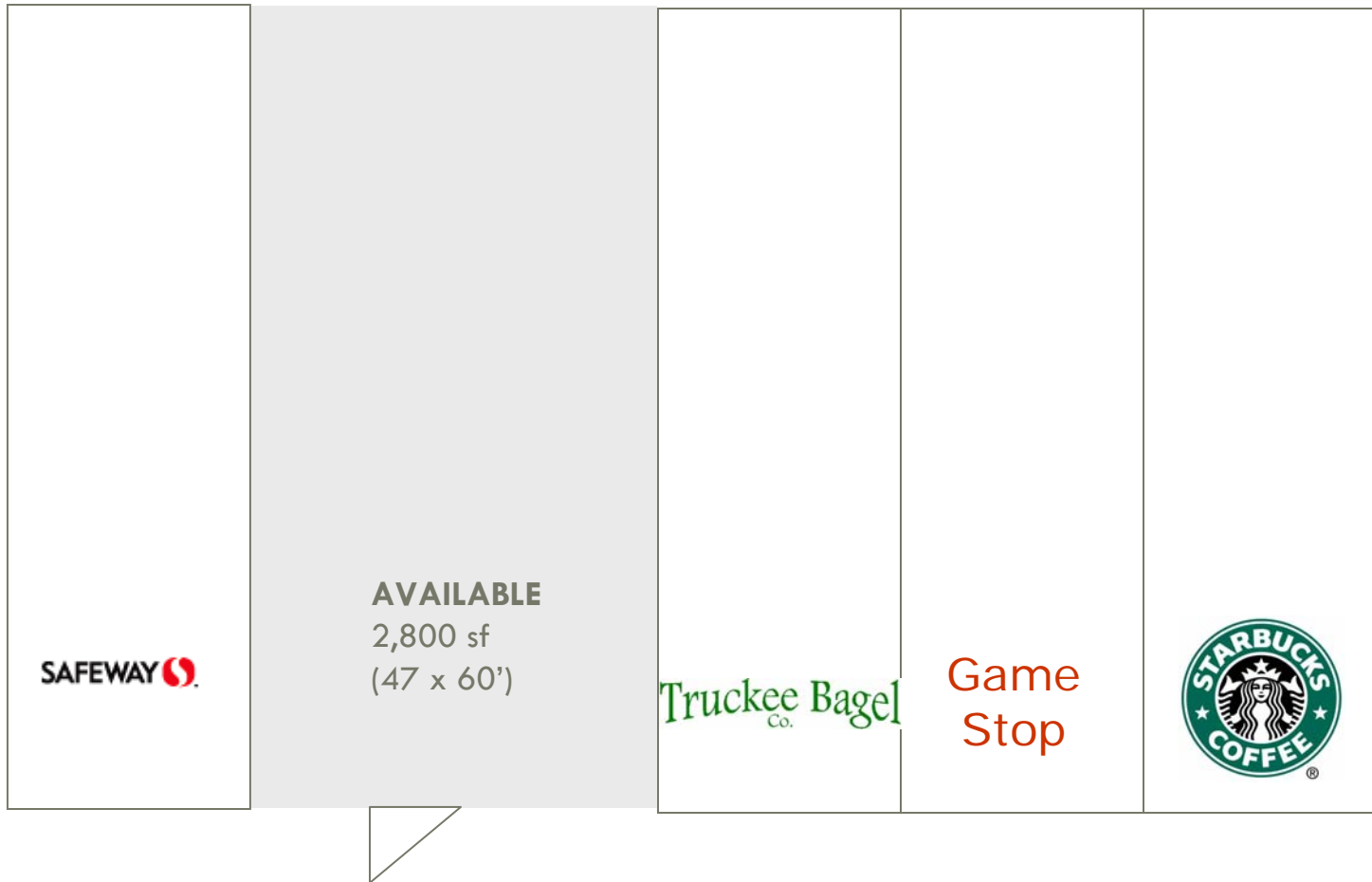
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