



3053 Harrison Ave

3053 Harrison Ave, South Lake Tahoe, California 96150

Property Features

- Office Suites Ranging: +/- 220 to +/- 535 SF
- High Visibility Suites
- Located on newly renovated Harrison Ave.
- Walking distance to restaurants, beach and bike path.
- Located in center of South Lake Tahoe.



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,094	23,885	35,051
Total Households:	1,992	9,568	14,332
Traffic Count:			

For more information:

Scott Fair

530 573 4669 • sfair@naitahoesierra.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Tahoe Sierra

3141 Highway 50, Lake Tahoe, CA 96150

530 525 2304

naitahoesierra.com

For Lease

Office



Property Summary

Available SF:	275 - 803 SF
Lease Rate:	\$2.25 SF/month (MG)
Lot Size:	0.39 Acres
Building Size:	10,190 SF
Building Class:	C
Year Built:	1958
Zoning:	GC
Market:	South Lake Tahoe
Sub Market:	Al Tahoe

Property Overview

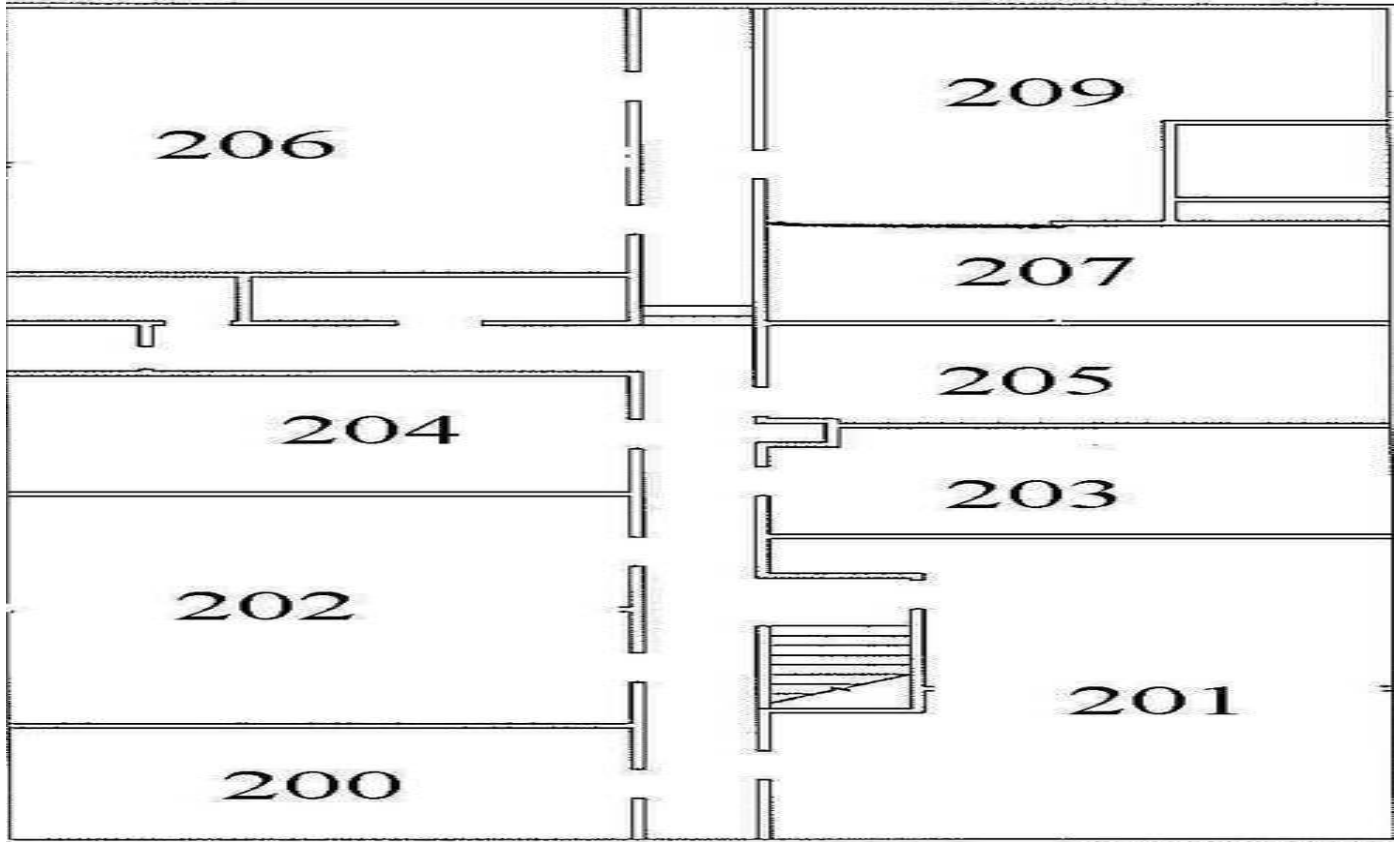
Located in the center of South Lake Tahoe within walking distance are multiple restaurants, Reagan Beach, an ideal setting for beach activities in the summer and cross-country skiing in the winter. Further conveniences include shuttle pick-ups for Heavenly Mountain skiing, shopping and dining. Within a few short miles is the new trendy Heavenly Village, Heavenly Valley Ski Resort and the casinos.

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)
202	Office Building	\$2.25 SF/MONTH	Modified Gross	528 - 803 SF
204	Office Building	\$2.25 SF/MONTH	Modified Gross	275 - 803 SF
206	Office Building	\$2.25 SF/MONTH	Modified Gross	550 SF

For Lease

Office



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

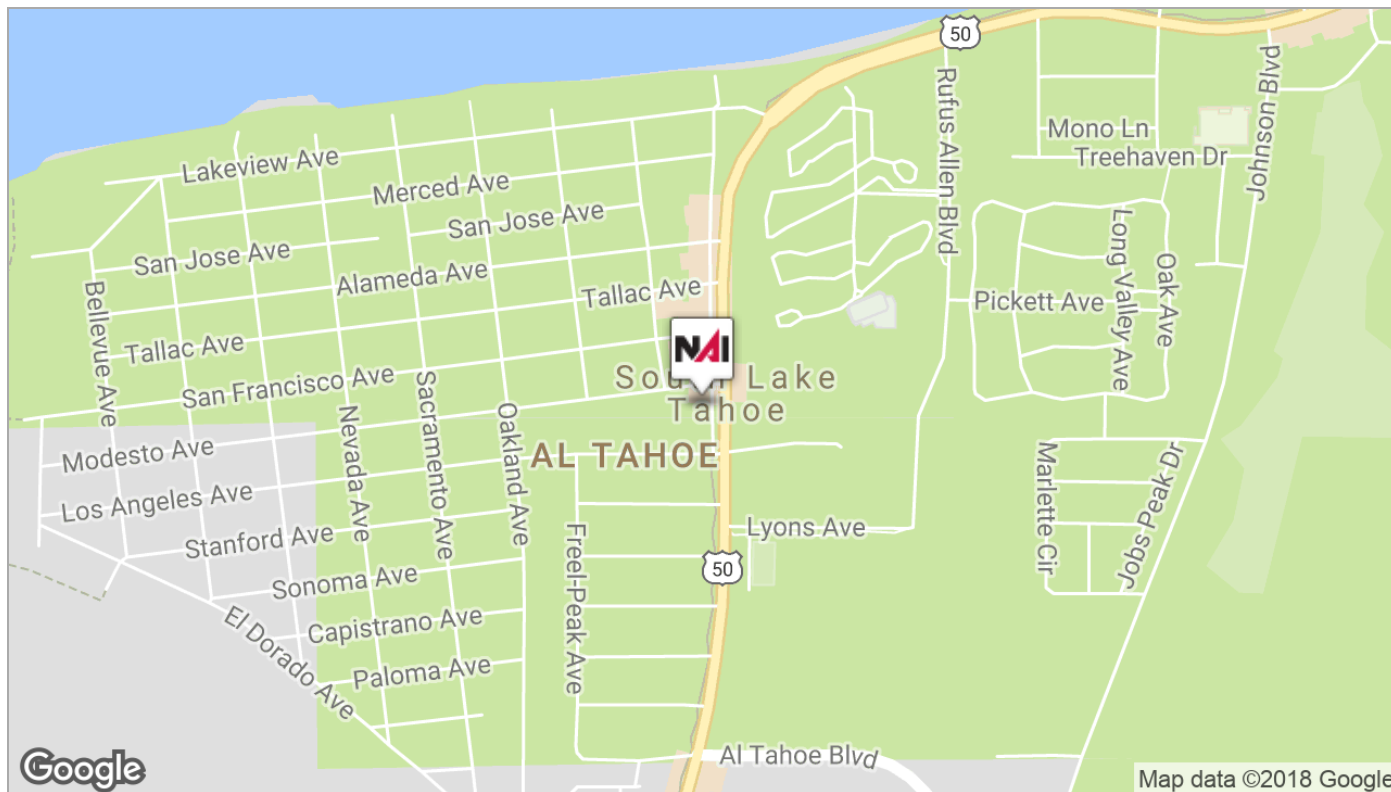
SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
202	202	Office Building	\$2.25 SF/MONTH	Modified Gross	528 - 803 SF	VACANT
204	204	Office Building	\$2.25 SF/MONTH	Modified Gross	275 - 803 SF	VACANT
206	206	Office Building	\$2.25 SF/MONTH	Modified Gross	550 SF	VACANT

For Lease
Office

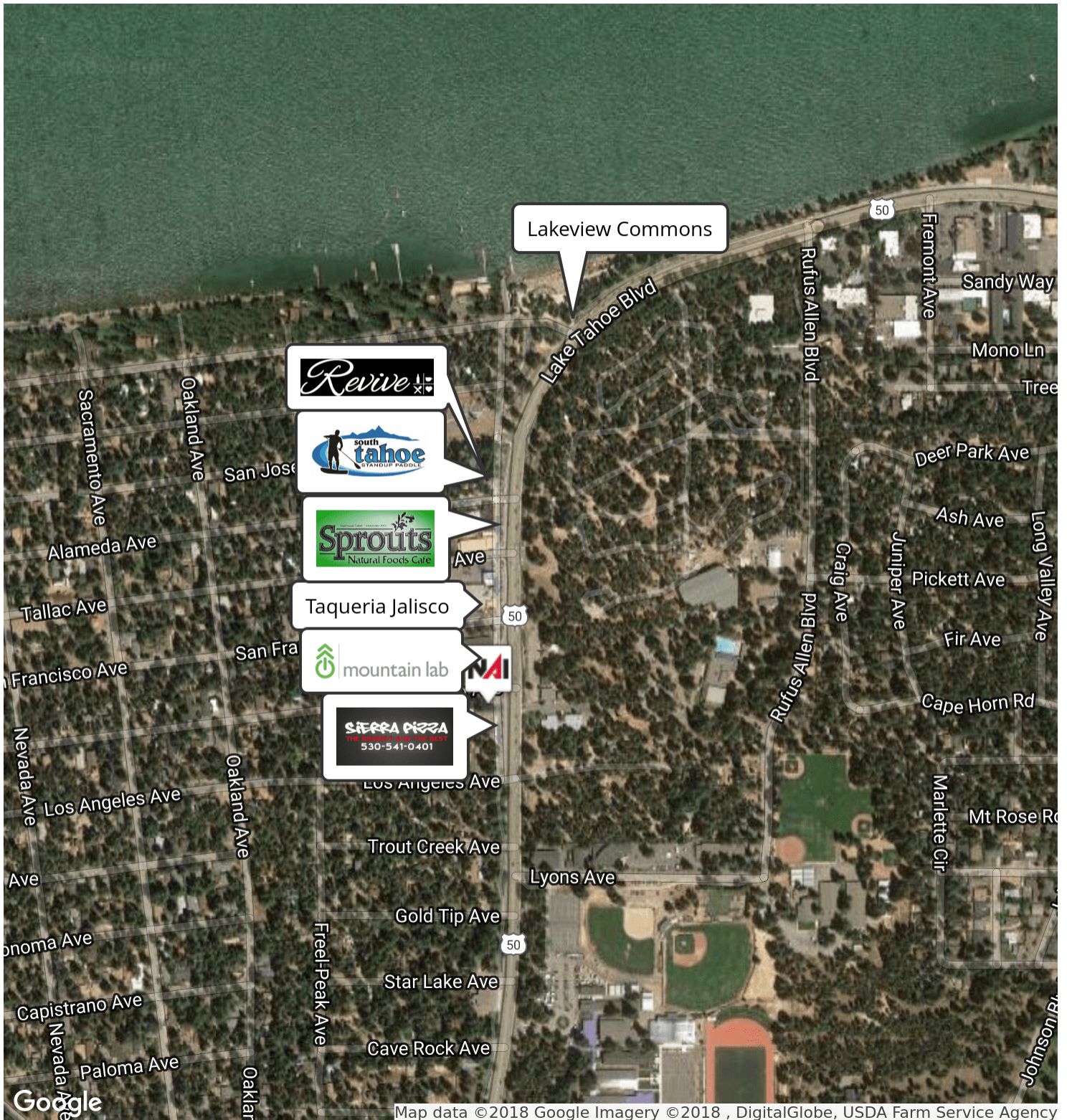


For Lease

Office



For Lease
Office



For Lease

All Photos Shot In South Lake Tahoe

