



LAKE TAHOE

TROPHY GENERATIONAL ASSET



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3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145



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Brian Pavey, CCIM

DRE: 01447547

Tel: 916.677.8156

bpavey@tricommercial.com

532 Gibson Drive, Suite 200
Roseville, CA 95678

LOCATION AERIAL

3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145

North Tahoe High School
Pop: 398 Students
2016-2017



11,000 ADT

N Lake Blvd

CALIFORNIA
28

Dollar Point

LAKE TAHOE

2,000 FT

OFFERING SUMMARY

3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145

The Offering is a chance to own a piece of the American Dream! This trophy generational opportunity is a commercial net-leased real estate investment occupied by 7-11 and Tahoe Rental Company located at 3210-3220 N Lake Boulevard within the Dollar Point area of Tahoe City, CA at the northwestern quadrant of world-renowned Lake Tahoe. This is the first time that this property as has been on the market in 40 years. 7-11 is currently paying low rent compared to the market and has Fair Market Value options that will likely increase the income production of this property in the years to come. The office tenant is also currently paying low rent compared to the market with only one year of term remaining providing the additional opportunity for potential further increase in rental income.

LOCATION:

3210 N Lake Blvd.
Tahoe City, CA 96145

OFFERING PRICE:

\$1,630,000

NOI:

\$ 81,472.16

CAP RATE:

5%

NET RENTABLE AREA:

±3,564 SF

LOT SIZE:

±0.31 AC

YEAR BUILT:

1968

PROPERTY DETAILS

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The Property is a 3,564 square foot building that was built for 7-11 in 1968 who recently, (about 18 months prior to lease expiration) renewed their lease for an additional ten year demonstrating their commitment to the site. There is excellent visibility and signage on North Lake Boulevard which is the primary thoroughfares encircling Lake Tahoe. The property is located at the entrance to the large residential area of Dollar Point. The subject property is conveniently located four miles to the north of, and ten miles to the south of, the nearest grocery stores creating a captured customer base of residents and recreational travelers alike. Pristine alpine Lake Tahoe boasts one of the world's most unique year-round recreational destinations.



LEASE INFORMATION

3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145

LEASE: 7-Eleven Tahoe Rental Company

SQUARE FEET: ±2,614 SF ± 950 SF

LEASE COMMENCEMENT: 2/1/1970 6/1/2015

CURRENT LEASE EXPIRATION: 2/25/2030 5/31/2020

OPTIONS: Two (2) Five Years at FMV None

LEASE TYPE: NNN NNN

RETAIL MAP

3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145



Olympic Valley

Squaw Valley



FOR SALE

CALIFORNIA 28

Dollar Point

CALIFORNIA 89

Tahoe City



CALIFORNIA
NEVADA

LAKE TAHOE

Timberland

CALIFORNIA 28

3 MILE

HIGHLIGHTS

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- 7- Eleven, Investment Grade Tenant (S&P AA-): Recently extended lease with 11+ years remaining with two, five-year options.
- 7- Eleven, Best in Class Retailer: Over 67,000 stores globally and \$25 billion in annual sales, with more outlets than any other retailer or food service provider in the world.
- One of Four 7-Eleven Locations in North Tahoe Area
- High Barrier to Entry: Tahoe Regional Planning Agency (TRPA) development restrictions ensure retail viability for decades to come.
- Less than one half mile from the world-famous Lake Tahoe with multiple resorts and world-class recreation.
- Tahoe Rental Company, locally operated vacation rental company.

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