



TAHOE RENTAL COMPANY

OFFERING MEMORANDUM 3210 - 3220 N Lake Blvd, Tahoe City, CA 96145

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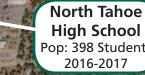
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Brian Pavey, CCIM DRE: 01447547 Tel: 916.677.8156 bpavey@tricommercial.com

532 Gibson Drive, Suite 200 Roseville, CA 95678



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



Priman Thoroughtare Around Lake Tahoe

High School Pop: 398 Students 2016-2017



BINO

Lake

28

11,000 ADT

Dollar Point

LAKE TAHOE



2,000 FT

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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	

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed of implied, is made as to the accuracy of the information contained herein.

PROPERTY DETAILS 3210 - 3220 N Lake Blvd, Tahoe City, CA 96145

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.

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LEASE INFORMATION

3210 - 3220 N Lak	ke Blvd, Tahoe (Сітч, СА 96145		
LEASE:	7-Eleven	Tahoe Rental Company		
SQUARE FEET:	±2,614 SF	± 950 SF		Handless reserved Figure Point (1997)
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: The information in this document wa representation, expressed of implie	NNN s obtained from sources w	NNN e deem reliable; however , no warrant acy of the information contained here	y or	PAGE 6

RETAIL MAP 3210 - 3220 N LAKE BLVD, TAHOE CITY, CA 96145 267 N ELEVEN Squaw FOR SALE Valley ELEVEN Olympic, 28 Valley Dollar Point CALIFORNIA enlifornia SAFEWAY 🌔 Tahoe City Save Mart LAKE TAHOE Timberland 28 **3 MILE RFAC** ernational COMMERCIAL

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HIGHLIGHTS 3210 - 3220 N Lake Blvd, Tahoe City, CA 96145

• 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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