

Aerial Photo Courtesy of Costar Group

FOR SALE: 6 BUILDING RETAIL/OFFICE COMPLEX

TAHOE KEYS VILLAGE

**585-595 SOUTH LAKE TAHOE BOULEVARD
SOUTH LAKE TAHOE, CA 96150**

PC INC PRIME COMMERCIAL
INCORPORATED
www.primecommercialinc.com | 408.879.4000

DOUG FERRARI CA DRE 01032363
dferrari@primecommercialinc.com
408.879.4002 (OFFICE)

DIXIE DIVINE CA DRE 00926251 & 01481181
ddivine@primecommercialinc.com
408.879.4001 (OFFICE)

CONFIDENTIALITY & DISCLAIMER

Prime Commercial, Inc. has been retained on an exclusive right to sell basis to market 585-595 Tahoe Keys Boulevard, South Lake Tahoe, CA 96150. The information herein distributed by Prime Commercial, Inc. is intended to be viewed only by the parties specifically targeted by Prime Commercial, Inc. The investment package should not be made available to any other parties unless first verified, in writing, by Prime Commercial, Inc. This Investment offering has been prepared to provide a summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prime Commercial, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this investment offering has been obtained from sources Prime Commercial, Inc., deems reliable; however, Prime Commercial, Inc. has not verified and will not verify any of the information contained herein, nor has Prime Commercial, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

The Seller expressly reserves the right, at its sole discretion, to withdraw the Property from the market. Seller and Prime Commercial, Inc. reserves the right, expressed or implied, to reject any offer to purchase the property and to terminate discussions with any person or entity reviewing this offering memorandum until and unless the seller executes and delivers a signed purchase agreement with terms acceptable to the Seller.



PRIME COMMERCIAL

INCORPORATED

www.primecommercialinc.com

408.879.4000

DOUG FERRARI

CA DRE 01032363

Founding Principal

dferrari@primecommercialinc.com

408.879.4002 (OFFICE)

DIXIE DIVINE

CA DRE 00926251 & 01481181

CEO / Founding Principal / Broker

ddivine@primecommercialinc.com

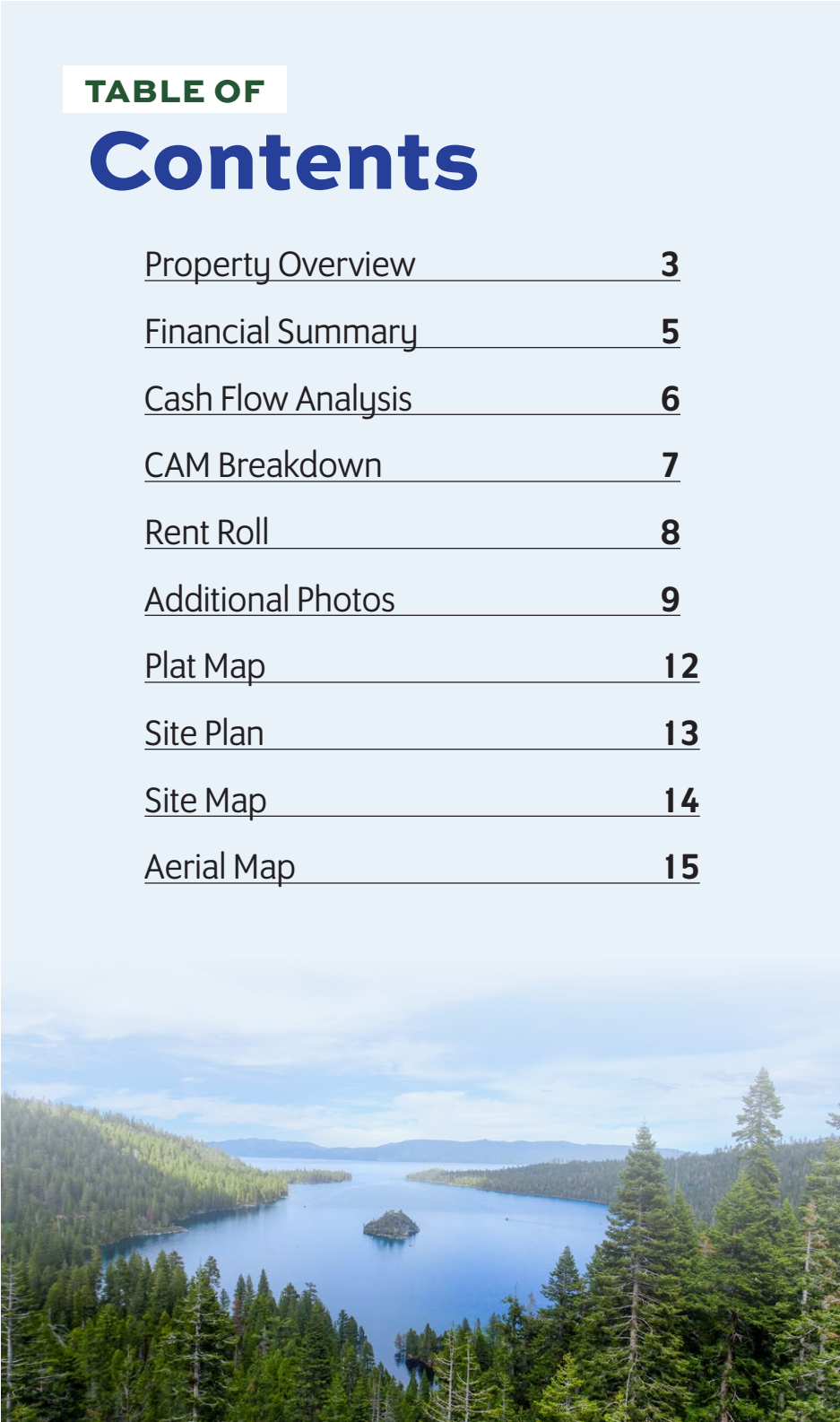
408.879.4001 (OFFICE)

Prime Commercial, Incorporated © 2026 Prime Commercial, Inc. has obtained the information contained herein from sources we deem reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to errors, modification, omission, change of price and/or terms, prior lease sale or financing, or withdraw without notice. It may include projections, opinions, or assumptions or estimated for example only, and they may represent current or future performance of the property. You and your tax and legal advisors should conduct your own of the property and transaction. The information provided in this brochure are estimates only, not representations, and are not intended to be relied upon for any purpose. Select photos courtesy of Costar Group

TABLE OF

Contents

Property Overview	3
Financial Summary	5
Cash Flow Analysis	6
CAM Breakdown	7
Rent Roll	8
Additional Photos	9
Plat Map	12
Site Plan	13
Site Map	14
Aerial Map	15





Aerial Photo Courtesy of Costar Group



PROPERTY

Overview

Prime Commercial, Inc. is pleased to offer for sale **Tahoe Keys Village** located at **585-595 Tahoe Keys Boulevard in South Lake Tahoe, California**. This office/retail center has an irreplaceable location at the water's edge on the Tahoe Keys with beautiful marina, lake and mountain views. The center provides commercial amenities for the more than 1,500 residential units that make up the 740-acre marina community. There are six separate buildings on the site which total approximately 34,652 square feet rentable situated on a level 5.97+/- acre site. The improvements were developed in 1975 and have been very well maintained over the years. In 2023 all buildings were repainted and a capital improvement project totaling over \$1,750,000 was completed that included all new hardscape, drainage, and landscaping as well as some of the parking lots replaced. During this time, most all of the existing leases were renewed with the added benefit of the expense service being converted to triple-net.

Tahoe Keys Village may also have the potential in the future to be redeveloped with a higher intensity use taking advantage of its picturesque location on the water in an affluent residential community near water activities, hiking, and skiing. Currently, rents being received at Tahoe Keys Village are competitive with the broader market in South Lake Tahoe and there is further opportunity for increasing cash flows as the vacant units become absorbed. Thus, the property has the ability to support itself financially as other options for the property can be explored if so desired.

HIGHLIGHTS

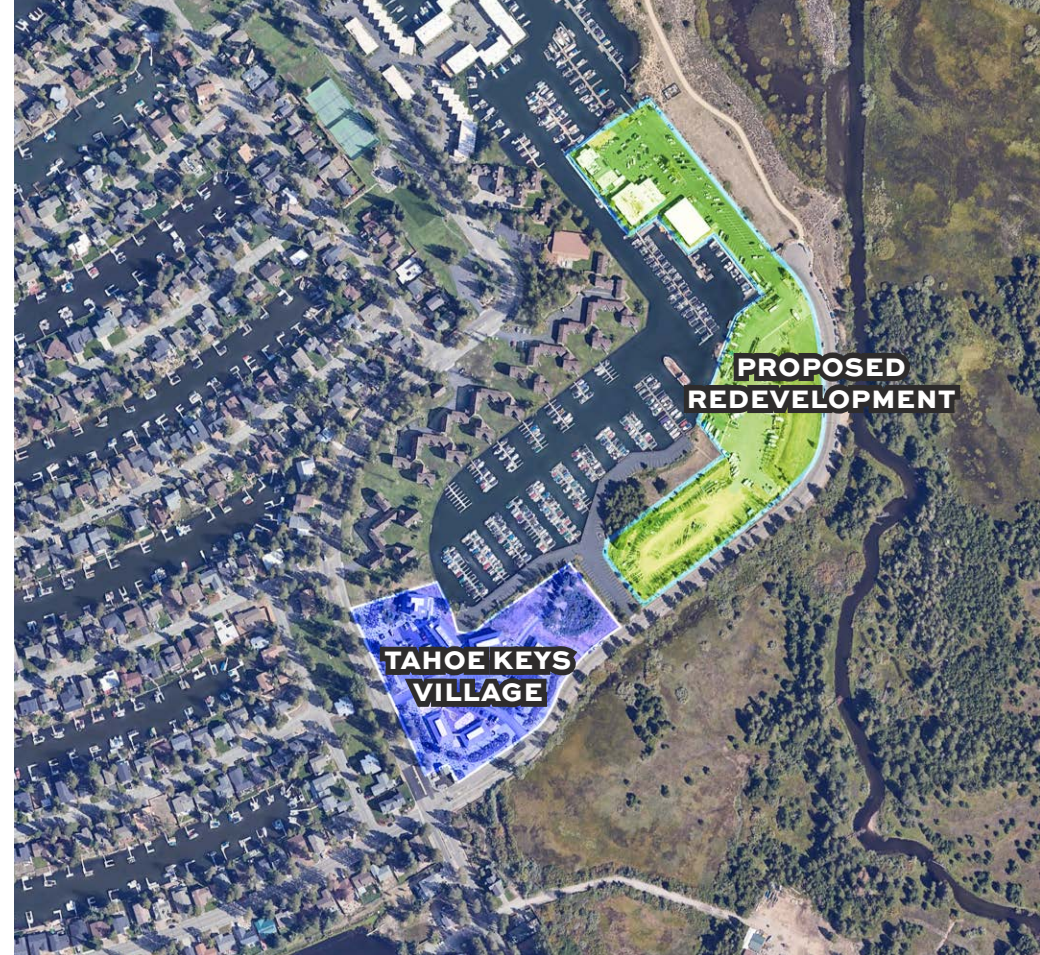
- Irreplaceable Location with Beautiful Water Views
- Recent Repairs and Capital Improvements Already Completed
- 14 Boat Slips Included in the Adjacent Marina
- All Leases Have Been Converted to NNN
- Highly Visible Site with Excellent Ingress/Egress
- Fee Simple and Unencumbered Allows the Investor Attractive Financing Options
- Large 5.97± Site Holds the Potential for Redevelopment in the Future

NEARBY DEVELOPMENT

Tahoe Keys Marina

Adding to the vibrancy of this recreational neighborhood is the anticipated completion of the Tahoe Keys Marina complex, which is located adjacent to Tahoe Keys Village. The marina was purchased in 2021 by Suntex Marinas, the second largest marina operator in the U.S., with the intention of modernizing and upgrading the facility. Plans call for replacing the 305 wet slips with ADA, environmentally friendly ramps and slips incorporating electric charges for e-powered vessels. Much of this work has been complete with Suntex now concentrating on the redevelopment of the commercial improvements and parking facilities. This redevelopment plan will include demolition of all present commercial buildings and the construction of three new buildings incorporating four restaurants and retail shops surrounding a public plaza linking to a promenade. Once permits are secured, construction should commence in Spring 2027 with completion being Spring 2029.

Information and photos courtesy of the Tahoe Regional Planning Agency.
Learn more at www.trpa.gov.



FINANCIAL

Summary

SALE PRICE	\$6,250,000														
PRICE / SF	\$180.37														
CURRENT CAP RATE	5.41%														
PROFORMA CAP RATE	10.1%														
CURRENT OCCUPANCY	70%														
OWNERSHIP	Fee Simple														
IMPROVEMENTS	Six Commercial Buildings Totaling 34,652± Square Feet Rentable <table> <tr> <td>Building A</td><td>3,142± SF</td></tr> <tr> <td>Building B</td><td>3,113± SF</td></tr> <tr> <td>Building C</td><td>4,859± SF</td></tr> <tr> <td>Building D</td><td>8,889± SF</td></tr> <tr> <td>Building E</td><td>9,030± SF</td></tr> <tr> <td>Building F</td><td>5,619± SF</td></tr> <tr> <td>Storage</td><td>91± SF</td></tr> </table>	Building A	3,142± SF	Building B	3,113± SF	Building C	4,859± SF	Building D	8,889± SF	Building E	9,030± SF	Building F	5,619± SF	Storage	91± SF
Building A	3,142± SF														
Building B	3,113± SF														
Building C	4,859± SF														
Building D	8,889± SF														
Building E	9,030± SF														
Building F	5,619± SF														
Storage	91± SF														
LAND AREA	260,053± Square Feet (5.97± Acres)														
PARCEL NUMBER	022-210-030														
PARKING	Asphalt Paved, Lighted, Striped for 156 Vehicles														





PHOTO

Gallery



PHOTO

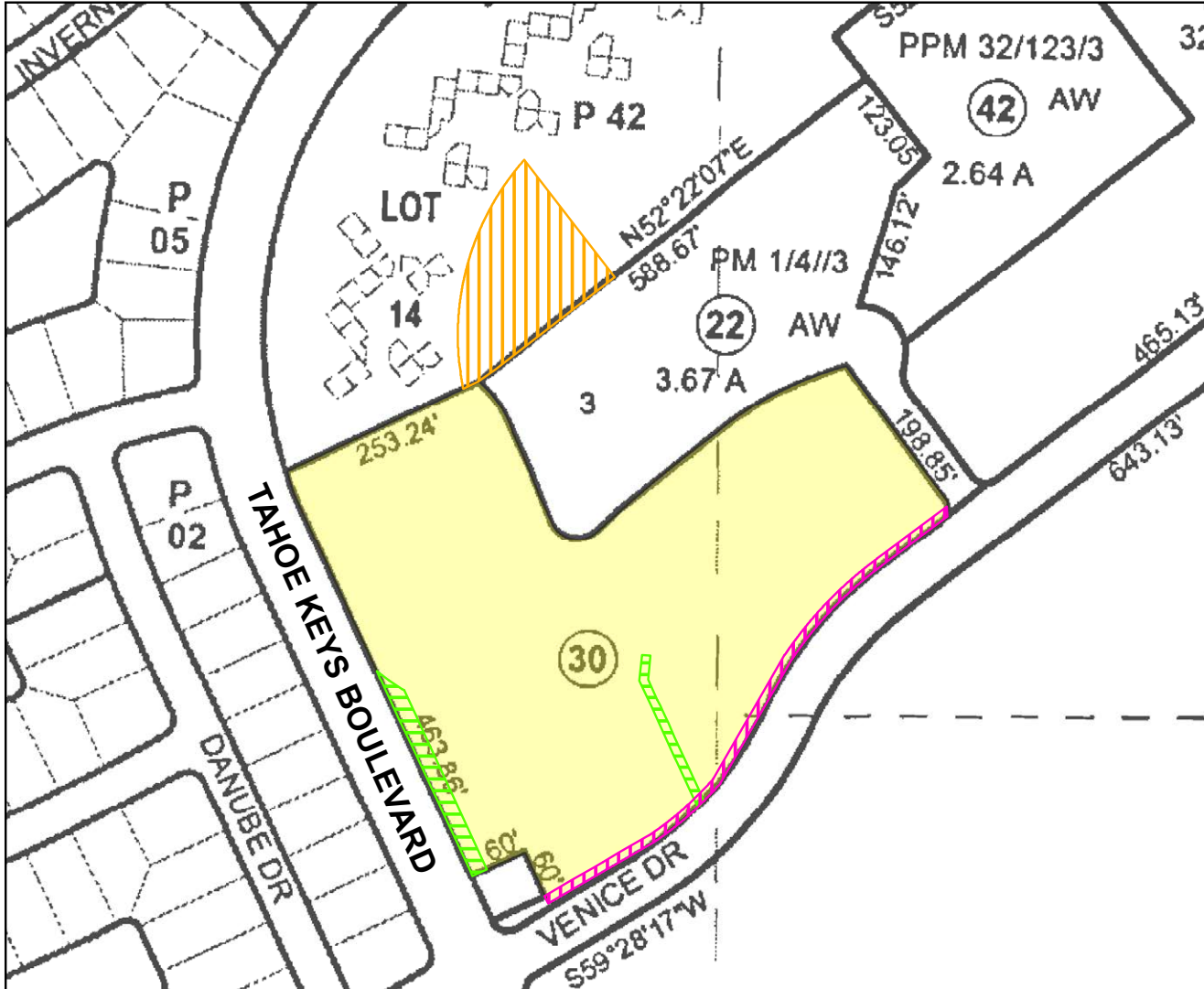
Gallery



APN 022-210-030

Plat Map

1 inch = 202.93 feet

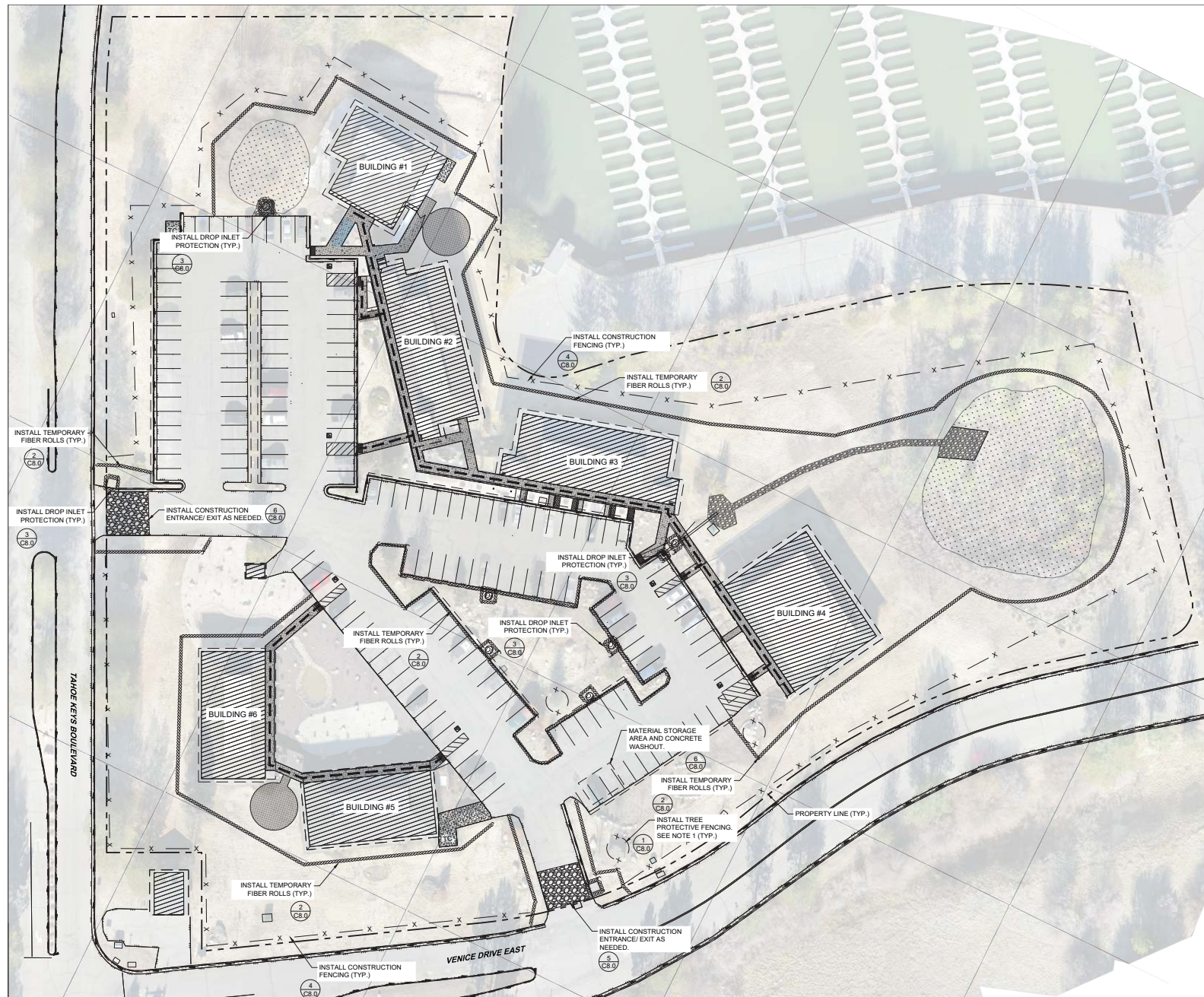


Legend

-  PARCEL 1 - Property In Question - Fee
-  PARCEL 2 - Easement
-  Item No. 10 - Easement for Ingress & Egress
In 05/15/1957 Bk405 Pg475
& 11/14/1960 Bk529 Pg357 of Official Records
The exact location of the easement cannot be determined and is not plottable
-  Item No. 11 - Easement for Ingress & Egress
In 07/30/1957 Bk411 Pg271
& Bk529 Pg357 of Official Records
The exact location of the easement cannot be determined and is not plottable
-  Item No. 12 - Easement for Water Pipeline
In 12/22/1971 Bk1095 Pg253 of Official Records
Affects said portion as described in the document
-  Item No. 13 - Easement for Public Utilities
In 04/10/1972 Bk1116 Pg37 of Official Records
Affects said portion as described in the document

©2024
Chicago Title Company
1200 Concord Ave., #400
Concord, CA 94520
(925) 288-8000

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

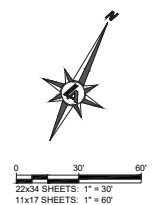


EROSION CONTROL NOTES:

1. LOCATION OF TREES UNKNOWN. INSTALL AROUND EVERY TREE CLOSE TO CONSTRUCTION AREAS.

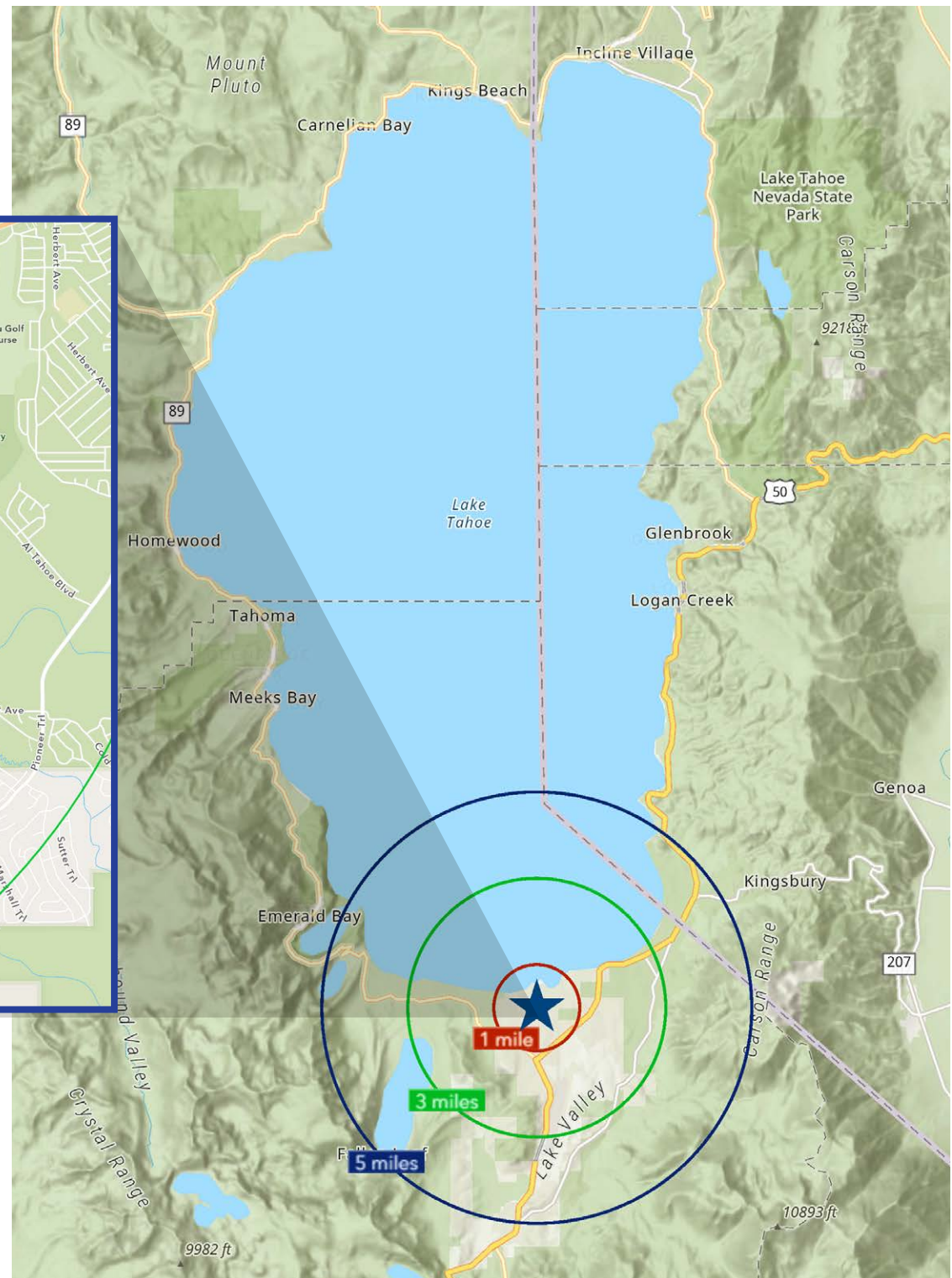
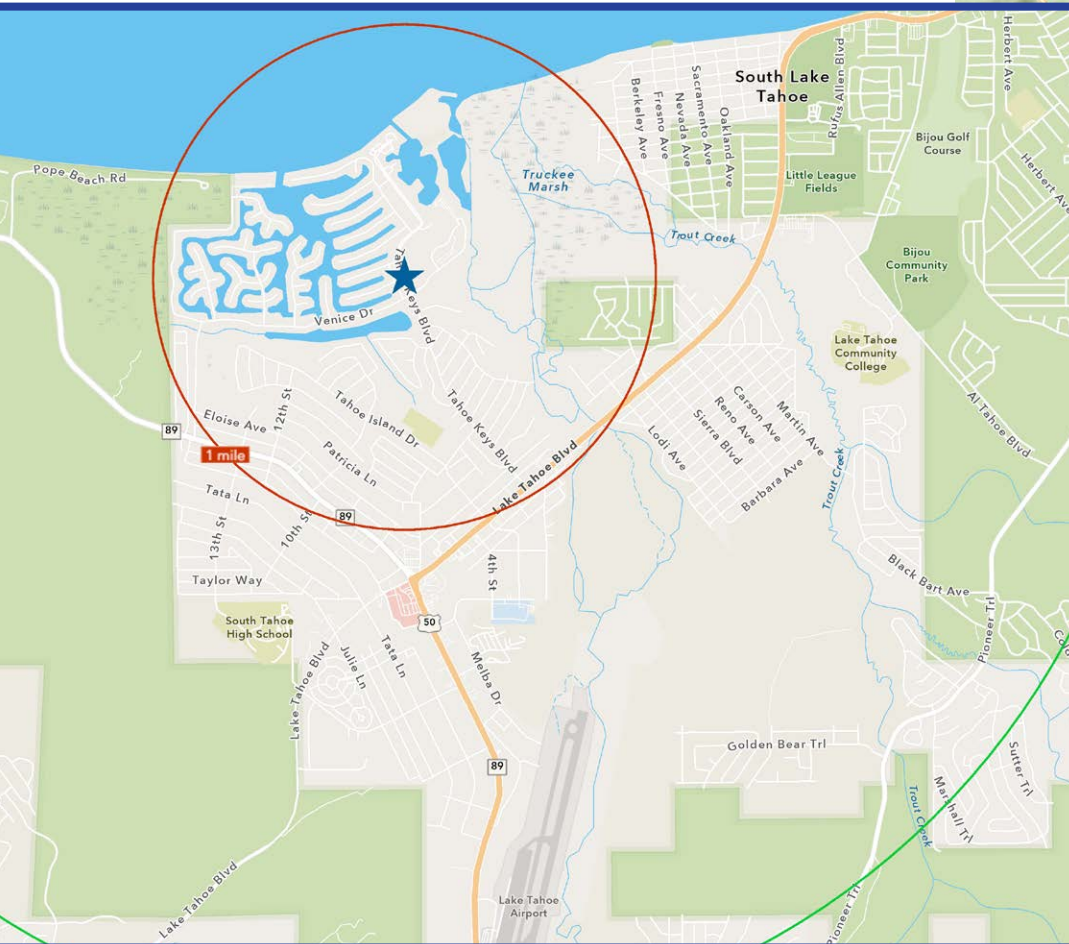
LEGEND:

- FIBER ROLLS
- TEMP. FENCING
- PAVERS
- CONSTRUCTION ENTRANCE/EXIT



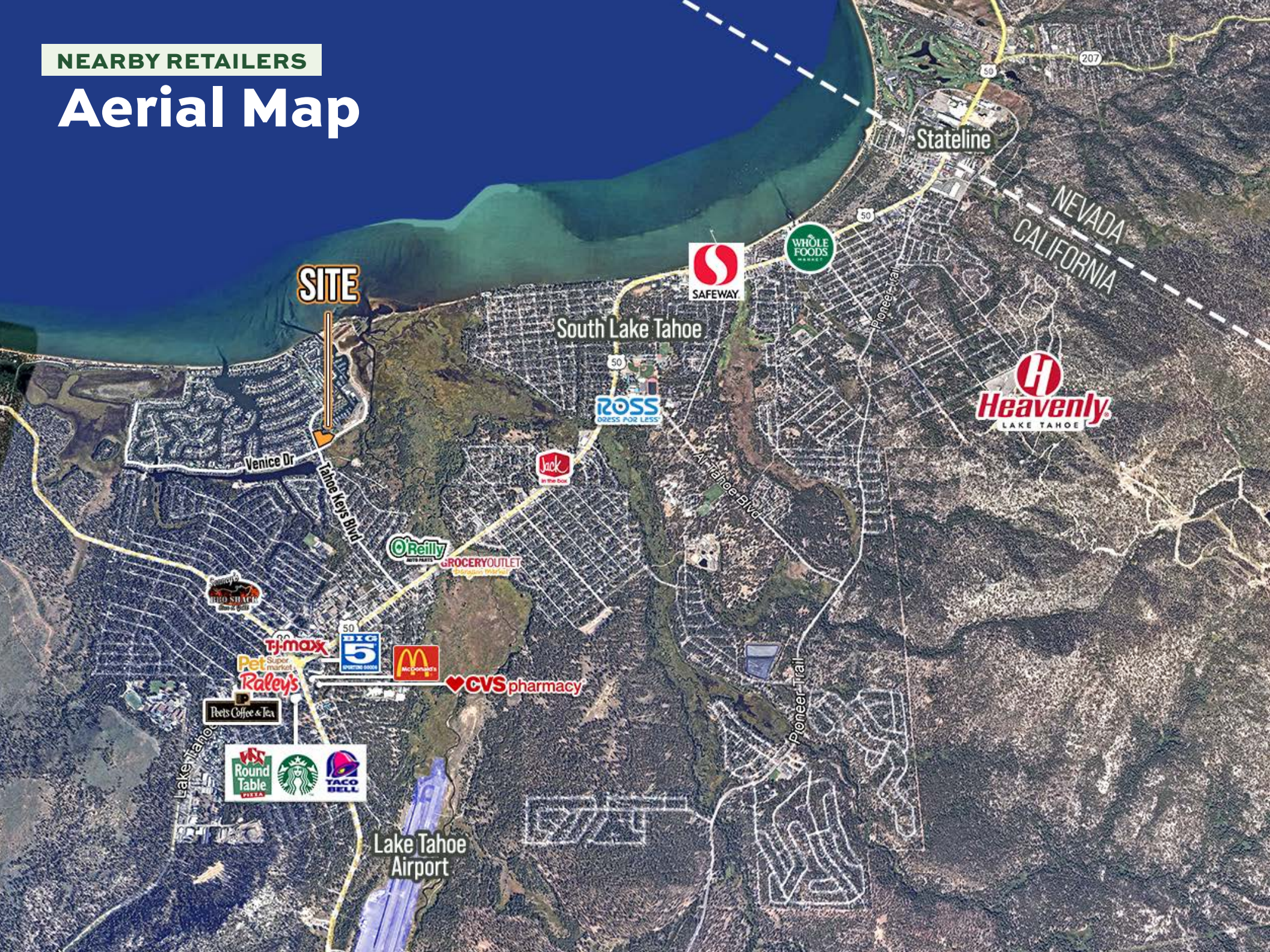
SITE

Map



NEARBY RETAILERS

Aerial Map



Tourism Map

Tourism map courtesy of Visit Lake Tahoe - The Lake Tahoe Visitors Authority





TAHOE KEYS VILLAGE

585-595 SOUTH LAKE TAHOE BOULEVARD
SOUTH LAKE TAHOE, CA 96150

DOUG FERRARI CA DRE 01032363
dferrari@primecommercialinc.com
408.879.4002 (OFFICE)

DIXIE DIVINE CA DRE 00926251 & 01481181
ddivine@primecommercialinc.com
408.879.4001 (OFFICE)

PRIME COMMERCIAL
INCORPORATED
www.primecommercialinc.com | 408.879.4000