



FOR SALE
Tahoe Keys Village

585-595 Tahoe Keys Boulevard
South Lake Tahoe, CA 96150

 **PRIME COMMERCIAL**
INCORPORATED

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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.

TABLE OF CONTENTS

Investment Offering & Investment Highlights	3
Property Overview	4
Additional Photos	5
Site Map	6
Aerial Map - Nearby Retailers	7
South Lake Tahoe Tourism Map	8
Plat Map	9
Site Plan	10

Please call Listed Agent directly for full Financials

Doug Ferrari, Principal | 408.879.4002



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INVESTMENT OFFERING

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.

INVESTMENT HIGHLIGHTS

- Irreplaceable Location with Beautiful Water Views
- Recent Repairs and Capital Improvements Already Done
- 14 Boat Slips Included in the Adjacent Marina
- Most 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

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PROPERTY OVERVIEW

PROPERTY NAME

Tahoe Keys Village

PROPERTY ADDRESS

585-595 Tahoe Keys Blvd.
South Lake Tahoe, El Dorado County, California

PROPERTY LOCATION

Northeast Corner of Tahoe Keys Boulevard and Venice Drive

ASSESSOR'S PARCEL NUMBER

022-210-030

LAND AREA

260,053± Square Feet (5.97± Acres)

IMPROVEMENTS

Six Commercial Buildings Totaling 34,652± Square Feet Rentable

Building A	3,142± Square Feet Rentable
Building B	3,113
Building C	4,859
Building D	8,889
Building E	9,030
Building F	5,619
Storage	97± Square Feet

14 Boat Slips within adjacent Marina

PARKING

Asphalt Paved, Lighted and Striped for 156 Vehicles

OFFERING PRICE

\$7,495,000

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ADDITIONAL PHOTOS



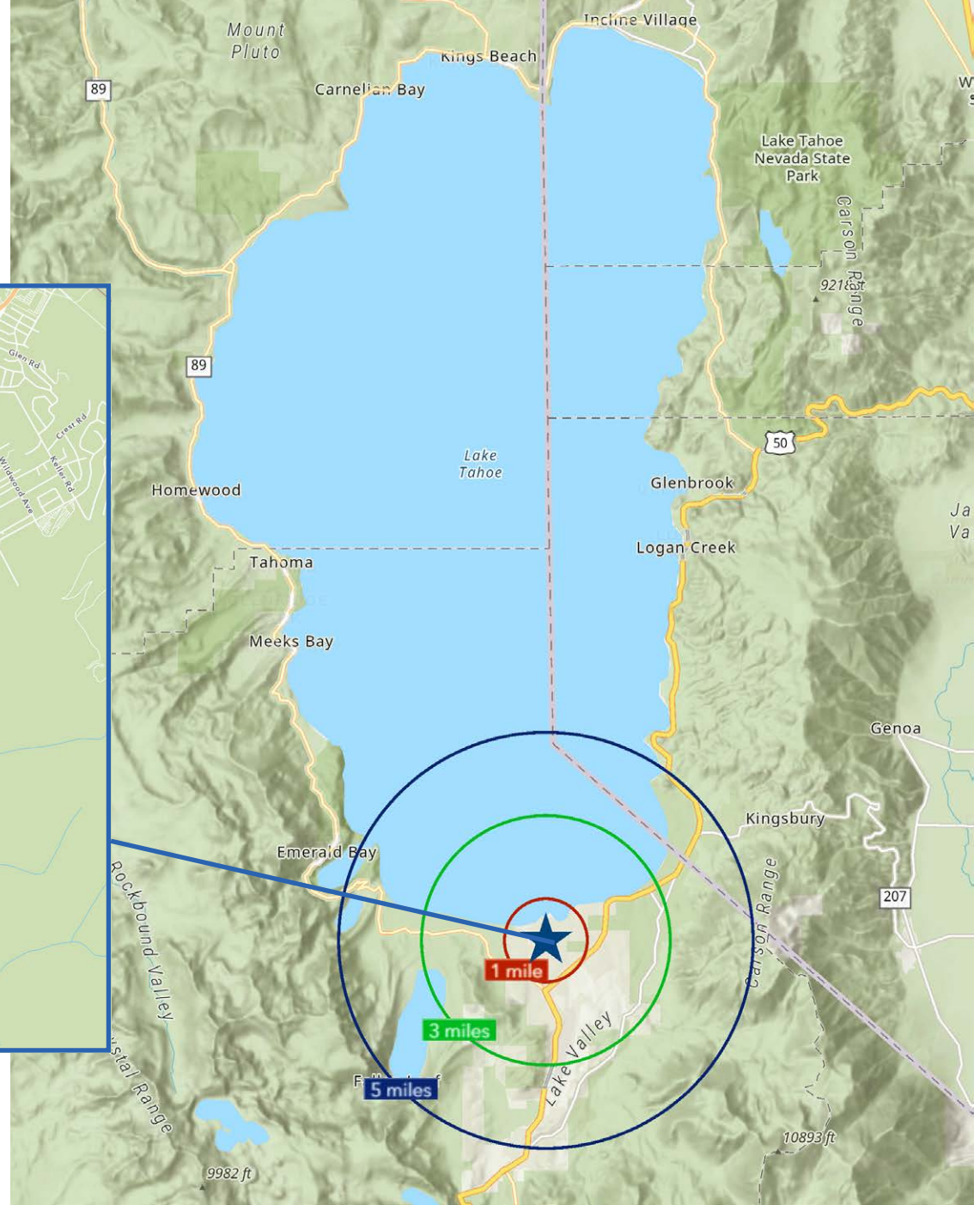
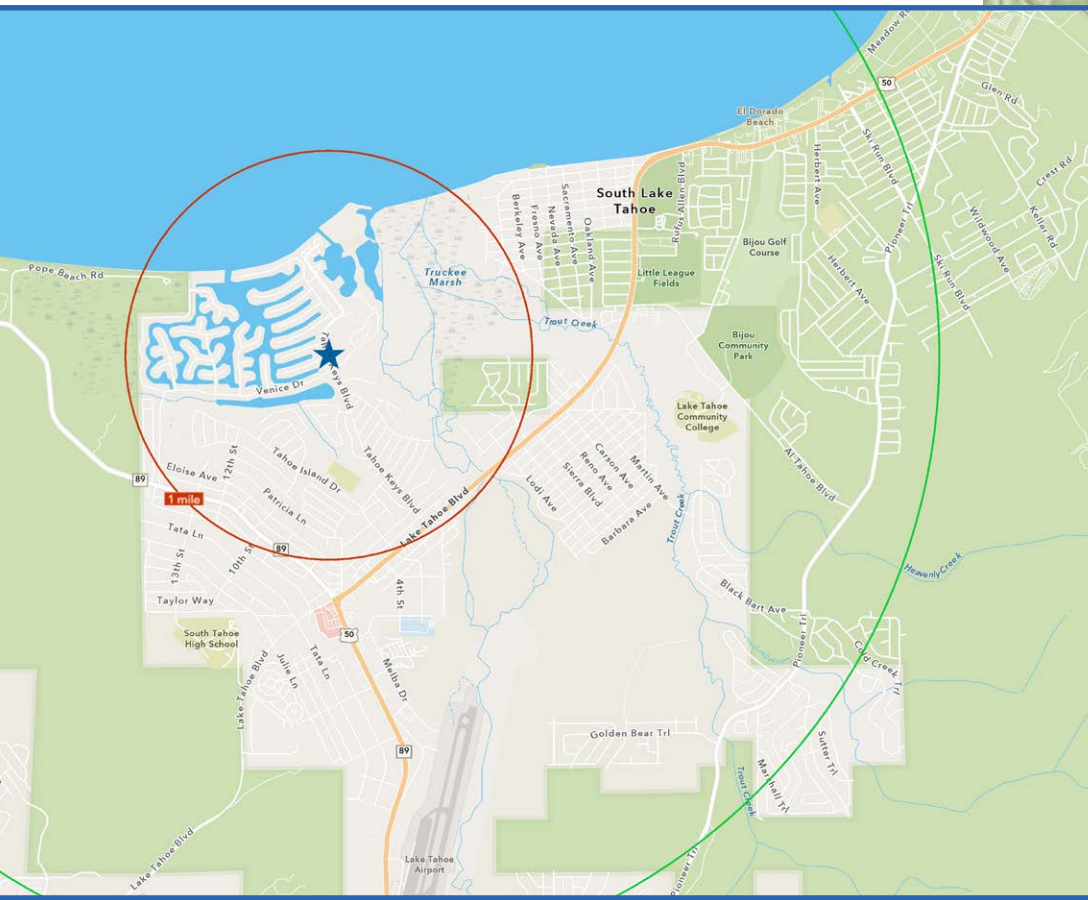
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SITE MAP



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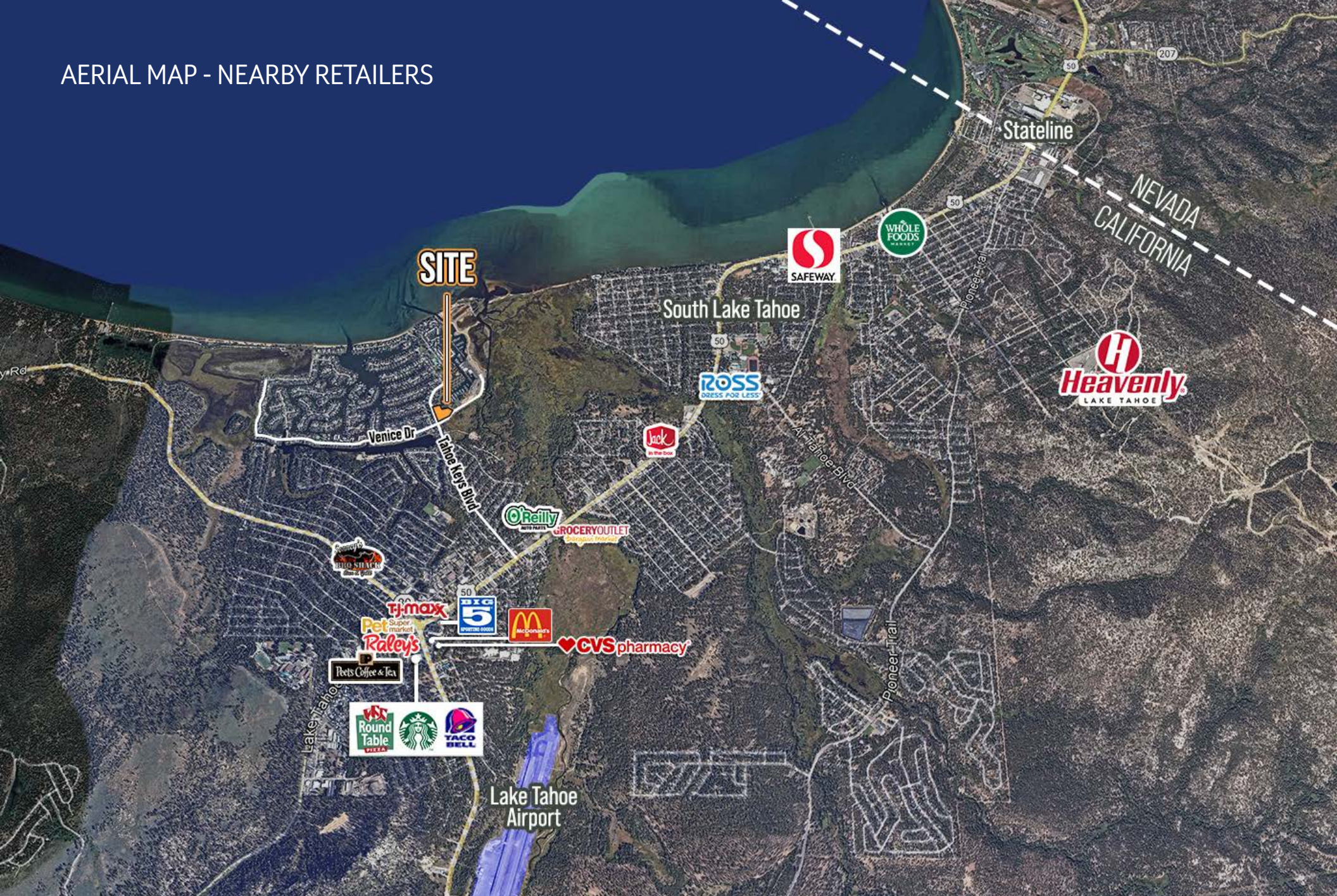
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AERIAL MAP - NEARBY RETAILERS



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SOUTH LAKE TAHOE TOURISM MAP



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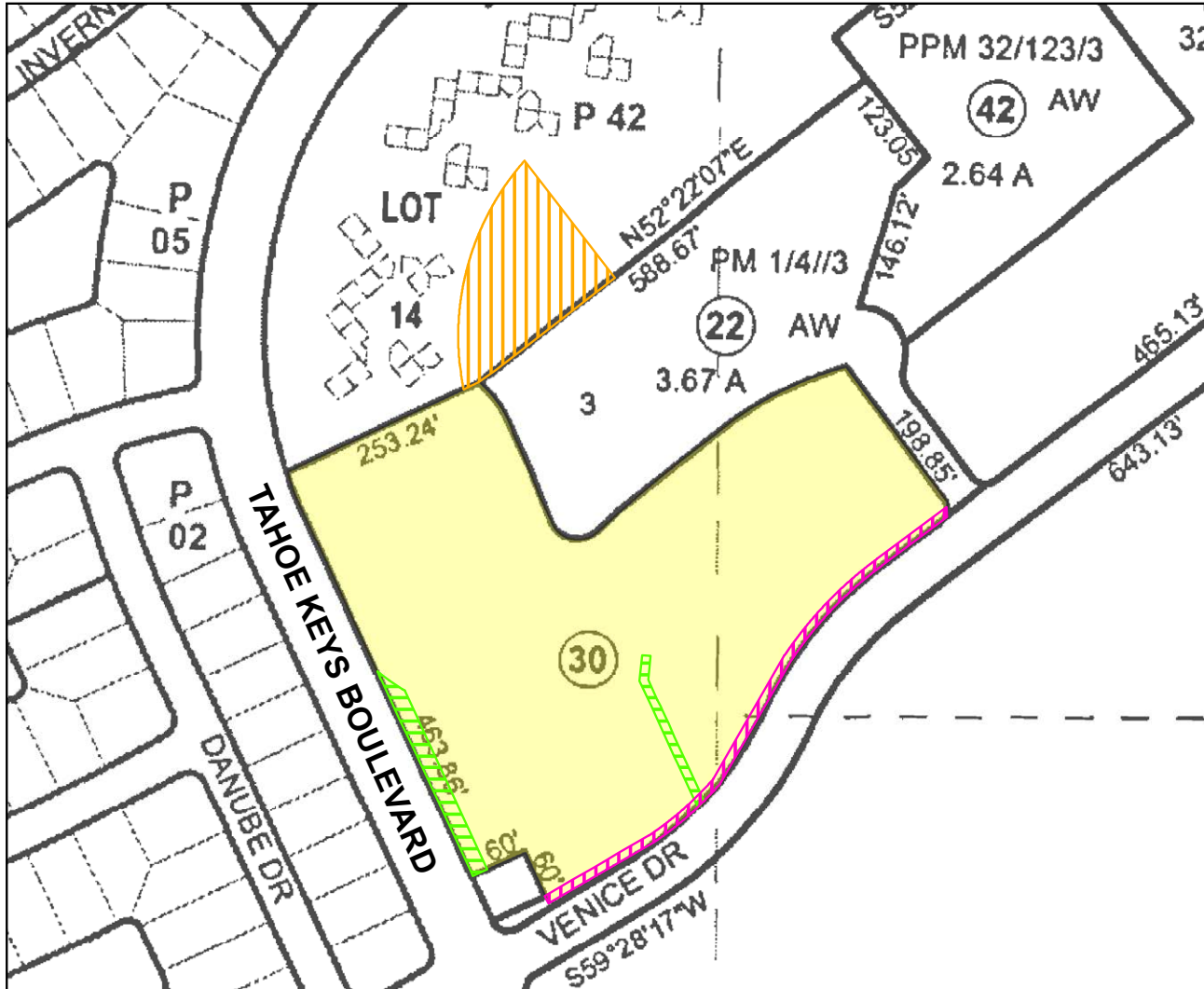
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PLAT MAP

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

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Chicago Title Company
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 (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.

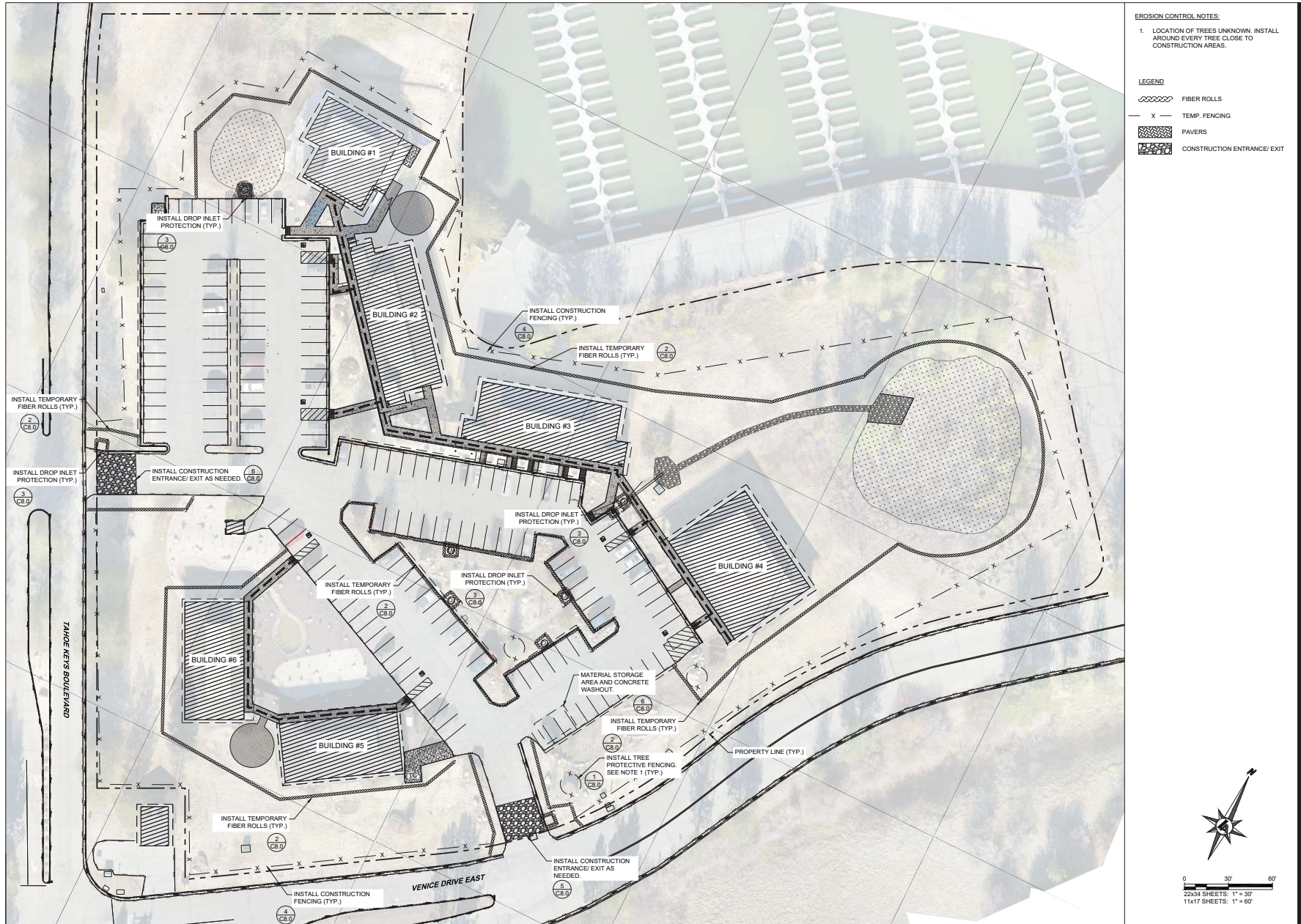
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SITE PLAN



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RENT ROLL

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CAM EXPENSES

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