

**FOR SALE**

**\$39,500,000      7.0% Cap Rate**

**South Lake Tahoe Retail Portfolio**

**The Chateau & Zalanta Retail Centers**



# THE VILLAGE

**SOUTH LAKE TAHOE RETAIL PORTFOLIO**

**Exclusively Offered By:**

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# THE VILLAGE

AT THE DOORSTEP TO HEAVENLY VILLAGE

Retail Portfolio  
The Chateau & Zalanta Retail Centers


LAKE TAHOE BLVD

EDGEWOOD  
TAHOE GOLF  
COURSE

CALIFORNIA  
NEVADA

Lake Tahoe





world-class  
(wûrld'klās')

adj.

Being among the best or foremost in the world; of an international standard of excellence



## South Lake Tahoe

KW commercial, as the Exclusive Agent, is pleased to present the opportunity to acquire a rare portfolio of retail condominium interests at the base of two of South Lake Tahoe's newest mixed-use developments;

The Chateau & Zalanta Retail Centers



The entire Property is currently 100 % leased on NNN leases. The Chateau Retail Center consists of 22,936 square feet. Directly adjacent to The Chateau is the Zalanta Retail Center, consisting of 20,284 square feet over nine distinct suites. The Portfolio offers investors 43,220 square feet of prime retail that shares over 460 feet of combined frontage along Lake Tahoe Boulevard, the community's main thoroughfare.

***The Portfolio's ground zero location cannot be overstated*** as they both sit within walking distance to South Lake Tahoe's most visited destinations; Heavenly Village, Edgewood Tahoe Golf Course, Harrah's, Harveys, and the Hard Rock Casinos, as well as Lakeside Beach.

At 100% leased, the Portfolio offers immediate lease-up opportunities and given South Lake Tahoe's difficult entitlement process favorably position these assets long-term to compete against older vintage assets in the market.

# THE VILLAGE

SOUTH LAKE TAHOE RETAIL PORTFOLIO







#### PORTFOLIO SUMMARY

PROPERTY	THE CHATEAU AT THE VILLAGE	ZALANTA RESORT AT THE VILLAGE	THE VILLAGE SOUTH LAKE TAHOE RETAIL PORTFOLIO
GLA	22,936	20,284	43,220
LEASED	100%	100%	100%
YEAR BUILT	2014	2017	-

#### INVESTMENT HIGHLIGHTS

+	High Barrier to Entry Market
+	In-Place Income with Upside Potential
+	New Construction with High End Improvements
+	Unparalleled Location and Demand Drivers
+	Year Round Visitors



An aerial photograph of a mountain resort area. The foreground is dominated by a dense forest of evergreen trees. In the middle ground, a town is visible with various buildings, parking lots, and a road. To the right, a large body of water (Lake Tahoe) is partially visible. The background features rugged, rocky mountains under a clear blue sky. The text "THE VILLAGE" is overlaid in large white letters, and "AT THE DOORSTEP TO HEAVENLY VILLAGE" is overlaid in smaller white letters below it. A small teal logo with the letters "ZTC" is visible in the lower right quadrant of the image.

# THE VILLAGE

AT THE DOORSTEP TO HEAVENLY VILLAGE



LAKE TAHOE BLVD





### ***World Class Destination with Tight Market Fundamentals***

Lake Tahoe is the largest alpine lake in North America and the surrounding area is a true four-season destination home to the very best vacation outdoor activities and entertainment. Over 3 million people visit South Lake Tahoe annually to enjoy the pristine beaches, mountain activities, and world class hospitality all year round.

+	<b>1.0%</b>	Retail Vacancy Rate	<b>.5 MILE RADIUS</b>
+	<b>29,800 SF</b>	Net Retail Absorption (12 Months)	
+	<b>0 SF</b>	Under Construction	

EDGEWOOD  
TAHOE GOLF  
COURSE



## Located at the Convergence of Multiple Demand Drivers

The Portfolio is located at the convergence of multiple high trafficked destinations such as Heavenly Village, Edgewood Tahoe Golf Course, Harrah's, Harveys, and the Hard Rock Casino, as well as Lakeside Beach. With four seasons of outdoor activities within walking distance, there is an endless cycle of tourists and locals that come to visit the Properties.

1	HEAVENLY MOUNTAIN RESORT	10th most visited mountain resort in the U.S.
2	EDGEWOOD TAHOE GOLF COURSE	Top 100 golf courses in America
3	NEARLY 6,000 HOTEL ROOMS	within walking distance







2

EDGEWOOD  
TAHOE GOLF  
COURSE

HARRAH'S  
CASINO

HARD ROCK  
CASINO

HARVEYS  
CASINO

MONTBLEU  
CASINO

3

NEVADA  
CALIFORNIA



# Outstanding Site Characteristics

## THE VILLAGE

### SOUTH LAKE TAHOE RETAIL PORTFOLIO

+	STRONG TRAFFIC COUNTS	Over 27,000 vehicles pass by the Properties each day along Lake Tahoe Boulevard
+	FRONTAGE	The Properties span an entire block and share over 460 feet of combined frontage along Lake Tahoe Boulevard
+	ATTRACTIVE FACADE	Both Properties incorporate attractive mountain architecture elements that incorporate stone, wood, and metals throughout.
+	ACCESS	Two separate access points along Lake Tahoe Boulevard







## ***Strong Tenant Commitment***

Over the past **6 months**, ownership has secured new and renewals to retain 100% occupancy. Demonstrating the high retailer retention for these assets and this location.



# The US 50 South Shore Community Revitalization Project

The US 50 South Shore Community Revitalization Project was approved and permitted in November 2018. The Tahoe Transportation District (TTD) has initiated the design phase to realign a 1.1 mile section of US 50 around the mountainside of the casino and commercial center of the south state line area. The existing alignment will be transformed from a five lane highway to as little as two lanes, converting the other lanes to sidewalks, a separate bike lane, or a dedicated transit lane between the intersections of Heavenly Village Blvd on the California side and Lake Parkway on the Nevada side.

The project will boast enhancements to pedestrian access, bicycle access, parking, signage, street furniture and landscaping. The Property will benefit from these enhancements as well as the closure of the local street for special events, which will draw major crowds to the area. Other project amenities will include a pedestrian bridge from the commercial center to the bi-state park, and for the adjacent affected neighborhood a park, pedestrian safety improvements, and new affordable work force housing.



LINEAR PARK BEHIND THE ZALANTA & CHATEAU



# THE VILLAGE

SOUTH LAKE TAHOE RETAIL PORTFOLIO

Z

C

LAKE TAHOE BLVD - US 50



LAKE TAHOE BLVD THROUGH TOURIST CORE



# THE VILLAGE

SOUTH LAKE TAHOE RETAIL PORTFOLIO



LAKE TAHOE BLVD

## The Tahoe South Event Center

The Tahoe South Event Center represents a new and unparalleled venue for conventions, special events and entertainment on Lake Tahoe's south shore. The new Event Center will complement local resort services by leveraging the existing hotel bed base, utilizing available parking, and concentrating activity near restaurant, retail and recreation areas.



STAGE EVENTS  
6,000 Seats



FLOOR EVENTS  
58 10'X10' BOOTHS  
2,000 Seats



SPORTING EVENTS  
4,200 Seats



ENTERTAINMENT EVENTS  
4,200 Seats





MONTBLEU  
CASINO



TAHOE SOUTH EVENT CENTER RENDERING



## Disclaimer and Confidentiality

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To the extent Owner or with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner or Agent. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

For additional information, please contact, Exclusive Agent:

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