

## OFFICE SPACE AVAILABLE FOR LEASE

10098 Donner Pass Rd  
Truckee, CA 96161



- *Prime location on Truckee's main thorough-way, Donner Pass Road, in the historic Brickelltown district of Downtown Truckee. Excellent visibility and access to/from office space.*
- *Historic building with street frontage and newly remodeled upstairs office space.*

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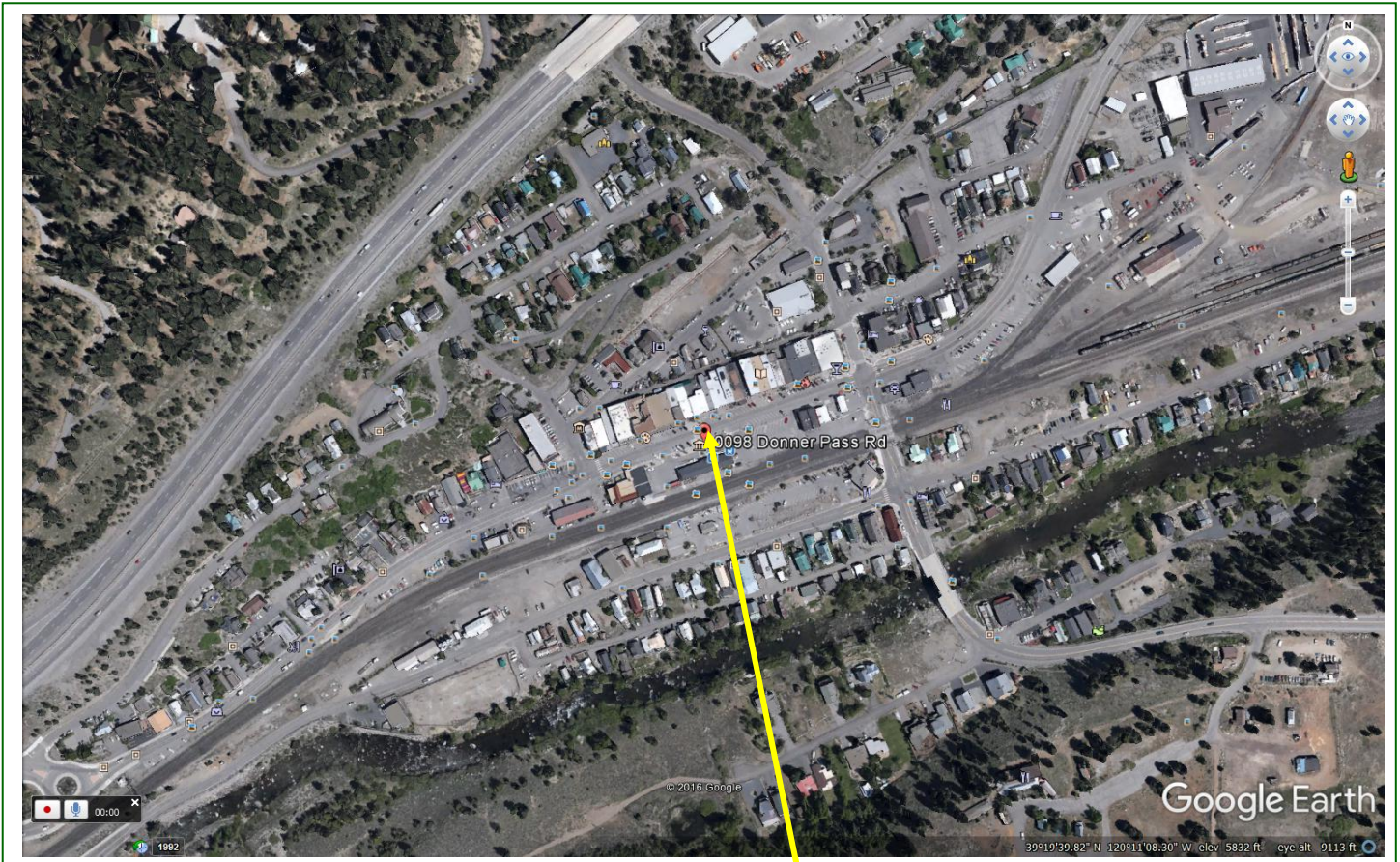


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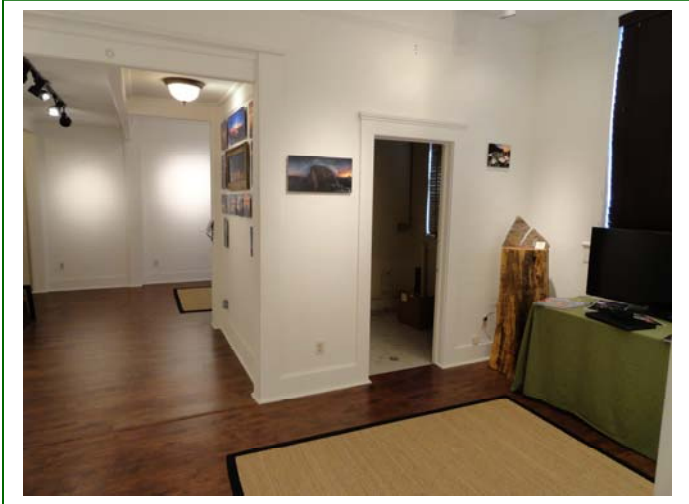
## I. Executive Property Summary

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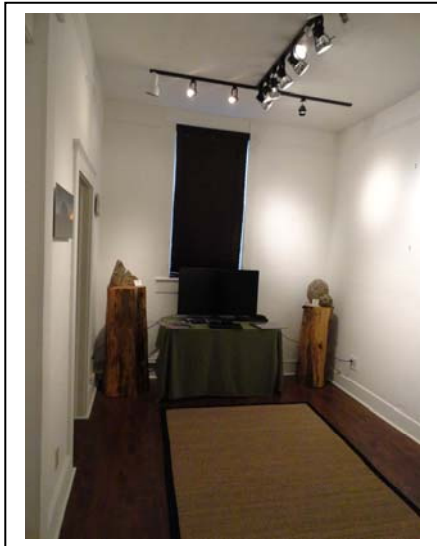
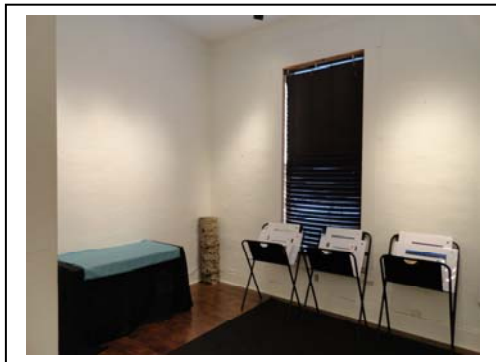
Rent Price per S.F.: \$1.45  
 CAM Price per S.F.: 12.8% of total CAM for the Building.

Total S.F.: 1,064±

# of Parking Spaces: Parking throughout the Downtown area



<b>Market:</b> Office	<b>Year Built:</b> 2002
<b>Space Amenities:</b> <i>There are two large windows that overlook Downtown Truckee. Office has 5 separate areas and 2 restrooms. Front half of office has new wood laminate flooring and track lighting.</i>	<b>Property Amenities:</b> <i>Located in historic District of downtown Truckee, this 1,064± SF office/retail is located on the second floor of the building with two windows overlooking the Downtown area.</i>



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## Property Description

**Construction:** Brick building

**Built-In:** 1890±

**Parking:** Parking located throughout Downtown Truckee.

**Tenants:** This property has a good mix of retail tenants including Pianeta Ristorante, Cabona's, and Salon Fandango.

**Area:** This property is located at 10098 Donner Pass Road in the historical core of downtown Truckee. Historic Downtown Truckee is highly trafficked by locals and visitors year-around. Easily accessible from I-80 East and West, as well as Highway 267 and Highway 89, Downtown Truckee is a favorite destination for visitors from Sacramento, Reno, and the Bay Area year around. Events are held in this area for local businesses, such as "Truckee Thursdays" that gather locals and visitors with a farmer's market and local vendors' booths.



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## **II. TRUCKEE HISTORY:**

Truckee is a quaint mountain community that was established in 1863 then incorporated in 1993. Truckee, with a population of 16,180, is the largest of three incorporated cities in Nevada County (the other two - Grass Valley and Nevada City). The Town of Truckee is centrally located near Lake Tahoe, historic state parks and an abundance of emigrant and Old West history. The town was originally developed around the logging and ice manufacturing industries, and has evolved into a town of sophistication with a variety for new and established business growth opportunities.

Historically, Truckee has been considered a “tourist town” that was largely populated by second homeowners. According to an article in the *National Geographic Adventure*, Truckee was hailed as one of the World’s best ski towns and is distinguished in the article by stating that Truckee is “an inviting mountain burg steeped in ski heritage, amenities, and culture.” Additionally, in the Men’s Journal travel section in April 2012, Truckee is named as one of “America’s Best Mountain Towns” to stay, eat and play. Tourism remains high in the Truckee and Lake Tahoe areas, and continues to progressively grow. Supposing tourism and the homeowner base remain steadily on the up-and-up during the recovery of the national recession, the increase of the Truckee population shall be a major contributing factor to the overall community growth – employment base in the retail, service, professional and government sectors – in the years to come.

## **III. Demographics**

Traveling to and from the Town of Truckee is made convenient with the centrally located Truckee Tahoe Airport, the close proximity of the Reno-Tahoe Airport and daily stops made by bus and train make doing business or vacationing in a mountain town more accommodating. The Town of Truckee is located in the Sierra Nevada mountain range and is a mere 200 miles (N/W) from San Francisco, 100 miles (East) from Sacramento , 40 miles (West) from Reno, NV and a matter of minutes to Lake Tahoe.

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# Truckee Facts

Truckee was first established in 1863; incorporated in 1993. Truckee, with a population of 16,985, is the largest of three incorporated cities in Nevada County (Grass Valley and Nevada City are the other two). The Town is governed by five council members, elected at-large for four-year terms. Elections are held every other year, and terms are staggered.

**LOCATION**  
 Located in the Sierra Nevada mountain range, Truckee is just 200 miles northeast of San Francisco, 100 miles east of Sacramento, California, 40 miles west of Reno, Nevada, 12 miles north of Lake Tahoe, California and 155 miles from Yosemite National Park East Entrance.

<b>ELEVATION</b>		<b>CLIMATE</b>	
Downtown Truckee	5,980 ft.	Average summer temperature	40–79° F
Donner Summit	7,239 ft.	Average winter temperature	17–42° F
Donner Peak	8,019 ft.	Average total snowfall	201 inches
Mt. Judah	8,243 ft.	Average total precipitation	30 inches

SOURCE: WESTERN REGIONAL CLIMATE CENTER

## Housing & Education



### HOUSING UNITS BY OCCUPANCY

Total housing units	13,526
Owner occupied housing units	32.8%
Renter occupied housing units	17.0%
Second home housing units	50.2%

### HOUSEHOLDS BY INCOME

Household income base	6,732
Less than \$15,000	6.7%
\$15,000–\$24,999	5.3%
\$25,000–\$34,999	7.1%
\$35,000–\$49,999	11.1%
\$50,000–\$74,999	22.4%
\$75,000–\$99,999	16.1%
\$100,000–\$149,999	18.3%
\$150,000–\$199,999	6.7%
\$200,000+	6.4%
Average household income	\$90,168

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2015 AND 2020.



### POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT

TOTAL	11,849
Less than 9th grade	3.4%
9th–12th grade, no diploma	2.9%
High school graduate	12.8%
GED/alternative credential	2.1%
Some college, no degree	27.0%
Associate degree	9.3%
Bachelor's degree	29.6%
Graduate/professional degree	12.9%

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2015 AND 2020.

### 2015 EMPLOYED POPULATION AGE 16+ BY OCCUPATION

TOTAL	9,061
WHITE COLLAR	66.2%
Management/business/financial	20.9%
Professional	20.8%
Sales	11.6%
Administrative support	13.0%
Services	21.0%
BLUE COLLAR	12.7%
Farming/forestry/fishing	0.3%
Construction/extraction	5.6%
Installation/maintenance/repair	3.1%
Production	1.3%
Transportation/material moving	2.5%

### 2015 EMPLOYED POPULATION AGE 16+ BY INDUSTRY

TOTAL	9,061
Agriculture/mining	1.1%
Construction	10.7%
Manufacturing	2.2%
Wholesale trade	1.3%
Retail trade	9.9%
Transportation/utilities	2.4%
Information	2.0%
Finance/insurance/real estate	11.1%
Services	53.5%
Public administration	5.8%

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2015 AND 2020.

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## Real Estate

### TRUCKEE SINGLE FAMILY HOMES

Median price	\$550,000
Average days on market	85
Homes sold	622

### TRUCKEE CONDOS

Median price	\$362,500
Average days on market	101
Condos sold	141

### AVERAGE MONTHLY RENT

(Approximately)	\$1,850
3-bedroom, 2-bath, 2-car garage dwelling	

SOURCE: COLDWELL BANKER, TRUCKEE. SALES INFORMATION OBTAINED FROM TAHOE SIERRA MULTIPLE LISTING SERVICE DEEMED RELIABLE BUT NOT GUARANTEED. DATA FOR AREAS REPORTED ARE 007, 008, 009 INCLUSIVE.

## Population

### TOWN OF TRUCKEE

Population	16,985
Households	6,732
Average household size	2.52
Total housing units	13,526
Median age	39.0

### POPULATION 15+ BY MARITAL STATUS

TOTAL	13,735
Never married	31.2%
Married	54.8%
Widowed	3.4%
Divorced	10.6%

### POPULATION BY SEX

Males	52%
Females	48%

SOURCE: U.S. CENSUS BUREAU, CENSUS 2010 SUMMARY FILE 1. ESRI FORECASTS FOR 2015 AND 2020.

## Truckee Resources

The Truckee Chamber of Commerce has several useful demographic and economic studies available for the business community.

### 2016—2017 BUSINESS DIRECTORY & RELOCATION GUIDE

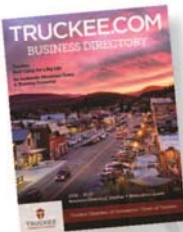
This useful directory contains resources, demographic and economic information, as well as a complete roster of Chamber members. A digital version of the Business Directory can be found on the home page of the Truckee.com website.

### VISITOR PROFILE STUDY

The Truckee Chamber of Commerce commissioned Strategic Marketing Group in 2013 to conduct market research about tourism and visitor behavior in Truckee. The report includes information such as visitor characteristics, geographic origin, budget while visiting, visitor patterns, and their destination experience and perceptions, and more. The report can be found on the Truckee.com website.

### TRUCKEE DEMOGRAPHIC & ECONOMIC PROFILE

The Truckee Chamber of Commerce commissioned the Center for Strategic Economic Research in 2012 to compile a Truckee Demographic & Economic Profile. The report covers a set of key demographic, workforce, and economic indicators that can be used to assess the local business climate and identify economic development opportunities. The report can be found on the Truckee.com website.



### As seen in...

2016—2017 Truckee Business Directory  
 Startup + Relocation Guide

Contact: 530-587-8808 or info@truckee.com



## Town Taxes

### SALES TAX

State and Local	8.375%
State of California	7.5%
Nevada County Library	.125%
Truckee Measure V—Roads	.5%
Truckee Measure R—Trails	.25%

### SALES TAX REVENUE

2014/2015	\$3,645,301
2013/2014	\$3,314,077
2012/2013	\$2,925,569
2011/2012	\$2,843,406
2010/2011	\$2,904,190

### TRANSIENT OCCUPANCY TAX

(TOT):	10%
2014/2015	\$2,119,343
2013/2014	\$1,822,905
2012/2013	\$1,718,414
2011/2012	\$1,350,699
2010/2011	\$1,436,129

### TRUCKEE TOURISM BUSINESS IMPROVEMENT DISTRICT

(TTBID):	2%
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A Truckee Tourism Business Improvement District (TTBID) was passed through a resolution of the Truckee Town Council September 22, 2015. This 2% assessment on hotel, property management, and individual vacation home rentals became effective October 1, 2015. A TTBID is a benefit assessment district to help fund marketing and sales promotion efforts to improve tourism with the goal of specifically benefitting those businesses assessed. There are 95 successful TTBIDs in the state of California.

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