**FOR LEASE**

**Lease Rates: Upon Request**

# New Retail, Restaurant & Office Opportunities

## *Coldstream Shopping Center*

12848 & 12833 Deerfield Drive | Truckee, CA



**16 TENANTABLE AREAS | ±542 – ±3,364 SF | ±2,261 SF OUTDOOR DINING | 89 PARKING SPACES**








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*All interested parties should conduct independent due diligence and verify all information.*

# Location & Market

At the I-80 gateway to Coldstream, Truckee's most active master-planned community.




*Coldstream master plan: the commercial parcel anchors the I-80 entry*

## WHY HERE

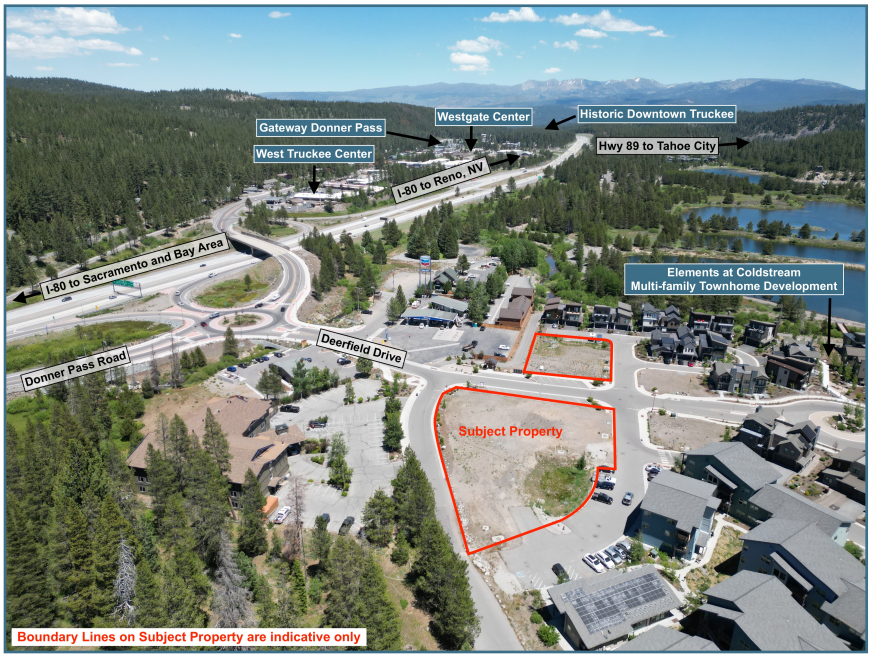
- Three-frontage corner with direct I-80 visibility, with Sacramento, Bay Area & Reno feeder traffic passing the site
- Anchor commercial parcel of the 180± acre ColdStream plan: up to 300 residences, building out now
- Tahoe Donner, 6,473 homes and one of America's largest HOAs, is 5 minutes north
- Immediate catchment off Donner Pass Road, serving Donner Lake traffic through the Deerfield Drive / I-80 roundabout

## TRUCKEE-TAHOE MARKET

| $245.7M | ~500K | ~60% | $189K |
|---|---|---|---|
| ANNUAL VISITOR SPEND<br>DEAN RUNYAN / VTT, 2024 | ANNUAL VISITOR TRIPS<br>VISIT TRUCKEE-TAHOE 2024 | SECOND-HOME BASE<br>TOWN OF TRUCKEE GENERAL PLAN | AVERAGE HH INCOME<br>U.S. CENSUS 2024 · MEDIAN $130K |

## TRADE-AREA HOME VALUES & RESORT DEMAND

| $7.7M | $3.5M-$9M | $1.4M | ~600K |
|---|---|---|---|
| MARTIS CAMP<br>MEDIAN SALE · REDFIN 2026 | LAHONTAN<br>TYPICAL RANGE | TAHOE DONNER<br>MEDIAN SALE · REDFIN 2026 | PALISADES TAHOE<br>ANNUAL SKIERS · ~12 MI |




## DISTANCES

| | |
|---|---|
| Downtown Truckee | ~3 mi |
| Donner Lake | ~2 mi |
| Palisades Tahoe | ~12 mi |
| Tahoe City / Hwy 89 | ~15 mi |
| Reno | ~35 mi |
| Bay Area | ~190 mi |

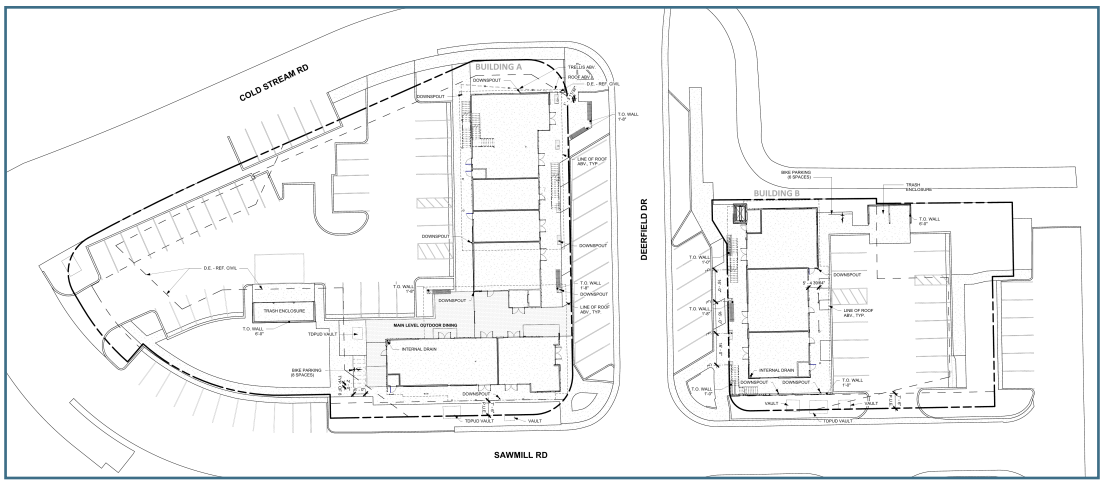
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# Available Tenant Layouts

Sixteen tenantable areas across two mountain-modern buildings — ground-level retail and restaurant space with upper-level office spaces.

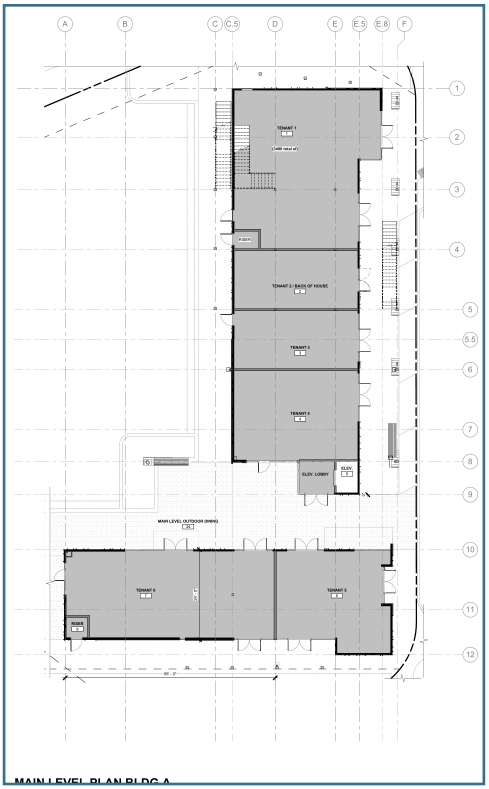
| TENANT | BLDG | LEVEL | APPROX. SF | NOTES |
|---|---|---|---|---|
| **Tenant 1** | A | Main + Second | 3,364 | *Restaurant: 1,539 + 1,825 SF* |
| **Tenant 2** | A | Main | 542 | *Includes back of house* |
| **Tenant 3** | A | Main | 544 | |
| **Tenant 4** | A | Main | 836 | |
| **Tenant 5** | A | Main | 788 | |
| **Tenant 6** | A | Main | 1,304 | |
| **Tenant 7** | A | Second | 2,039 | |
| **Tenant 8** | A | Second | 1,252 | |
| *Circulation* | A | All | *311* | *Elevator, 2 risers, 2 elev. lobbies* |
| **BUILDING A SUBTOTAL** | | | **10,981 SF** | |
| **Tenant 9** | B | Main | 997 | |
| **Tenant 10** | B | Main | 989 | |
| **Tenant 11** | B | Main | 672 | |
| **Tenant 12** | B | Second | 1,299 | |
| **Tenant/Office 2** | B | Second | 846 | |
| **Tenant/Office 3** | B | Second | 831 | |
| **Tenant/Office 4** | B | Third | 993 | |
| **Tenant/Office 5** | B | Third | 1,733 | *Exec. suite options — p. 5* |
| *Circulation* | B | All | *390* | *Elevator, riser, 3 elev. lobbies* |
| **BUILDING B SUBTOTAL** | | | **8,751 SF** | |
| **TOTAL LEASABLE** | | | **±19,029 SF** | |
| **GROSS BUILDING AREA** | | | **±19,732 SF** | |

*Areas per Cathexes Development Permit plan set dated 10/19/2023. Demising walls and final square footages are subject to change as tenants are contracted and tenant improvements are designed. Individual areas rounded to the nearest SF; building subtotals per plan schedule. Tenant 1 is a two-level restaurant space. Building B upper-level spaces may alternatively be delivered as full-service executive suites — see page 5.*

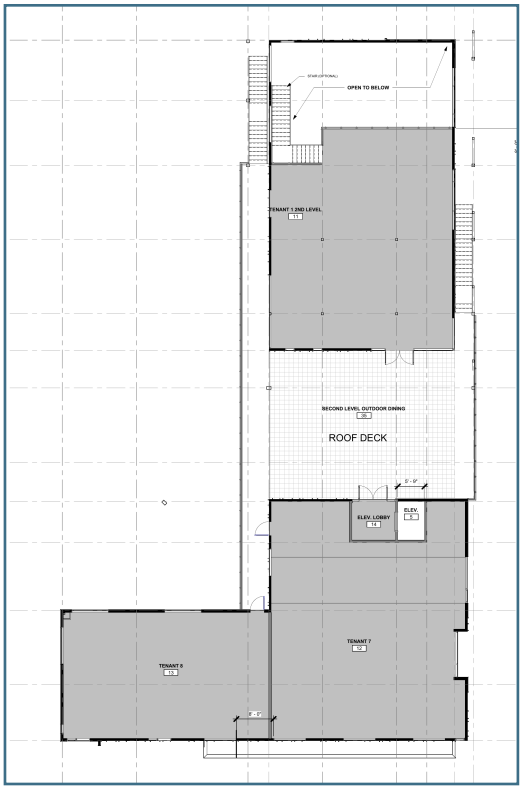



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## Floor Plans — Building A (West)

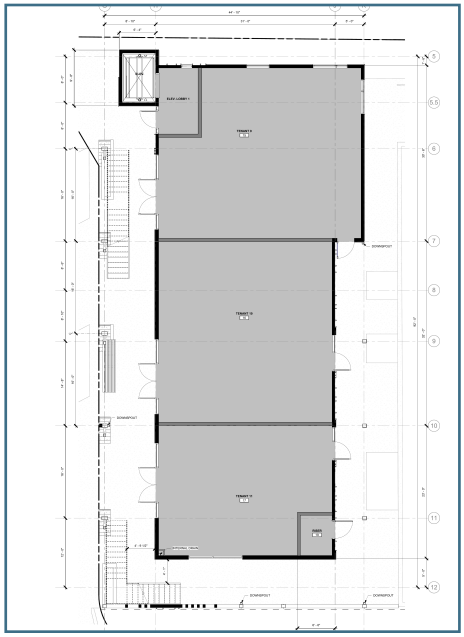


MAIN LEVEL (Tenants 1–6)

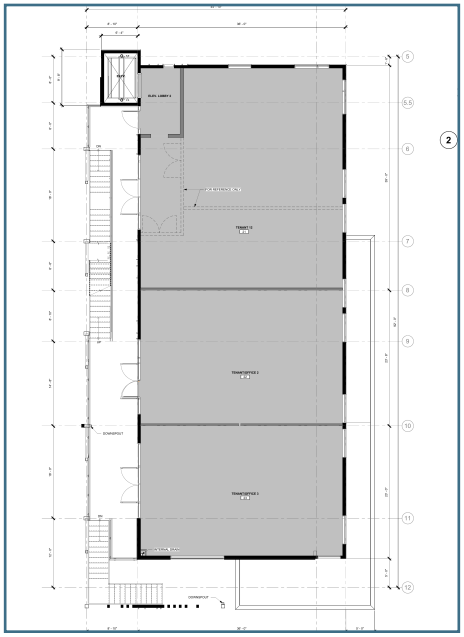



SECOND LEVEL (Tenant 1 upper, Tenants 7–8)

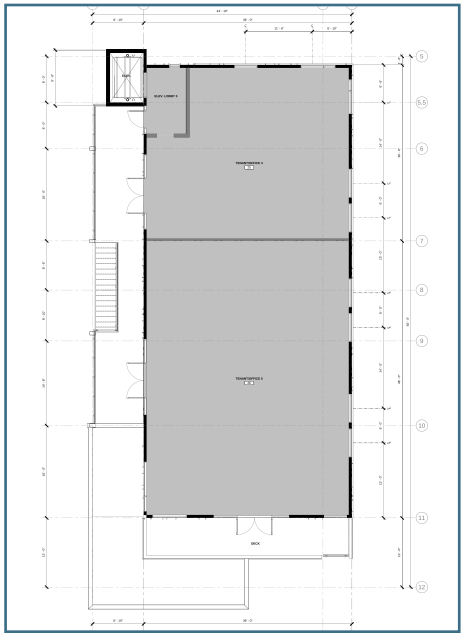
## Floor Plans — Building B (East)



MAIN LEVEL (Tenants 9–11)



SECOND LEVEL (Tenant 12, Offices 2–3)

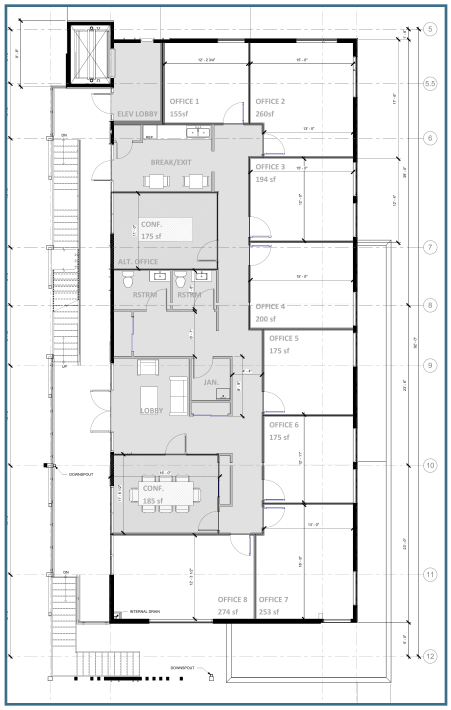


THIRD LEVEL (Offices 4–5)

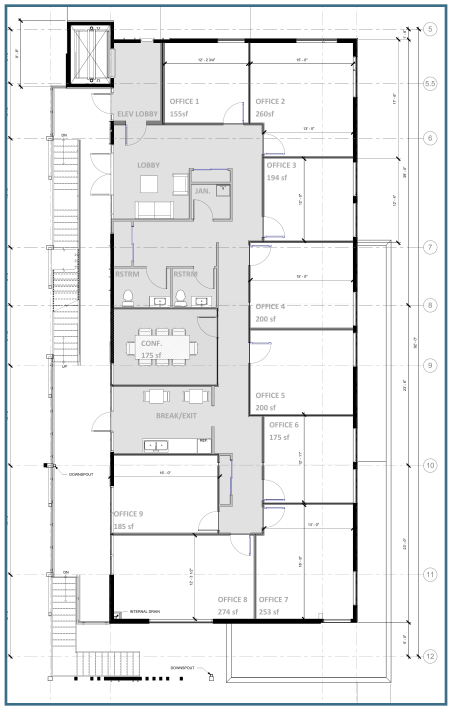
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# Full-Service Executive Suites — Optional Configurations

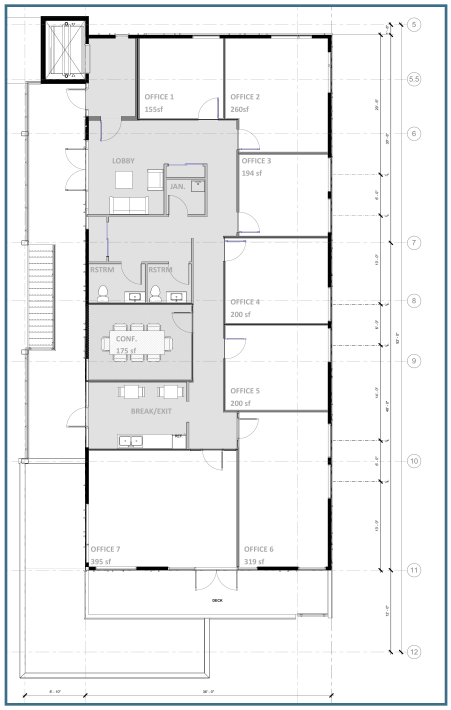
Other configurations available: Building B's upper levels can be delivered as fully built-out executive suites with private offices, shared conference rooms, break areas, and elevator lobby access.




**SECOND LEVEL — OPTION A**
8 private offices + 2 conference rooms




**SECOND LEVEL — OPTION B**
9 private offices + conference room




**THIRD LEVEL**
7 private offices + conference room




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