

ZALANTA

— RESORT AT THE VILLAGE —

±18,905 SF
of Prime Retail &
Restaurant Space



4101 LAKE TAHOE BOULEVARD, SOUTH LAKE TAHOE, CA 96150 | NWC OF LAKE TAHOE BOULEVARD & FRIDAY AVENUE

ZALANTA

— RESORT AT THE VILLAGE —



SITE OVERVIEW

- > ±18,905 square feet of prime retail and restaurant space at the epicenter or the Tahoe Basin's focal point for restaurants, retail, entertainment, and adventure
 - >> ±6,541 to ±8,353 square foot restaurant (vent infrastructure in place)
 - >> ±1,465 to ±8,808 square feet of retail
- > Recently completed, mixed-use development with 30 luxury condominiums (selling for \$895,000 to \$2,900,000)
- > Second phase of an ±11.5 acre development that will include 477 residential/hospitality units and ±56,507 of retail and restaurants at full build out
- > Excellent exposure, identity and access from Lake Tahoe Boulevard (Highway 50)
- > Located in the heart of the trade area's primary retail corridor
- > Excellent foot traffic
- > Directly across from the Heavenly Village and Gondola
- > 1 block from the Nevada state line and casino core
- > Over ±6,000 hotel rooms within walking distance

TRAFFIC COUNT

Lake Tahoe Boulevard (Highway 50) & Friday Avenue: ±28,593

(Source: Kalibrate)



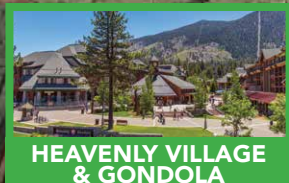
4101 LAKE TAHOE BOULEVARD, SOUTH LAKE TAHOE, CA 96150

LAKESIDE
BEACH & MARINA

Lakeshore Boulevard

Stateline Avenue

CALIFORNIA
NEVADA



Lake Parkway



Highway 50 ($\pm 28,593$ ADT)

Park Avenue

Friday Avenue

Lake Tahoe Boulevard

Gondola to
Heavenly Mountain

CALIFORNIA
NEVADA

MARKET OVERVIEW

- > The region's focal point for restaurants, retail, entertainment and adventure
- > Year-round destination featuring unparalleled recreation and entertainment opportunities
- > Over 3 million visitors annually
- > Visitor average household income: \$138,000
- > First time visitors by season:



RECREATION

- > Scenic beaches, hiking, biking, water sports, skiing, motor sports, golf, camping, fishing, boating, kayaking, rafting, mountain climbing

ENTERTAINMENT

- > Gaming, dining, theater, concerts/festivals, shopping

MAJOR ATTRACTIONS

- > Heavenly Mountain - 97 Trails, 27 Lifts, 4,800 Skiable acres, 3,500 Vertical feet
- > Heavenly Village
- > Stateline Casinos - Harvey's, Hard Rock, Harrah's, MontBleu
- > Lake Tahoe Outdoor Arena - hosts some of the hottest acts in music
- > Lakeside Beach and Marina
- > Edgewood Tahoe Golf Course





51 FOOD & DRINK



6,035 ROOMS
47 HOTELS & LODGING



24 SHOPPING & RETAIL



15
RECREATION,
ENTERTAINMENT
& ACTIVITIES

FOOD & DRINK

- | | | |
|---|------------------------------------|-------------------------------------|
| 1. Alpine Union | 18. Dough Custom Pizza | 35. Jamba Juice |
| 2. The Oyster Bar | 19. Ace High Saloon & Smokehouse | 36. Subway |
| 3. Ciera Steak + Chophouse | 20. Creative Crepes | 37. Baja Fresh Mexican Grill |
| 4. The Buffet | 21. The Baked Bear | 38. Starbucks |
| 5. Xhale Bar & Lounge | 22. Stateline Brewery & Restaurant | 39. Blue Dog Gourmet Pizza |
| 6. Lucky Beaver, Bar & Burger | 23. FiRE+iCE | 40. Izabella Ristorante Italiano |
| 7. Friday's Station Steak & Seafood Grill | 24. Cold Stone Creamery | 41. Applebee's |
| 8. Fatburger | 25. Gunbarrel Tavern & Eatery | 42. Ten Crows BBQ |
| 9. Starbucks | 26. Base Camp Pizza | 43. Taqueria Jimenez |
| 10. Forest Buffet | 27. Kalani's | 44. Super Tacos |
| 11. Hard Rock Café | 28. Starbucks | 45. Lew Mar Nel's |
| 12. 19 Kitchen Bar | 29. The Loft | 46. Jimmy's Restaurant |
| 13. The Sage Room | 30. Driftwood Café | 47. Lakeside Beach House |
| 14. Straw Hat Pizza | 31. California Burger Company | 48. Edgewood Restaurant |
| 15. McP's Taphouse Grill | 32. Azul-Latin Kitchen | 49. The Bistro Edgewood |
| 16. The Chateau At The Village | 33. Nestle Toll House Café | 50. Brooks' Bar & Deck |
| 17. Mahogany Smoked Meats | 34. Maya's Mexican Grill | 51. The Naked Fish Sushi Restaurant |

HOTELS & LODGING

- | | | |
|--------------------------------------|--------------------------------------|------------------------------|
| 1. Hard Rock Hotel | 17. Mark Twain Lodge | 33. 7 Seas Inn |
| 2. Montbleu Resort | 18. Heavenly Inn | 34. The Coachman |
| 3. Harveys Lake Tahoe | 19. Secret's Inn | 35. Thunderchief Inn |
| 4. Harrah's Lake Tahoe | 20. Bluelake Inn | 36. Alpenrose Inn |
| 5. Lake Tahoe Resort Hotel | 21. Lakeside Gondola Residence Lodge | 37. Avalon Lodge |
| 6. Forest Suites | 22. Mellow Mountain Hostel | 38. 3 Peaks Resort |
| 7. Marriott's Timber Lodge | 23. Big Pines Mountain House | 39. Best Western |
| 8. Grand Residences by Marriott | 24. Tea Garden Lodge | 40. Econo Lodge |
| 9. Stardust Lodge | 25. Tahoe Villa | 41. Americas Best Value Inn |
| 10. Stateline Economy Inn and Suites | 26. Blue Jay Lodge | 42. Rodeway Inn |
| 11. Blackjack Inn | 27. Lake Tahoe Ambassador Lodge | 43. Parkside Lone Pine Lodge |
| 12. Ski Haus Lodge | 28. Basecamp Tahoe South | 44. Travelers Inn and Suites |
| 13. Hotel Becket | 29. Alpine Inn and Spa | 45. The Lodge at Edgewood |
| 14. Holiday Inn Express | 30. Docs Cottages | 46. The Landing Resort & Spa |
| 15. Best Choice Inn | 31. Cedar Inn & Suites | 47. Stateline Lodge |
| 16. Paradise | 32. Monaco | |

SHOPPING & RETAIL

- | | | |
|------------------------------|---------------------------------|----------------------------|
| 1. Powder House Ski & Board | 9. Patagonia | 17. Raley's |
| 2. Lake Tahoe Cigar | 10. Sealed With A Kiss | 18. Tahoe Sports |
| 3. CVS | 11. High Chaparral Western Wear | 19. AT&T Retail |
| 4. TAG Heuer | 12. Earthbound Trading Company | 20. Dog Dog Cat |
| 5. Heavenly Sports | 13. Quiksilver | 21. Sidestreet Boutique |
| 6. Oakley | 14. Apricot Lane | 22. Americana Surplus |
| 7. The North Face | 15. Bonanza Boot & Leather | 23. Menegon's Ace Hardware |
| 8. Shoreline Ski & Snowboard | 16. Lakeside Landing | 24. FedEx Office |

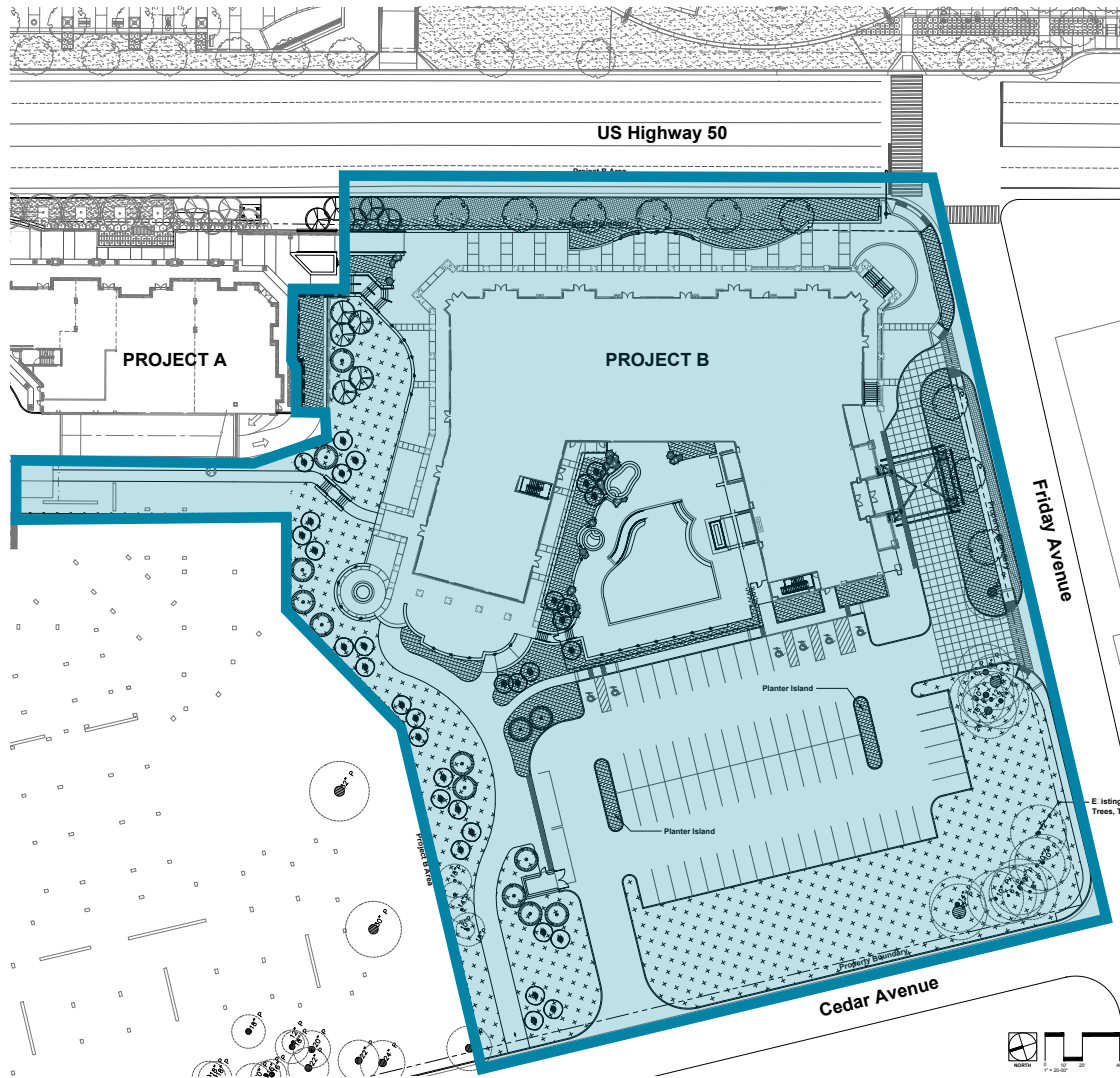
RECREATION, ENTERTAINMENT & ACTIVITIES

- | | | |
|---|-------------------------------------|------------------------------|
| 1. Hard Rock Casino | 6. Harrah's Lake Tahoe | 11. Action Watersports |
| 2. Montbleu Casino | 7. South Shore Room | 12. Edgewood Tahoe |
| 3. Pilates Studio Lake Tahoe | 8. Borges Sleigh and Carriage Rides | 13. Van Sickle Bi-Skate Park |
| 4. Harveys Lake Tahoe | 9. Heavenly Mountain Resort | 14. Lakeside Marina |
| 5. Lake Tahoe Outdoor Arena at Harvey's | 10. Heavenly Village Cinemas | 15. Lakeside Beach |

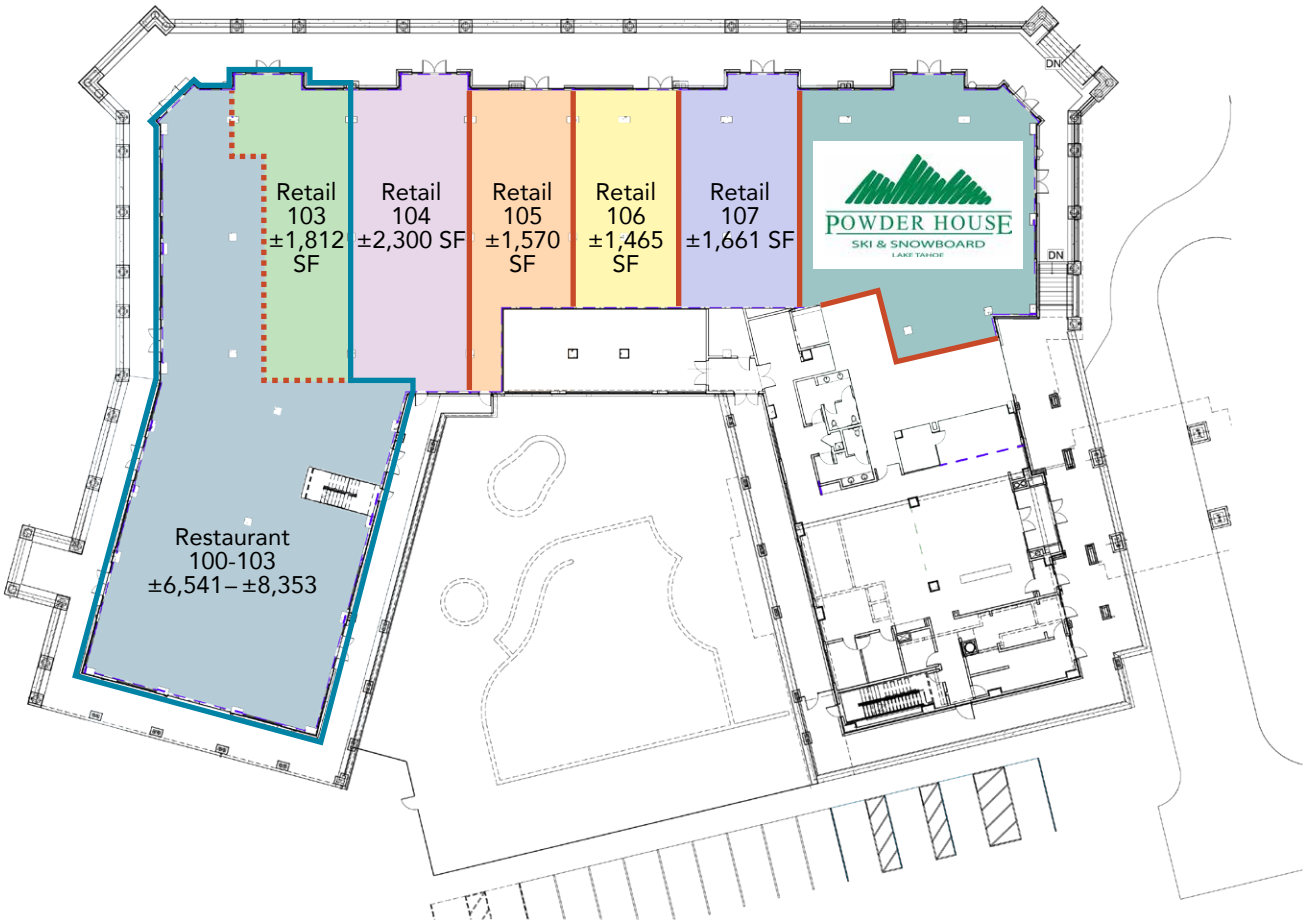


SITE PLAN

Zalanta Resort at the Village is the second phase of an ± 11.5 acre development that will include 477 residential/hospitality units and $\pm 56,507$ SF of retail and restaurants at full build out.



FLOOR PLAN



SPACE	SUITE #	SIZE (SF)
Restaurant	100-103	±6,541 – ±8,353 SF
Retail	103	±1,812 SF
Retail	104	±2,300 SF
Retail	105	±1,570 SF
Retail	106	±1,465 SF
Retail	107	±1,661 SF
Powder House	109	±3,556 SF

