

*Downtown Truckee - Brickletown*

# ***FOR SALE***

## ***Property Portfolio***



- Income producing properties & Land with plans
- Maybe be purchased individually or as total portfolio
- Downtown Truckee - Brickletown
- Frontage to Donner Pass Road
- New Town sidewalk - walkway being install in front
- Retail / Office Investment Opportunity

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***Phone 530.587.7633***

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RIVER  
Associates***

# FOR SALE

Property Spec: 10396 Donner Pass Road



- Asking:** \$625,000
- Type:** Single Tenant - Stand Alone
- Square Feet:** 1,500
- Parking:** 22
- Notes:**
- \* Finished building
  - \* Previous use real estate office
  - \* Currently no paying tenants
  - \* Price includes furniture, desks, phone system, conference room tables, refrigerator, microwave

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# FOR SALE

Property Spec: 10382 Donner Pass Road



**Asking:** \$1,100,000

**Type:** Multi-Tenant / Retail Office

**Square Feet:** 3,351

**Parking:** 22

**Notes:**

- \* Finished building
- \* 100% Occupancy
- \* All gross leases
- \* Est. \$93,000 annual gross income
- \* 7% CAP

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# FOR SALE

Property Spec: 10374 & 10368  
Donner Pass Road



**Asking:** \$1,100,000  
**Type:** Multi-Tenant / Retail Office  
**Square Feet:** 3,314  
**Parking:** 14  
**Notes:** Finished building  
100% Occupancy  
All gross leases  
Est. \$97,000 annual gross income  
7.5% CAP

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# FOR SALE

Property Spec: 10403 High Street



- Asking:** \$600,000
- Type:** Vacant Land with  
Development plans
- Square Feet:** Land - 6,098 sf
- Notes:**
- \* 2 building approved
  - \* permits good until 10/2009
  - \* permits under previous General Plan
  - \* no affordable housing

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# **FOR SALE**

## **Property Location**

### **Commercial Row Truckee**



### **Property Portfolio Close - Up**



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