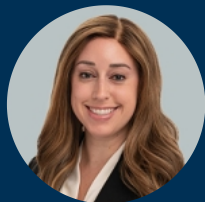




Truckee Crossroads

Truckee, CA

Truckee-Grass Valley (CA)



Chrystelle Azcona

Leasing Representative

(650) 746-7506

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Broker's ID: 01920629 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)

26,553 SF

PARKING SPACES

123

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Google Earth

DENSITY AERIAL

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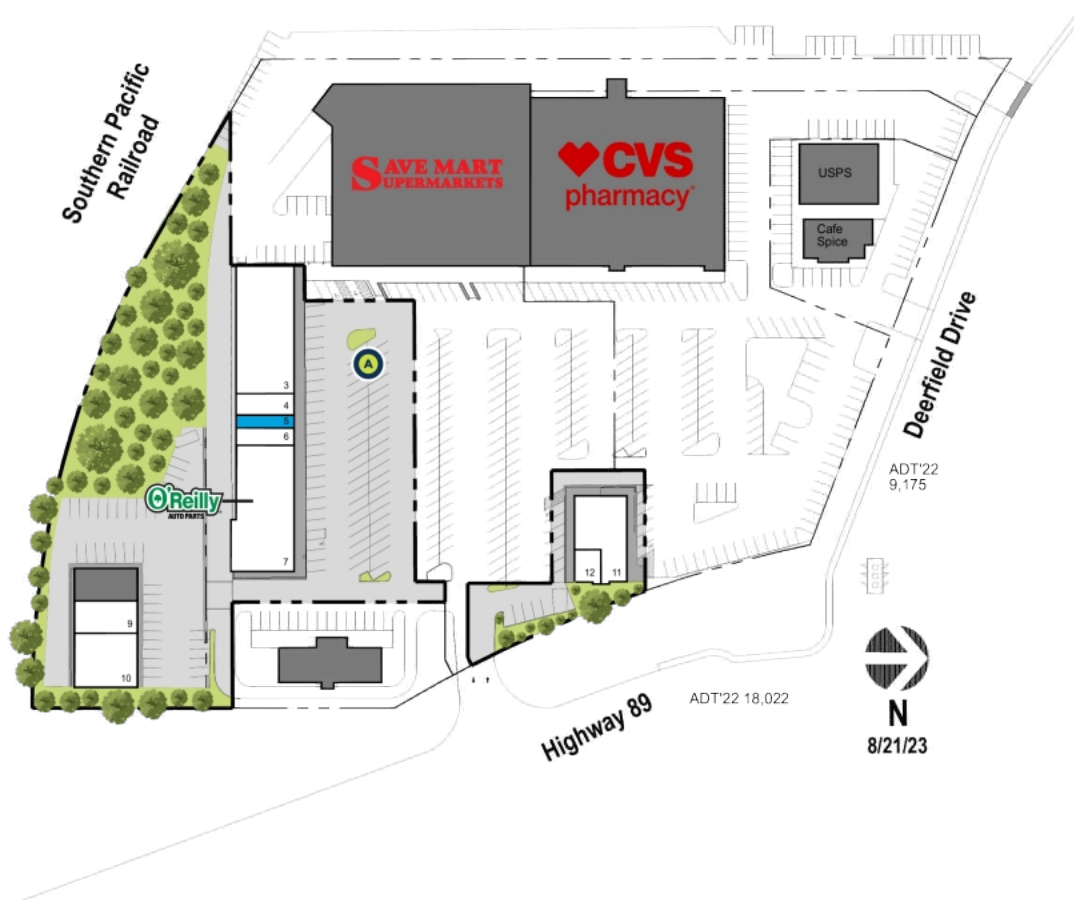


Truckee Crossroads

Truckee, CA

www.kimcorealty.com/113280

■ Available
 ■ Non-Controlled
 ▲ Curbside Pick-up



| | TENANT | SQ FT |
|----|---------------------|-------|
| 3 | Blue Zone Sports | 6,490 |
| 4 | Spring Poke & Sushi | 1,100 |
| 5 | Available | 660 |
| 6 | H&R Block | 880 |
| 7 | O'Reilly Auto Parts | 6,823 |
| 9 | Dreamtown CrossFit | 1,800 |
| 10 | Kitchen CoLab | 3,000 |
| 11 | Village Pizzeria | 3,250 |
| 12 | Summit Swirl | 750 |

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

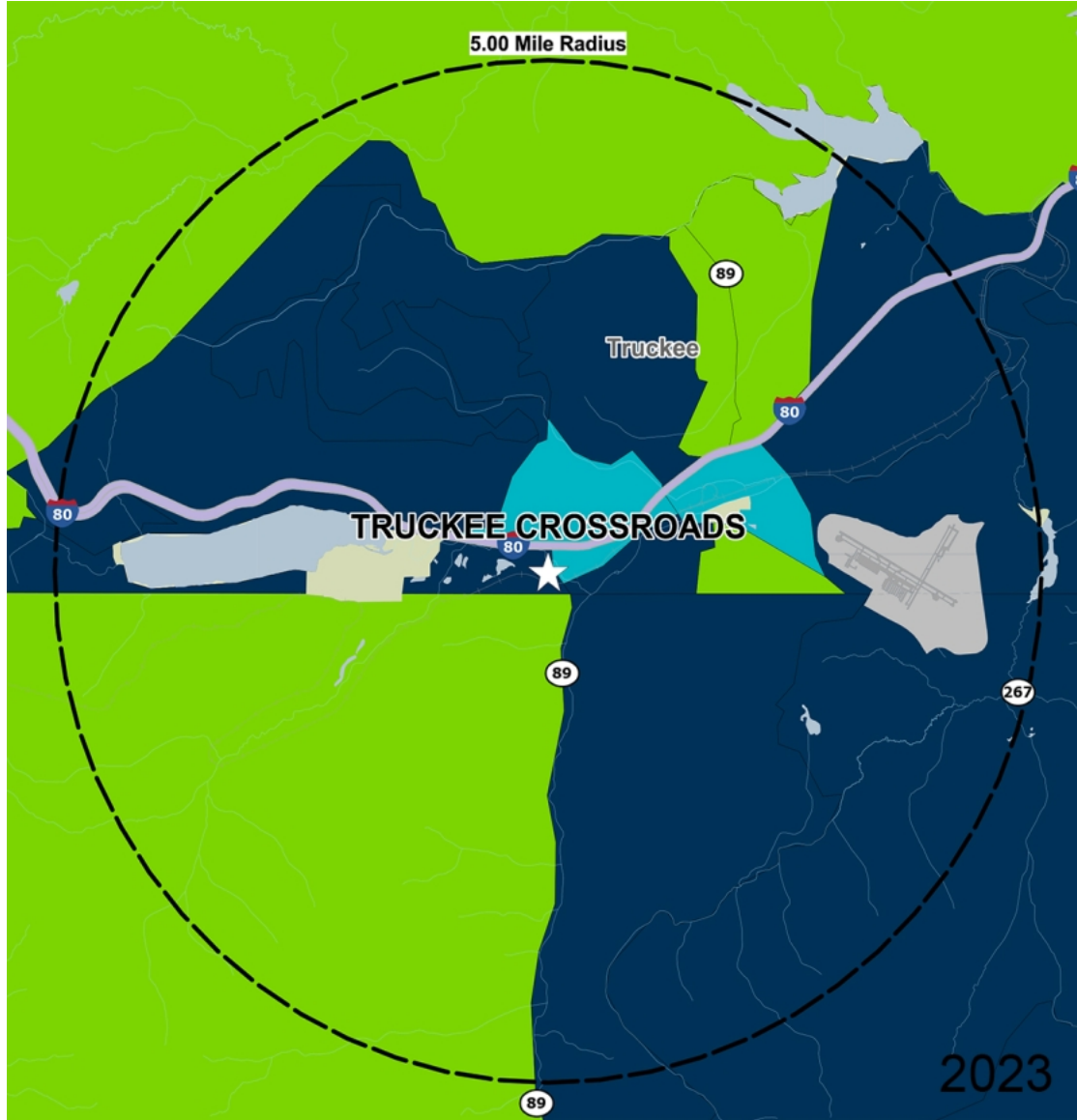
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COMPETITION MAP



by Block Group

Demographics

| 2022 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------|-----------|-----------|-----------|
| Population | 1,598 | 12,309 | 17,938 |
| Daytime Pop | 5,536 | 15,782 | 19,234 |
| Households | 640 | 4,841 | 7,161 |
| Average HH Income | \$165,290 | \$159,703 | \$169,608 |
| Median HH Income | \$116,791 | \$108,555 | \$113,003 |
| Per Capita Income | \$66,591 | \$62,924 | \$67,806 |

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Truckee Crossroads

I-80 & Hwy. 89, Truckee, CA



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