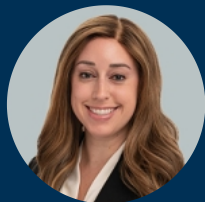




# Truckee Crossroads

Truckee, CA

Truckee-Grass Valley (CA)



**Chrystelle Azcona**

Leasing Representative

(650) 746-7506

[cazcona@kimcorealty.com](mailto:cazcona@kimcorealty.com)

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

Chrystelle Azcona

Leasing Representative | (650) 746-7506 | cazcona@kimcorealty.com





Google Earth

DENSITY AERIAL

**Chrystelle Azcona**

Leasing Representative | (650) 746-7506 | [cazcona@kimcorealty.com](mailto:cazcona@kimcorealty.com)

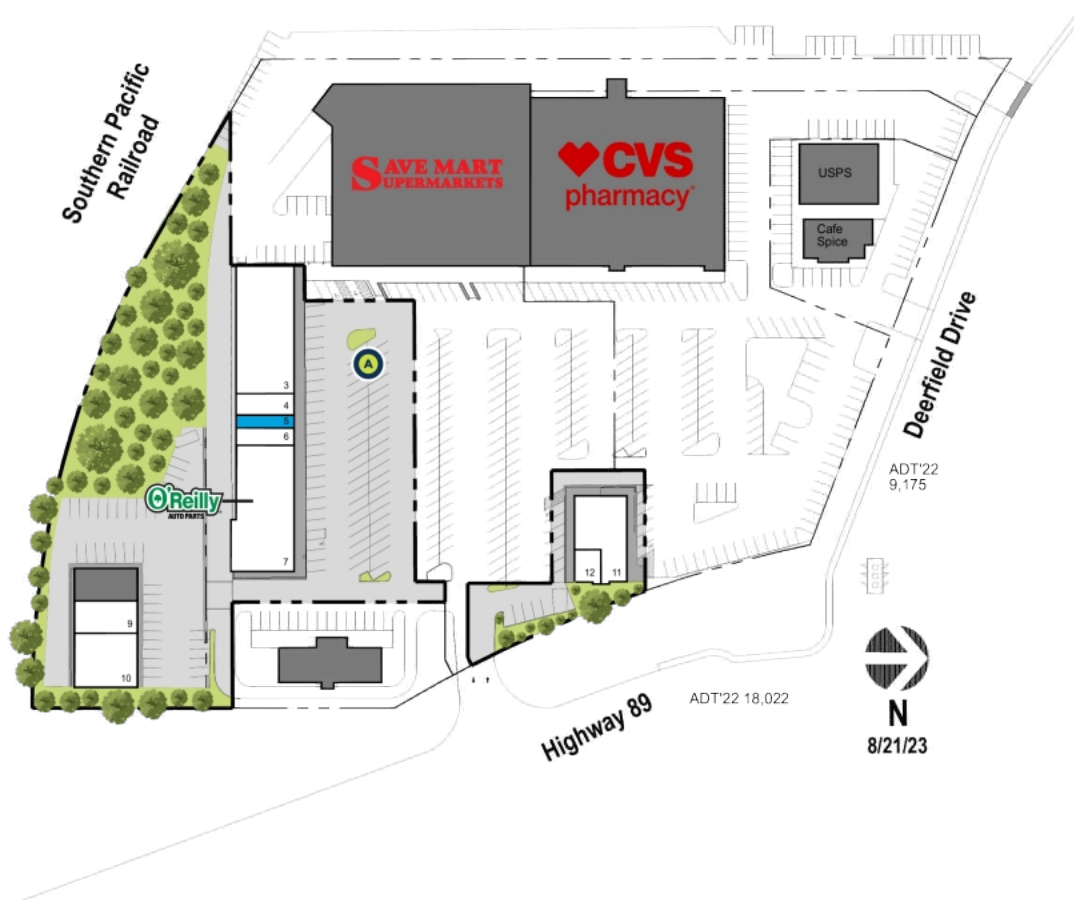


# Truckee Crossroads

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.

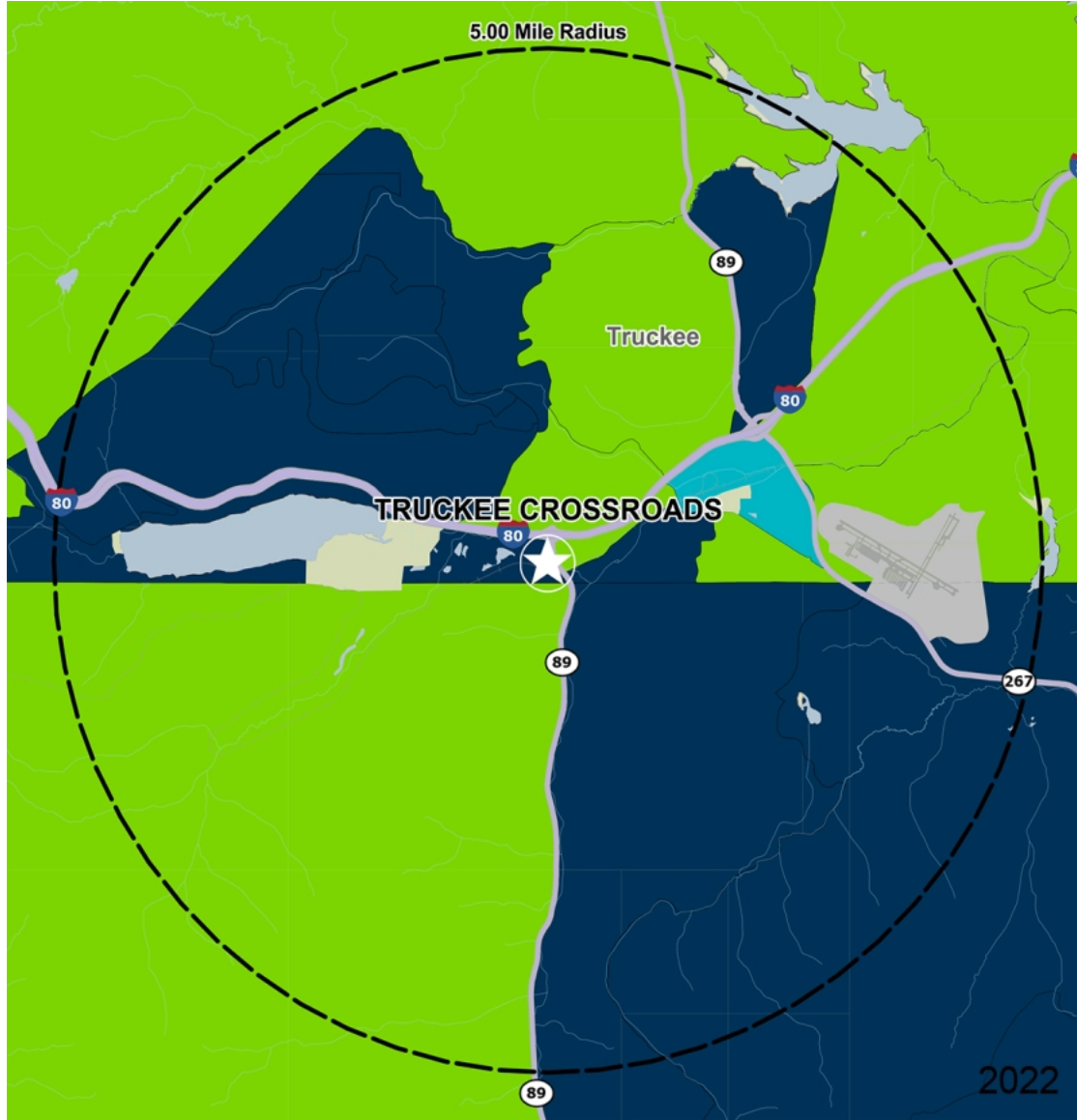
**Chrystelle Azcona**

Leasing Representative | (650) 746-7506 | cazcona@kimcorealty.com





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



**Chrystelle Azcona**

Leasing Representative

(650) 746-7506

cazcona@kimcorealty.com

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