Truckee Crossroads

Truckee, CA

Truckee-Grass Valley (CA)

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty ®
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AERIAL

GROSS LEASABLE AREA (GLA)	26,553 SF
PARKING SPACES	123

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DENSITY AERIAL

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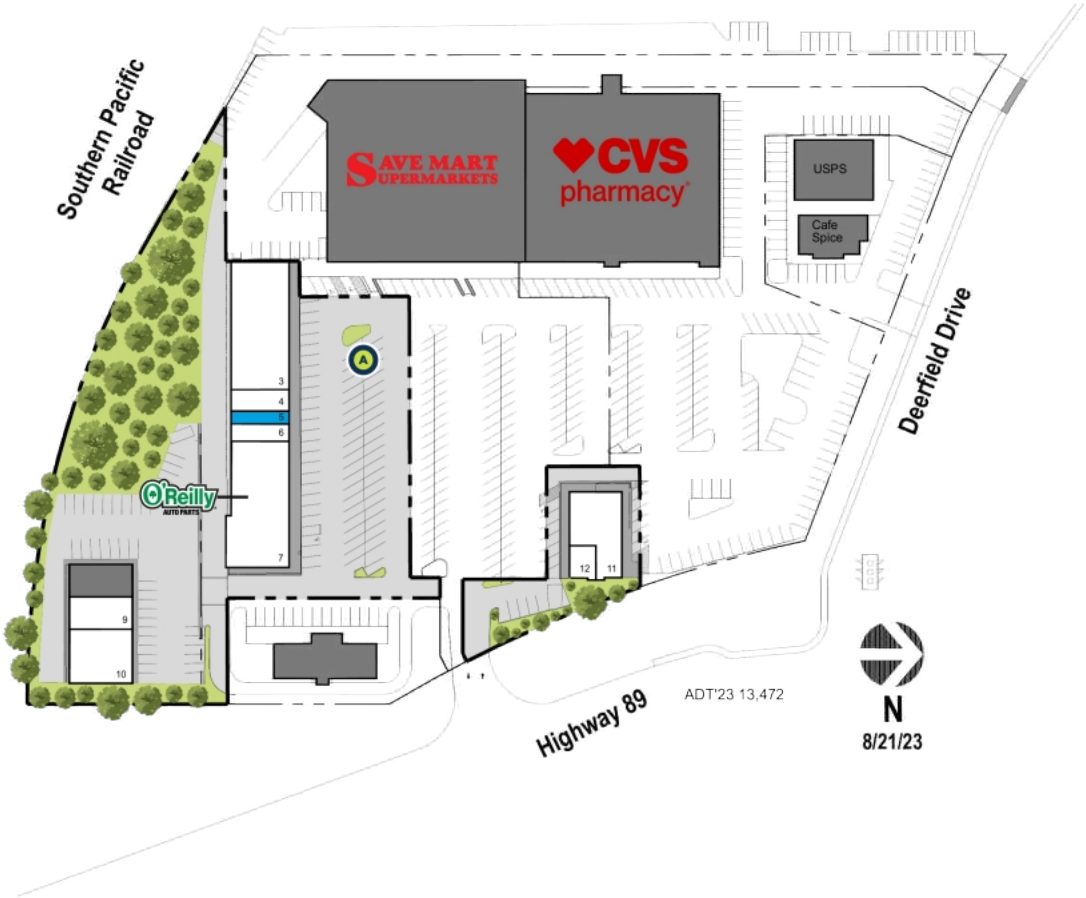
Truckee, CA

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 purposed 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

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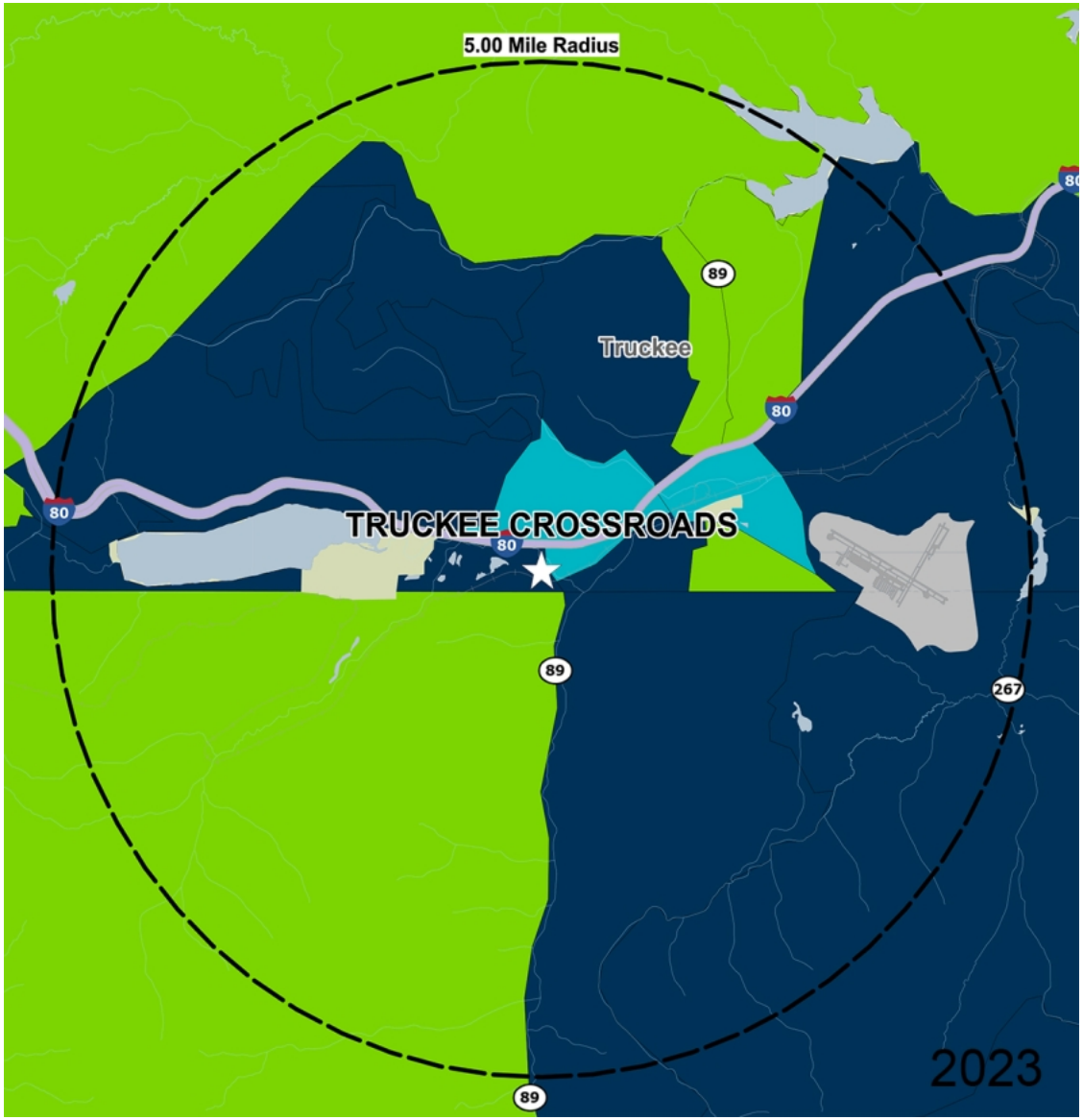

by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	1,225	10,344	15,674
Daytime Pop	5,286	12,842	16,883
Households	534	4,165	6,374
Average HH Income	$157,364	$174,959	$185,891
Median HH Income	$115,955	$118,409	$123,810
Per Capita Income	$68,845	$70,515	$75,669

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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

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