



NEW RETAIL/RESTAURANT SPACE FOR LEASE

DOWNTOWN TRUCKEE

9848 Donner Pass Road

- UP TO 3,119SF AVAILABLE
- TWO WALKABLE BLOCKS FROM DOWNTOWN COMMERCIAL ROW
- PLENTY OF ADJACENT PUBLIC PARKING
- IMMEDIATE ACCESS TO 200+ NEW RESIDENTS UPSTAIRS
- DIRECT ACCESS TO I-80 & HWY 89
- BRAND NEW CONSTRUCTION

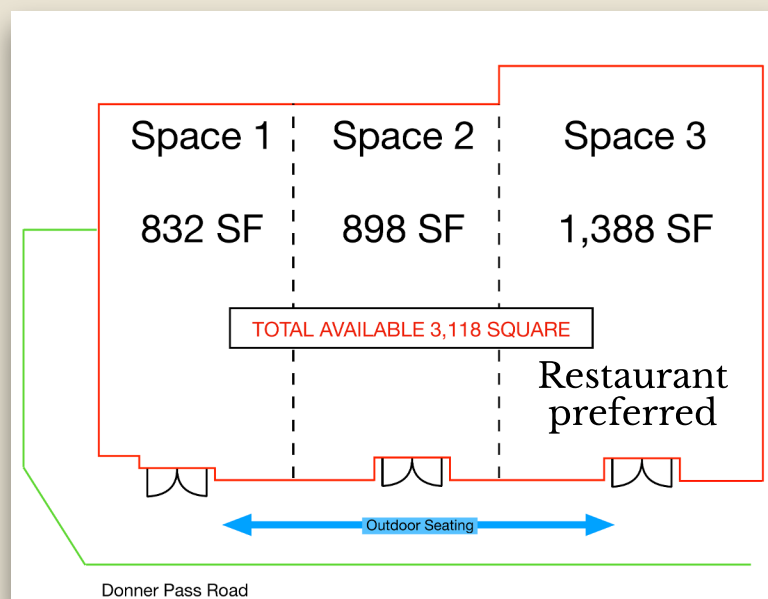
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TRUCKEE'S NEWEST MIXED-USE DEVELOPMENT

SPACE 1: 832 SF SPACE 2: 898 SF SPACE 3: 1,388 SF*



Three amazing retail/restaurant opportunities on the ground floor of Truckee Artist Lofts (TAL), the town's first workforce artist housing project. TAL provides a place for creative individuals to live, work, learn, collaborate, eat, drink and shop. With desired frontage on Donner Pass Road, TAL, the first built project in the Truckee Railyards Development, extends Truckee's famous Commercial Row. Future phases will bring more single and multi-family residential units, arts and civic destinations, restaurant, retail and entertainment including a grocery store and a movie theater.