41656-41688 BIG BEAR BLVD

BIG BEAR LAKE, CA

MIXED-USE / DEVELOPMENT OPPORTUNITY

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THE OFFERING

41656–41688 Big Bear Blvd offers a rare mixed-use investment opportunity in the heart of Big Bear Lake, California—Southern California's premier mountain resort destination. Spanning four contiguous parcels totaling ±1.71 acres with ±15,350 SF of improvements, the property features a diverse mix of uses including a multi-tenant retail/office building, two auto service buildings, a maintenance garage, a single-family residence, and ±19,300 SF of outdoor storage/parking. The property consists of four parcels, three of which run contiguously along Big Bear Blvd, while the fourth is located behind the primary parcels and comprises a 0.16-acre paved lot with additional parking.

Situated on a high-visibility corner lot with over 300 feet of frontage along CA-18 (Big Bear Blvd)—the city's main thoroughfare with ±28,992 vehicles per day—the property benefits from steady year-round traffic and a robust tourism-driven economy. Big Bear Lake attracts nearly 3 million visitors annually, with weekend surges ranging from 40,000 to 100,000 people, drawn by its four-season outdoor recreation including skiing, snowboarding, hiking, mountain biking, fishing, and water sports. The property is positioned directly across from the Snow Summit Ski Resort entrance, which alone sees over 800,000 annual visitors. Within a three-mile radius, residents and visitors generate over $85 million in annual consumer spending, with notable categories including $23.2M on food and alcohol, $21.8M on transportation and auto-related expenses, and $13M on entertainment and hobbies. The trade area's strong spending power is supported by a mix of year-round residents, second-home owners, and tourists, with the broader Inland Empire region boasting a median household income of $81,000.

With below-market rents, multiple vacancies, and a large developable footprint, the property presents significant value-add potential through lease-up, rent adjustments, and repositioning. Zoning and location also allow for potential redevelopment into high-demand uses such as quick-service restaurants with drive-thru, gas station/convenience, car wash, or expanded automotive services.

Property Name	41656-41688 Big Bear Blvd
Address	41656-41688 Big Bear Blvd
City, State Zip	Big Bear Lake, CA 92315
APN	0309-095-01, 0309-095-02, 0309-095-03, 0309-096-01
Year Built/Renov.	1959 / 2000
Existing Building GLA	15,359 SF
Additional Land GLA	19,300 SF
Lot Area (SF)	74,573 SF
Zoning	Mixed-Use
Year Built	1959 / 2000
Parking	30
Parking Ratio	1.97
Tenant Rights to Purchase	None

INVESTMENT HIGHLIGHTS

Four-Parcel Mixed-Use Property
±15,350 SF of improvements on ±1.71 AC including retail/office, auto service, residential, storage, and parking.

Prime Corner Location
Over 300’ of frontage along CA-18 (Big Bear Blvd) with ±28,992 vehicles per day.

High-Volume Tourism
Big Bear Lake draws ±3M visitors annually; Immediate proximity to Snow Summit Ski Resort with more than 800,000+ annual visitors.

Robust Consumer Spending
$85M+ annual spending within 3 miles, including $23.2M on food & alcohol and $21.8M on transportation/auto-related purchases.

Multiple Income Streams
Multi-tenant retail/office (16 units, 11 occupied), auto repair facilities, residential rental, and outdoor storage/parking.

- **Value-Add Opportunity**
  Below-market rents, existing vacancies, and re-tenanting/redevelopment potential. Below-market rents, existing vacancies, and re-tenanting/redevelopment potential.
- **Development Flexibility**
  Well-suited for QSR drive-thru, gas station/convenience, car wash, or expanded automotive service uses. Well-suited for QSR drive-thru, gas station/convenience, car wash, or expanded automotive service use
- **Excellent Access & Visibility**
  Primary route through Big Bear, 3.4 miles from Big Bear Airport, with a direct connection to Inland Empire and SoCal metros.
- **Established Trade Area**
  Neighboring national and regional brands include McDonald’s, Taco Bell, Walgreens, AutoZone, Marshalls, Grocery Outlet, and Tractor Supply.
- **Appealing Demographics**
  Affluent, active year-round and seasonal population; median household income ±$81,000; high outdoor recreation and lifestyle spending.

PROPERTY OVERVIEW

Property Summary	
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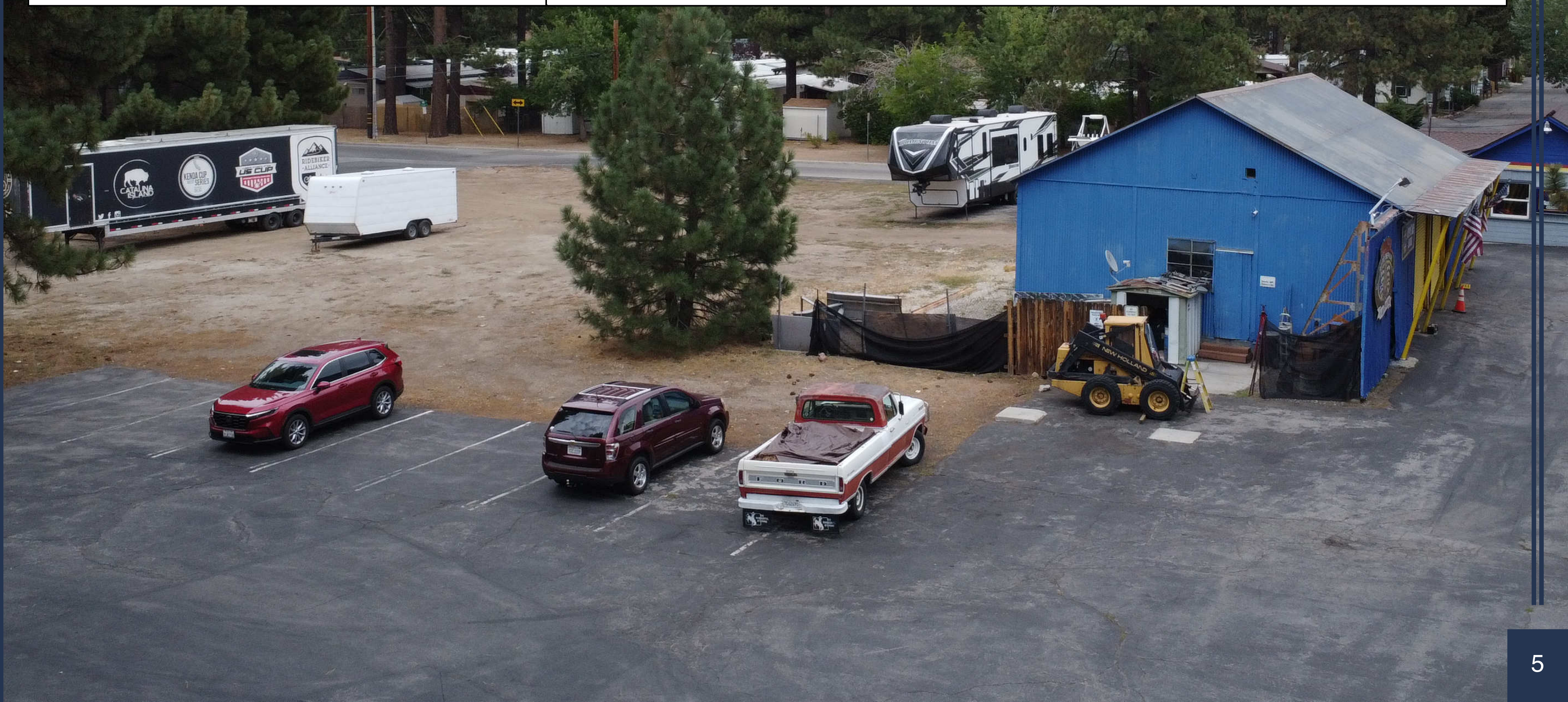
Lot Size (SF / AC)	74,052 SF / 1.71 AC
Year Built	1959 / 2000
Parking	30
Parking Ratio	1.97
Tenant Rights to Purchase	None



TENANT OVERVIEW

The property located at 41656–41688 Big Bear Blvd, Big Bear Lake, CA 92315, is a mixed-use commercial real estate asset comprising 15,350 square feet of Gross Leasable Area (GLA) and an additional 19,300 square feet of leasable land area. The complex features a variety of tenants across office, retail, land, and industrial spaces. Notable tenants include Mistic Rose and Big Bear Auto, along with smaller enterprises like Legal Prep Masters and Lee Concierge Service. This mix of tenants across diverse industries provides a balanced income stream, with some spaces still available for lease. Key tenants such as Mistic Rose and Big Bear Auto occupy significant portions of the property, contributing to the overall stability of the asset.

The property boasts a high building occupancy rate, reflecting strong demand for its available space. Tenants lease a wide range of units, from 100 to 4,688 square feet, with rental rates ranging from $0.80 to $4.50 per square foot, depending on the unit and lease terms. For example, tenants like Mistic Rose and Big Bear Auto contribute substantial annual rents of $64,200 and $47,496, respectively. Additionally, there are several vacant units, including the 3,800 square feet of paved parking spaces, 15,500 square feet of outdoor storage, and other smaller office suites, offering potential for future leasing and increased revenue.

The annual rent for the property totals $181,176, with the potential for growth through rental increases, the leasing of available building and outdoor storage spaces, and potential to develop a Service Station, QSR, or other asset class on Lots 14 and 15. The property's pro-forma rental income for the next year could reach $314,496, assuming full occupancy of the remaining vacant areas. This combination of high occupancy, a strong tenant mix, and available space makes this property an attractive investment with significant future growth potential.

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CHICKADEE DRIVE
BIG BEAR LAKE, CA
41656
BIG BEAR BOULEVARD
BIG BEAR LAKE, CA
41656
BIG BEAR BOULEVARD
BIG BEAR LAKE, CA
TAHOE DR
THRUSH DR
41671
TAHOE DRIVE
BIG BEAR LAKE, CA
BIG BEAR BLVD
18

FINANCIAL ANALYSIS

PRICING	
Purchase Price	**$2,600,000**
NOI (Current)	$75,547
Cap Rate (Current)	2.91%
NOI (Pro Forma)	$190,341
Cap Rate (Pro Forma)	7.32%
Building Price Per SF	$169
Lot Price Per SF	$35

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RENT ROLL

Suite	Tenant	Unit GLA	Pro Rata Share	Lease Expiration	Monthly Rent	Monthly Rent/SF	Annual Rent	Pro Forma Monthly Rent	Pro Forma Monthly Rent/SF	Pro Forma Annual Rent
1 Residence	Rosa Velasquez	3900	25.64%	**MTM**	$1,500.00	$0.38	$18,000	$3,500.00	$0.90	$42,000
2 3 5 6	Mistic Rose	4688	30.82%	4/18/2029	$3,850.00	$0.82	$46,200	$7,000.00	$1.49	$84,000
41-1 Office SE Corner	Legal Prep Masters	306	2.01%	**MTM**	$800.00	$2.61	$9,600	$800.00	$2.61	$9,600
41-2 Office South Middle	High Mountain Construction	100	0.66%	**MTM**	$450.00	$4.50	$5,400	$450.00	$4.50	$5,400
41-3 Office SW Corner	**Vacant**	100	0.66%	-	-	-	-	$450.00	$4.50	$5,400
41-4 Office West Front	ERA Real Estate/Escrow	165	1.08%	10/31/2030	$550.00	$3.33	$6,600	$550.00	$3.33	$6,600
41-5 Office West Middle	ERA Real Estate/Escrow	165	1.08%	10/31/2030	550	3.33	6600	$550.00	$3.33	$6,600
41-6 Office NW Corner	Rejuvente Aesthetics	200	1.31%	9/30/2025	$450.00	$2.25	$5,400	$450.00	$2.25	$5,400
41-7 Office East Middle	ERA Real Estate/Escrow	110	0.72%	10/31/2030	$450.00	$4.09	$5,400	$450.00	$4.09	$5,400
41-8 Office NE corner	Big Bear Towing	100	0.66%	**MTM**	$450.00	$4.50	$5,400	$450.00	$4.50	$5,400
42-1 Office SE Corner	**Vacant**	240	1.58%	-	-	-	-	$700.00	$2.92	$8,400
42-2, 42-3 Office SW Corner	Farmers Ins.	716	4.71%	**MTM**	$840.00	$1.17	$10,080	$1,500.00	$2.09	$18,000
42-4 42-5 Office NE Corner	Lee Concierge Service	420	2.76%	**MTM**	$900.00	$2.14	$10,800	$900.00	$2.14	$10,800
7 Snow Plow Shed	DCLT - Owners storage garage	500	3.29%	-	-	-	-	$400.00	$0.80	$4,800
8 Maintenance Shop	Big Bear Auto	1100	7.23%	8/01/2029	$1,158.00	$1.05	$13,896	$1,158.00	$1.05	$13,896
9 Office and 10 Auto Repair	Big Bear Auto	2400	15.78%	8/01/2029	$2,800.00	$1.17	$33,600	$4,800.00	$2.00	$57,600
Outdoor storage (15,500 SF)	**Vacant**	***15,500***	-	-	-	-	-	$2,000.00	-	$24,000
Paved parking Spaces(3,800 SF)	**Vacant**	***3,800***	-	-	-	-	-	$600.00	-	$7,200
TOTAL/AVG	**Building SF**	**15,210**			**$15,098.00**	**$0.44**	**$181,176**	**$23,658.00**	**$50.31**	**$314,496**
	Land SF	**19,300**			***$19,248.00***	***$0.56***	***$230,976***			***$255,096***

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INCOME AND EXPENSES

Annualized Expenses		***Current***	***PSF***
Real Estate Taxes		$31,803	$2.07
	Property Insurance	$23,121	$1.51
	Liability Insurance	$0	$0.00
	Other Insurance	$0	$0.00
Total Insurance		$23,121	$1.51
	Utilities	$19,960	$1.30
	Repair and Maintenance - Buildings	$2,732	$ 0.18
	Snow Plow	$30	$ 0.00
	Yard	$7,871	$ 0.51
	Janitorial	$3,000	$ 0.20
	Office Expenses	$2,751	$ 0.18
	Accounting fees	$6,615	$ 0.43
Total CAM		$42,959	$2.77
CapEx/Reserve		$0	$0.00
Management		$7,746	$ 0.50
Total Expenses		$105,629	$6.88
Expenses as % of EGI			58.30%

Annualized Income		***Current***		***Pro Forma***
Gross Potential Rent		$230,976		$314,496
Expense Reimbursements		$0		$0
Gross Potential Income		$230,976		$314,496
Vacancy Factor	21.56%	-$49,800	5.00%	-$15,725
Effective Gross Income		$181,176		$298,771
Total Expenses	58.30%	-$105,629	36.29%	-$108,430
Net Operating Income		**$75,547**		**$190,341**

BIG BEAR LAKE, CA

Big Bear Lake, California, is one of Southern California's premier four-season resort destinations, combining high tourism volume with a constrained commercial real estate market. Located in the San Bernardino Mountains, just a two-hour drive from Los Angeles, Orange County, and much of the Inland Empire, Big Bear offers year-round attractions including skiing, snowboarding, hiking, mountain biking, fishing, and lake recreation. The city draws nearly 3 million visitors annually, with weekend populations swelling to between 40,000 and 100,000 people. This steady influx of visitors creates consistent demand for retail, dining, entertainment, lodging, and essential services, benefiting well-positioned commercial properties.

The trade area is fueled by both tourism and a stable base of year-round residents, many of whom are engaged in hospitality, recreation, and essential service industries. The local economy is further supported by a large second-home owner population that contributes to year-round spending patterns. Within a three-mile radius of the property, annual consumer spending exceeds $85 million, with notable outlays of $23.2M on food and alcohol, $21.8M on transportation and auto-related purchases, and $13M on entertainment and hobbies. These spending levels are reinforced by the area's strong median household incomes, which benefit from both full-time residents and affluent vacation homeowners.

Big Bear's real estate market is characterized by limited land availability, strict development controls, and natural geographic barriers that prevent outward expansion. This creates a highly supply-constrained environment, where well-located commercial properties experience strong tenant demand and long-term value stability. The city's dual appeal as both a tourism powerhouse and a full-service mountain community offers investors a unique opportunity to capture multiple demand drivers, making Big Bear an attractive market for retail, service-oriented, and hospitality-driven investment assets.

MARKET HIGHLIGHTS

Strong Tourism-Driven Market

Big Bear Lake attracts nearly 1 million visitors annually, with weekend populations swelling to between 40,000 and 100,000 people. This consistent influx of tourists generates strong demand for retail, dining, entertainment, and lodging services, offering lucrative opportunities for well-positioned commercial properties.

Limited Commercial Space Availability

Big Bear Lake's limited land availability, combined with strict development controls, creates a highly constrained commercial real estate market. This scarcity of available space drives high demand and premium rental rates for commercial properties, providing an attractive environment for investors seeking long-term value.

Robust Year-Round Resident Base

The area has a stable population of year-round residents, many employed in hospitality, recreation, and essential services. With median household incomes significantly above the national average, this resident base creates sustained demand for commercial spaces, even during off-season periods when tourism dips.

Affluent Second-Homeowner Demographic

The area's large second-homeowner population contributes significantly to local economic activity, especially in retail and leisure industries. Affluent second-homeowners provide a steady stream of disposable income, supporting local businesses.

High Consumer Spending Power

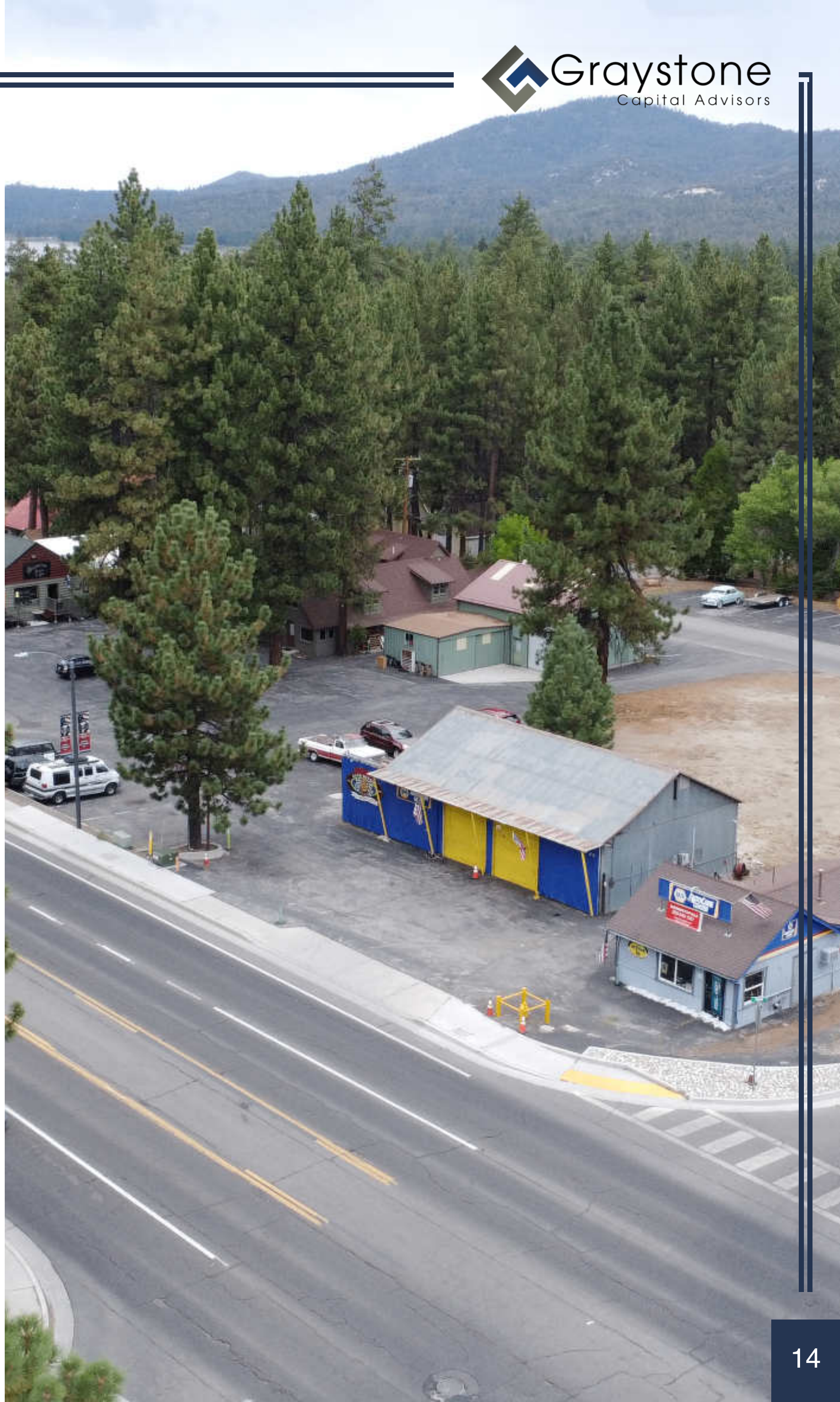
Within a three-mile radius of Big Bear Lake, consumer spending exceeds $85 million annually, with residents and tourists spending $23.2 million on food and alcohol, $21.8 million on transportation, and $13 million on entertainment and hobbies. This high purchasing power supports the success of retail and service-based businesses catering to both locals and visitors.

Attractive Investment Opportunity

Big Bear Lake's mix of limited land supply and dual appeal as a tourism destination and full-service mountain community creates a unique investment opportunity. Commercial properties benefit from strong demand driven by both residents and visitors.

DEMOGRAPHICS

CATEGORY	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Estimated Population (2024)	5,000	15,000	25,000
Projected Population (2029)	5,200	15,600	26,000
Projected Pop Growth (%)	4.00%	4.00%	4.00%
Median Age	45.5	45.5	45.5
Total Households (2024)	2,000	6,000	10,000
Household Growth (2024–2029)	4.00%	4.00%	4.00%
Median Household Income	$74,728	$74,728	$74,728
Average Household Size	2.5	2.5	2.5
Average Vehicles per HH	2	2	2
Median Home Value	$517,900	$517,900	$517,900



AREA AMENITIES MAP

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