



- ±3,000 SF
- Existing commercial hood
- Underground grease interceptor

312 CA-173, Lake Arrowhead, CA
\$1,900,000 | \$633.33/PSF



6-Tenant Shops



Less than a mile away from Lake Arrowhead Village

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Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PRIME LOCATION ALONG PRIMARY ENTRANCE TO VILLAGE



Visitors to Lake Arrowhead Village
2.3 Million
*Placer.ai

INVESTMENT SUMMARY

THE OPPORTUNITY

Own the Only Drive Thru in Lake Arrowhead! Located just outside the entrance to Lake Arrowhead Village, which attracts approximately **2.3 million annual visitors**, this is a rare opportunity to operate the **Lake Arrowhead's only drive-thru**. Of those visitors, approximately **1 million come from the surrounding mountain communities** within a 7-mile radius of the Village, providing a strong and consistent local customer base in addition to **tourist traffic**. The drive-thru benefits from **minimal competition**, with the **nearest competing drive-thru located in the next town over**. The site spans approximately **±3,000 SF on a ±1.50 acre lot** and comes equipped with an **existing commercial hood and underground grease interceptor**.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,900,000 |
| Building Size: | ±3,000 SF |
| Lot Size: | ±1.50 AC |
| Price / SF: | \$633.33 |
| APN: | 0335-114-59 |





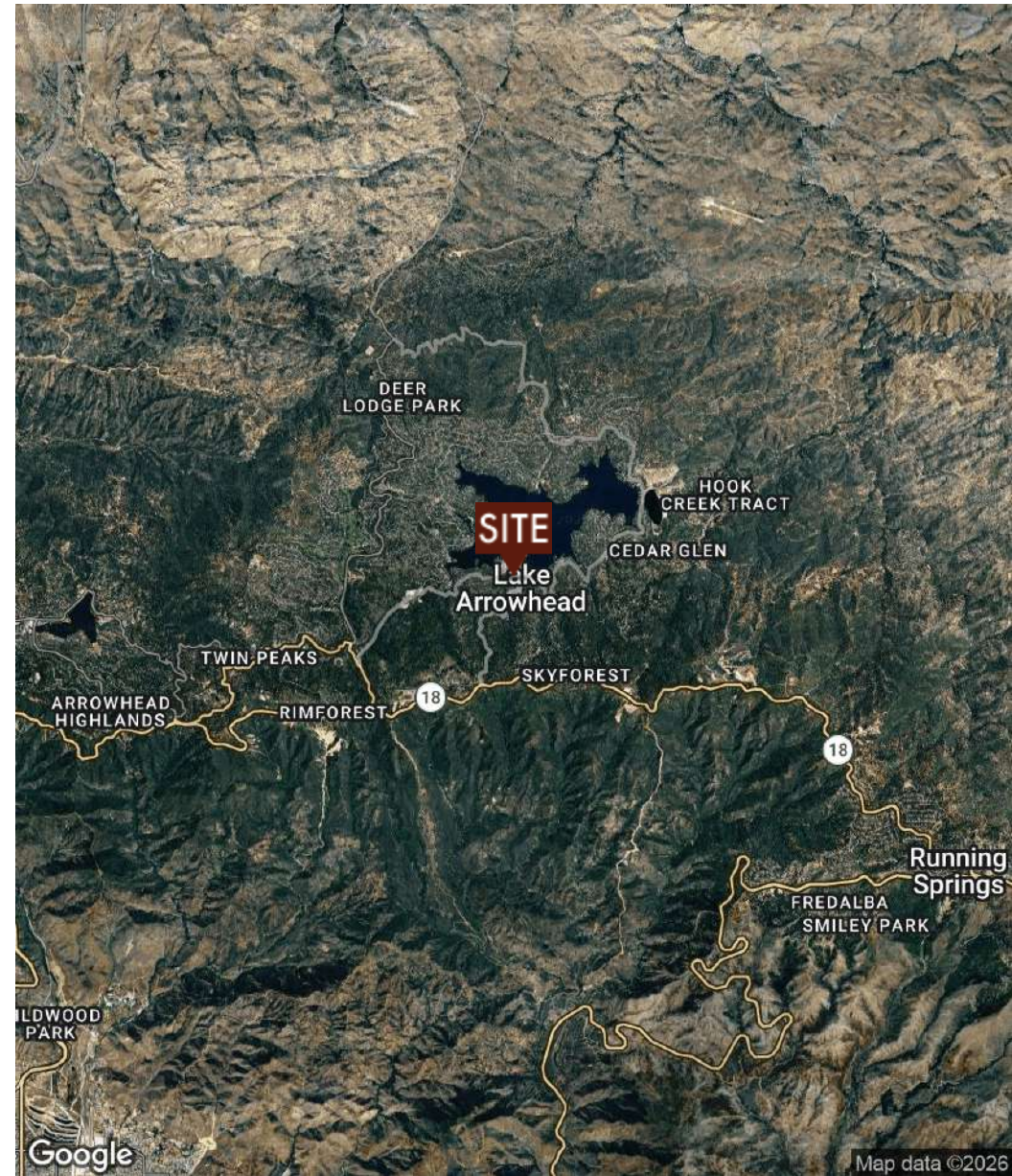
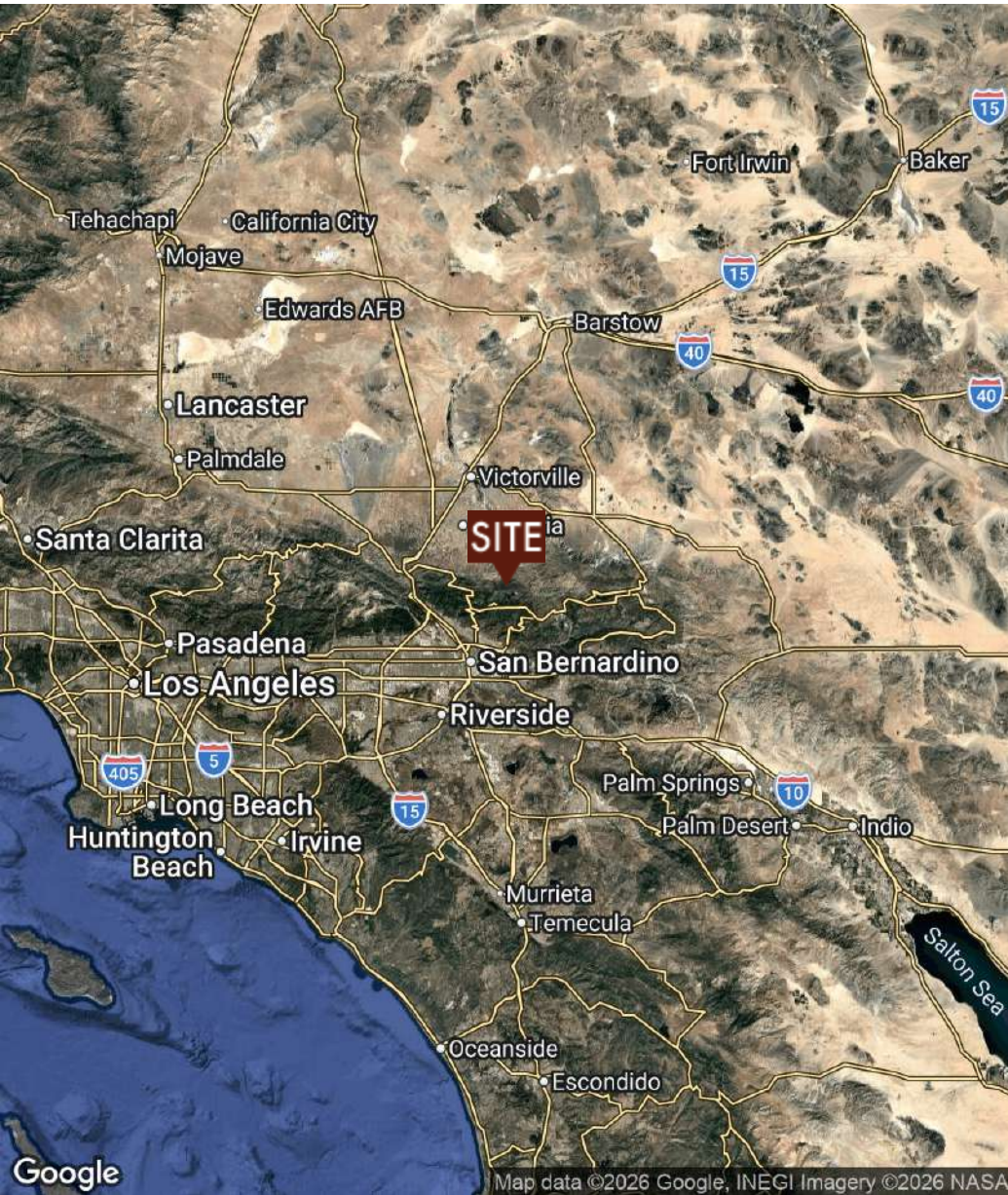
PRIME LOCATION | RARE OPPORTUNITY | LOCAL DEMAND DRIVERS

- **Premier Drive Thru Location:** Positioned at the primary entry into Lake Arrowhead Village, capturing both destination traffic and day-trip visitors the moment they arrive with exposure to the village's 2.3M annual visitors per Placer.ai.
- **Rare, Limited Competition Drive-Thru Opportunity:** One of the only drive-thru opportunities on the mountain, offering a first-mover advantage to capture unmet demand and establish a dominant position within a highly supply-constrained trade area.
- **Hospitality & Community Demand Drivers:** Surrounded by 7-Eleven, a fire station, and a community church, and within immediate proximity to the Kingsley Hotel and Saddleback Inn, providing a consistent customer base and the most convenient food option for nearby guests and staff.
- **Fully Built Out Restaurant:** Existing commercial hood and underground grease interceptor allows for a new operator to reduce buildout costs for a restaurant use.
- **New Gas Station Driving Increased Traffic:** Located directly across from a newly opened 76 gas station, enhancing daily convenience for visitors and increasing pass-by traffic at the site as travelers no longer need to leave the trade area for fuel.

NEARBY RETAIL & TRAFFIC GENERATORS



REGIONAL AND LOCATION MAPS



INTERIOR PHOTOS



FLOOR PLAN



For illustrative purposes only. Tenant to verify.

SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



| | |
|---------------------------|--------------------|
| BUILDING ACQUISITION | \$1,900,000 |
| TENANT IMPROVEMENTS | \$0 |
| SBA/CDC FEES | \$26,000 |
| TOTAL PROJECT COST | \$1,926,000 |

| SOURCE OF FUNDS | | AMOUNT | RATES | MATURITY | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT |
|-----------------|-------------|--------------------|------------------|---------------------------|------------|-----------------|------------------|
| BANK | 50% | \$950,000 | 6.25% | 25 Years 25 Yr. Amort. | 1st Deed | \$6,267 | \$75,202 |
| SBA 504 LOAN | 40% | \$786,000 | 5.94% Apr '26 | 25 Years Full Amort. | 2nd Deed | \$5,035 | \$60,425 |
| BORROWER | 10% | \$190,000 | | | | | |
| TOTAL | 100% | \$1,926,000 | | | | \$11,302 | \$135,627 |

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman
818-438-0828/ Lee@bfcfunding.com



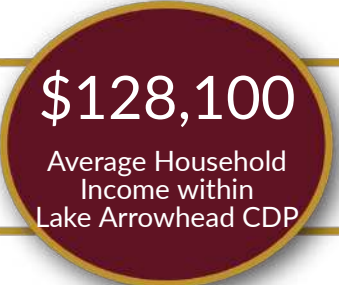
TRADE AREA INFORMATION

LAKE ARROWHEAD, CA

Lake Arrowhead serves as one of Southern California’s premier mountain resort communities, functioning as both a full-time residential market and a high-volume visitor destination. Located within the San Bernardino Mountains, the area benefits from consistent year-round tourism driven by outdoor recreation, hospitality, and seasonal events. The trade area captures a unique blend of affluent second-home owners, full-time residents, and steady inflows of visitors from the Inland Empire and Greater Los Angeles.

The Lake Arrowhead Village acts as the primary commercial hub, drawing approximately 2.3 million annual visitors per Placer.ai and anchoring retail, dining, and entertainment demand. Tourism is supported by a strong hospitality base including resorts, boutique inns, and short-term rentals, creating consistent demand for food, beverage, and convenience-oriented retail. Limited commercial zoning and strict development constraints significantly restrict new retail supply, reinforcing the value of existing retail locations.

Recent activity in the trade area has been highlighted by a significant transformation to the Peninsula level of Lake Arrowhead Village’s common areas, enhancing the overall visitor experience and further elevating the quality of the primary retail and gathering spaces. These improvements continue to strengthen the Village’s role as the focal point for both tourism and local activity.



VISITOR PROFILE

LAKE ARROWHEAD VILLAGE VISITOR PROFILE

12 MONTHS ENDING OCTOBER 31, 2025

(SOURCE: PLACER.AI)



| | OVERALL | MOUNTAIN COMMUNITIES* | SOUTHERN CALIFORNIA |
|--------------------------------------|------------------|-----------------------|---------------------|
| Visitors: | 2.3M | 1.0M | 1.1M |
| Average Dwell Time: | 57 minutes | 42 minutes | 70 minutes |
| Median Dwell Time: | 38 minutes | 26 minutes | 57 minutes |
| Median Household Income: | \$82.9K | \$92.4K | \$95.1K |
| Median Household Income Over \$100K: | 39.2% | 44.9% | 47.4% |
| Bachelor's Degree or Higher: | 30.2% | 36.4% | 29.1% |
| Median Age: | 38.5 Years | 43.4 Years | 35.5 Years |
| Persons Per Household: | 2.73 | 2.49 | 3.31 |
| Peak Hour Visits: | Noon to 4PM | 1PM to 6PM | 11AM to 3PM |
| Peak Visitor Days: | Saturday (21.9%) | | |
| | Sunday (16.9%) | | |
| | Friday (15.6%) | | |

“**” Mountain Communities includes visitors whose home is within 7 Miles of Lake Arrowhead Village including the Mountain Communities of Lake Arrowhead, Crestline, Blue Jay, Twin Peaks, Cedar Glen, Running Springs and Rimforest. Big Bear, Big Bear Lake and the other mountain communities surrounding these areas are not included in the Mountain Communities data.