



OFFERING MEMORANDUM
MIXED USED BUILDING
& FULLY ENTITLED
LOT FOR SALE



40645 VILLAGE DR
BIG BEAR, CA

EXCLUSIVELY LISTED BY

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DRE #01278515

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section one
INVESTMENT OVERVIEW

OFFERING SUMMARY

PROPERTY DESCRIPTION

OFFERING HIGHLIGHTS

PROPERTY PHOTOS

AERIAL & REGIONAL MAPS

MIXED USE BUILDING WITH FULLY ENTITLED LOT

40645 VILLAGE DRIVE
BIG BEAR LAKE, CA

Jason Johnson of Keller Williams Realty presents the opportunity to acquire 40645 Village Drive, a mixed-use property located in the heart of Big Bear Lake's highly trafficked Village district.

The existing structure features a ground-floor delicatessen that attracts strong local and tourist demand, along with a well-appointed two-bedroom, two-bath residential unit on the second level. Included in the offering is an adjacent, fully entitled and prepared vacant lot with approved building plans for a second structure of similar size and design—consisting of a full-service restaurant on the ground floor (with cooking hood, restrooms, and infrastructure) and two two-bedroom apartments above.

Once completed, the new building is projected to triple the property's income, providing significant built-in upside for investors.

Zoned VSP (Village Specific Plan) by the City of Big Bear Lake, the property allows for a wide range of commercial and mixed-use development within the Village core—Big Bear Lake's premier pedestrian-oriented district. Positioned directly along the Village's main commercial corridor, the site offers exceptional visibility and constant year-round foot traffic, surrounded by boutique retail, restaurants, lodging, and recreational attractions.

This is a rare opportunity to acquire a stabilized, income-producing property with shovel-ready expansion potential in one of Southern California's most sought-after mountain resort markets.

OFFERING HIGHLIGHTS

40645 VILLAGE DR.
BIG BEAR LAKE, CA

OFFERING PRICE
\$1,395,000

Offering Price	\$1,395,000
Price/SF Total	\$437
Square Feet Lot	±9,249
Square Feet	±3,190
Occupancy	Tenant Occupied
Zoning	Village Specific Plan (VSP)
Year Built	1966

- Fully entitled lot with approved plans for a second mixed-use building.
- Ground-floor restaurant with cooking hood, two bathrooms, and restaurant-specific infrastructure.
- Once completed, new building projected to triple total rent roll.
- Projected rents: \$7,000 restaurant + \$5,600 apartments = \$12,600/month (plus CPI increases)
- Rare entitlements: 7 years to obtain approvals, exceptional design with 7 variances granted.
- Phase I lot improvements completed: city sidewalk, parking, and trash enclosure already in place.
- Building permit number issued—project ready for immediate development.

Rent Roll

Current Tenant	Lease End	Area Leased	Monthly Rate	Amount
Old German Deli	01/31/27	1,875	\$2.40/sf	\$4,500
Vacant - Pro Forma	N/A	1,315	\$1.80/sf	\$2,375

Projected Rent After Buildout	Area Leased	Monthly Rate	Amount
Old German Deli (Current)	±1,875	\$2.40/sf	\$4,500
Vacant Apartment - Pro Forma	±1,315	\$1.80/sf	\$2,375
Restaurant Space	±1,166	\$6.00/sf	\$7,000
Apartment	±1,160	\$2.50/sf	\$2,900
Apartment	±1,057	\$2.55/sf	\$2,700

CURRENT MONTHLY INCOME
INCLUDING PRO FORMA

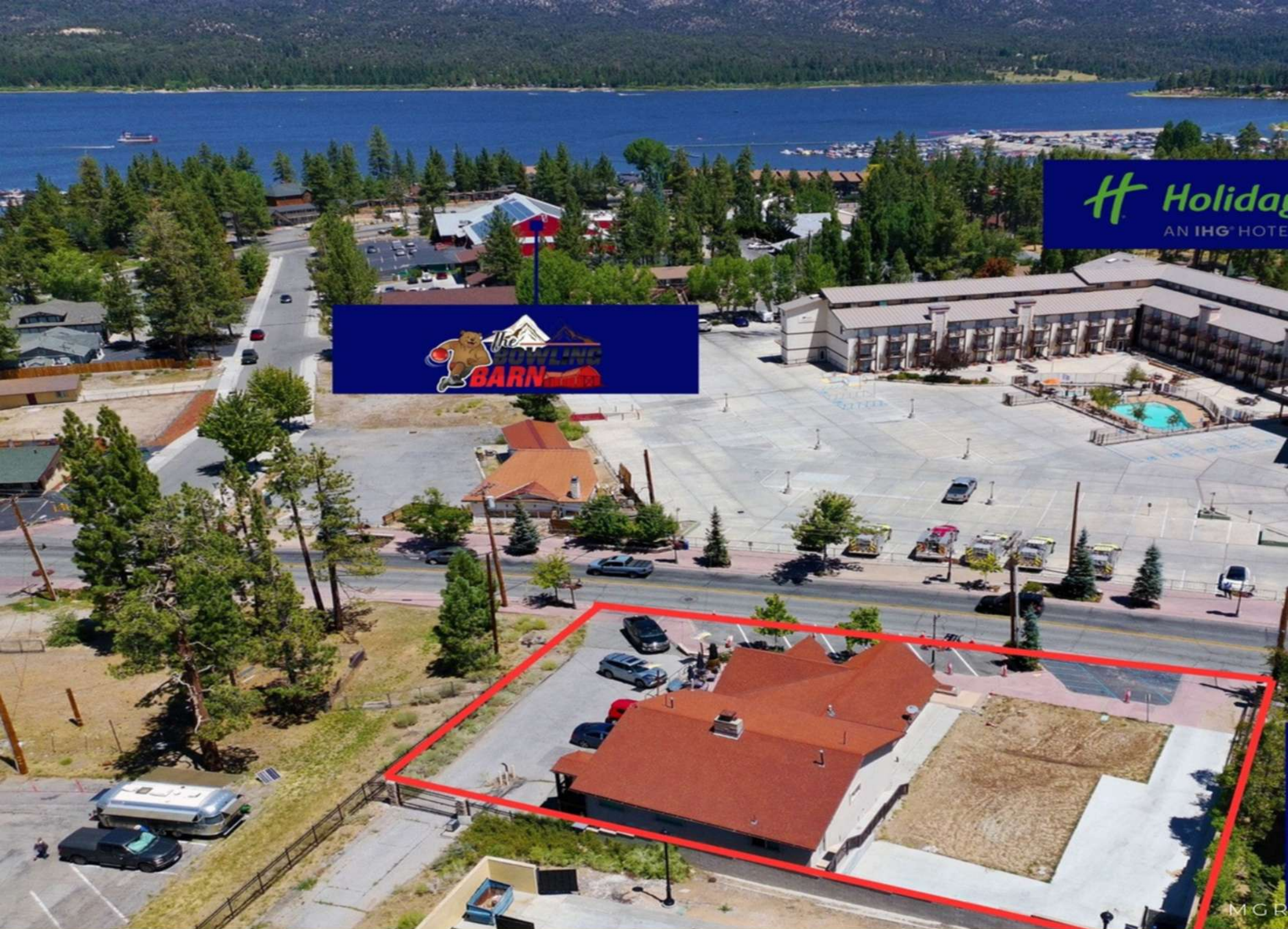
\$6,875

PROJECTED MONTHLY INCOME
AFTER BUILDOUT

\$19,475

Projected Annual Income: \$233,700

Projected rental income is illustrative only and does not guarantee actual results. The vacant apartment amount is a pro forma estimate. Buyers should perform independent due diligence.



H Holiday
AN IHG® HOTEL



MGR





IRC R301 & IRC CHAPTER 19 COMPLIANCE:
 ROOF: SHINGLED ROOFING
 1.5" MIN. LAP
 OVER 1 LAYER OF 15 LB ASPH/FLT SHEET
 CLASS "A" ROOFING
 GROUND: HARD BOARD SOING
 1/2" MIN. LAP
 OVER 2 LAYERS OF 5/8" BULKHEAD FLOOR

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PAINT: EXTERIOR SURFACES ON OTHER SURFACES
 TREATED ARE NOT AN APPROVED
 METHOD BY PREVIOUS REQUIREMENTS IN THE
 CHAPTER 19 AND IRC SECTION 1902.1
 (2009) & 1902.1.1



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



section two
MARKET OVERVIEW

LOCATION OVERVIEW

MARKET RESEARCH



BIG BEAR LAKE

CALIFORNIA

POPULATION

5,044

BIG BEAR LAKE VILLAGE DISTRICT OVERVIEW

The Village district is Big Bear Lake's primary dining and entertainment hub, with limited restaurant supply and exceptionally strong tenant demand. Operators benefit from year-round tourism and steady local patronage, making Village restaurant space especially valuable.

Because permitted restaurants in prime Village locations are scarce, operators commonly invest substantial amounts in tenant improvements to secure occupancy in new, entitled buildings. This positions 40645 Village Drive as a rare opportunity to deliver highly sought-after restaurant space in a supply-constrained market.

HIGHLIGHTS

- **Tourism-Driven Demand**

Year-round tourism and steady local patronage support restaurant and retail demand.

- **Above-Average Income Levels**

Median household income of approximately \$74,700 and per capita income of approximately \$50,500.

- **Recreation and Hospitality Economy**

The local economy is anchored by lodging, retail, dining, and outdoor recreation.



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BROKER PROFILE

Jason Johnson brings more than 20 years of real estate experience to commercial and investment property sales and leasing. His background includes commercial brokerage with CBRE, independent residential and commercial practice, property management, and ongoing brokerage with Keller Williams Realty. Jason takes a practical, investor-focused approach to positioning properties, evaluating opportunities, and guiding transactions from initial marketing through closing.

EXPERIENCE

- Commercial sales and leasing experience since 2002
- Former CBRE commercial real estate professional
- Residential and commercial brokerage with Keller Williams
- Property management and lease negotiation background
- Bachelor's degree in Business Administration