

LAKE ARROWHEAD VILLAGE

28200 HWY 189
LAKE ARROWHEAD, CA 92352

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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A PROPERTY TOUR**



CENTER HIGHLIGHTS

SPACES FOR LEASE FROM
672 SF TO 6,786 SF

- Lake Arrowhead Village is the Town Square - With over 60 businesses including more than 10 restaurants, Lake Arrowhead Village serves as the "town square" for the communities of Lake Arrowhead, Cedar Glen, Running Springs, Crestline, Lake Gregory, & Arrowbear.
- Serves Local Residents & Tourists - According to Placer.ai, Lake Arrowhead Village had over 2.4M Visitors in the previous 12 months. Approximately 54% of visitors are tourists or second home owners with the balance being from the local community.
- The Neighborhood District - A top performing Stater Bros., CVS, California Bank & Trust & the U.S. Postal Service anchor the neighborhood portion of the shopping center.
- Abundant & Convenient Parking - The shopping center is served by 357 surface parking spaces and a 607 parking structure that is located in the middle of the shopping center.
- Year Round & Continuous Entertainment - Lake Arrowhead Village is an entertainment destination with over 50 events per year including the Summer Concert Series, Boat Shows, Car Shows, Oktoberfest, the McKenzie Water Ski School, and the Lake Arrowhead Queen boat tour.
- A Sense of Place – While developers "down the hill" strive to create a sense of place, Lake Arrowhead Village has already achieved this goal with this incredibly pedestrian oriented, family friendly shopping environment. Lake Arrowhead is the easiest mountain community to access located less than 90 minutes from Los Angeles and Orange County!
- Extensive Renovations Recently Completed - The peninsula section of Lake Arrowhead Village has been enhanced with completed common area renovations, including improved access from the central parking lot, upgraded pavers throughout, outdoor seating areas, fire pits, and a refreshed open-air concert area near the end of the peninsula where live entertainment now takes place, further encouraging walkable foot traffic throughout the peninsula.

MEET YOUR CO-TENANTS



COACH

PENDLETON

JOCKEY

Edward Jones
MAKING SENSE OF INVESTING

PARAGAYOS
RESIDENTS, COMMUNITY & EVENTS

LEERAYS
BOARD SHOP

ROCKET FIZZ
SODA POP & CANDY SHOP

RE/MAX

ROCKY MOUNTAIN
CHOCOLATE FACTORY

COLDWELL BANKER
SKY RIDGE REALTY



PROPERTY AERIAL



PENINSULA

Availability			
Section	Building	Unit #	SF
Peninsula	B	200	6,786
Peninsula	E	230	3,712
Peninsula	R	120	1,310
Peninsula	R	200	3,496
Peninsula	S	220	3,600
Central	F	100-140	6,451
Central	F	170	972
Central	F	270	1,450
Central	F	280	1,041
Central	F	290	2,964
Central	O1	200	2,872
Central	O2	100	1,600
Central	O2	120	1,656
Central	O2	150	1,584
Central	O2	240	1,383
Central	O2	260	672
Central	PAD	PAD	8,000
Neighborhood	J	100	5,011
Neighborhood	N	130	2,400
Neighborhood	N	150	1,650
Neighborhood	O3	140	793
Neighborhood	O3	150	1,292
Neighborhood	O3	200	1,334
Neighborhood	O3	220	1,846

Silverwood Lake

SURROUNDING RETAIL

LAKE
ARROWHEAD
VILLAGE

DEER
LODGE PARK

173

LAKE ARROWHEAD

76

USPS

Do it Best

WOOD CREEK TRACT

CEDAR GLEN

Lake Arrowhead

BLUE JAY

ARROWHEAD VILLAS

USPS

SKYFOREST

RIMEFOREST

AGUA FRIA

TWIN PEAKS

USPS

ARROWHEAD HIGHLANDS

Crestline

SKYLAND

VALLEY VIEW PARK

VALLEY OF ENCHANTMENT

CEDARPINES PARK

USPS

USPS

McDonald's

ACE

7-Eleven

Shell

SUBWAY

USPS

usbank

GROCERY OUTLET

76

THEATRE

Starbucks

Car Wash

USPS

Valero

Do it Best

Dominos

USPS

chargepoint

NAPA

76

Valero

Running Springs

FREDALBA

SMILEY PARK

City Creek Rd

330

18

18

18

138

189

189

18

173

18

18

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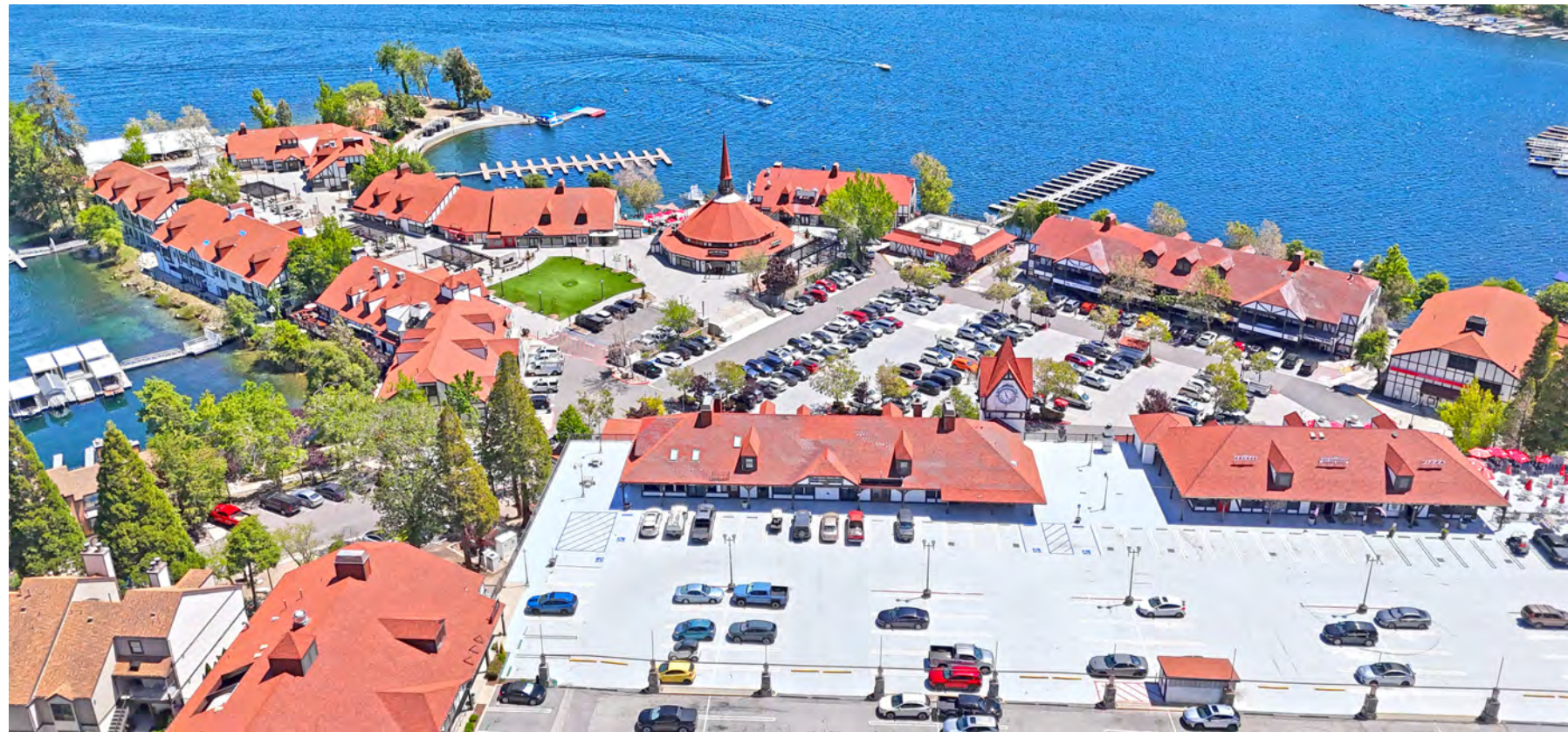


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LAKE
ARROWHEAD
VILLAGE

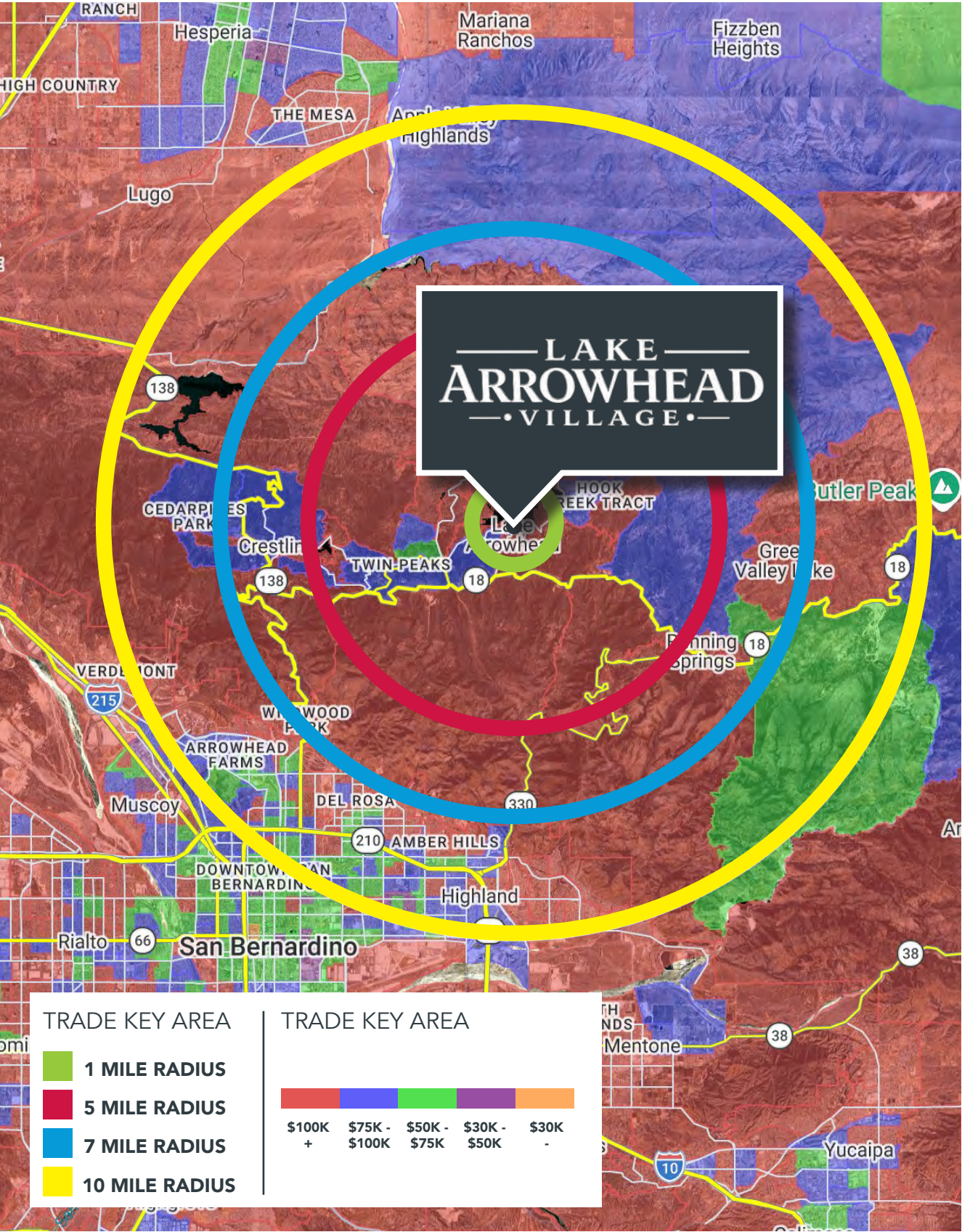
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

	1 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS	10 MILE RADIUS
Population	5,760	30,077	44,021	210,126
Projected Population (2030)	5,744	29,976	43,624	205,046
Households	2,527	12,275	18,169	68,058
Projected Households	2,527	12,275	18,169	68,058
Median Age	46.1	45.2	44.2	35.4
Average Household Income	\$140,766	\$139,011	\$128,239	\$109,750
Median Household Income	\$101,822	\$103,499	\$97,245	\$89,275
Any College +	1,036	5,474	8,162	30,072
Total Employees	623	1,799	2,652	22,449
Total Businesses	76	203	316	3,138



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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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TREE LIGHTING VIDEO