

**±19,237 SF PRIME RETAIL
FORMER RITE AID**

**& ±1,480 SF RETAIL SUITE
AVAILABLE FOR LEASE**



INTERIOR VIEW



**LOADING DOCK/UPPER
LEVEL PARKING LOT**



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**27177 STATE HWY 189
SUITES C & E**

LAKE ARROWHEAD/BLUE JAY, CA

27177 STATE HWY 189 SUITES C & E

LAKE ARROWHEAD/BLUE JAY, CA

JOIN:



PROPERTY HIGHLIGHTS:

- ±19,237 SF Retail Building, Formerly Rite Aid, Available For Lease
- ±1,480 SF Retail Suite Available For Lease
- Excellent Pylon Signage Visibility Along State Highway 189, Providing Prime Exposure In The Heart of Blue Jay's Retail Hub.
- Affluent demographics with an average household income of over \$149,000 within a 1-mile radius
- Strategically Positioned Near Other Major National Retailers, Creating Strong Synergy & Consistent Customer Traffic.
- Hwy 189 & Grass Valley Road Serves As The Primary Commercial Artery Connecting The Surrounding Mountain Communities. Lake Arrowhead/Blue Jay sees over 4 million annual visitors

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2025 Population

4,460

23,492

32,756



Daytime Population

2,143

10,690

14,367



Avg. Household Income

\$111,152

\$143,883

\$133,476

Source: Regis

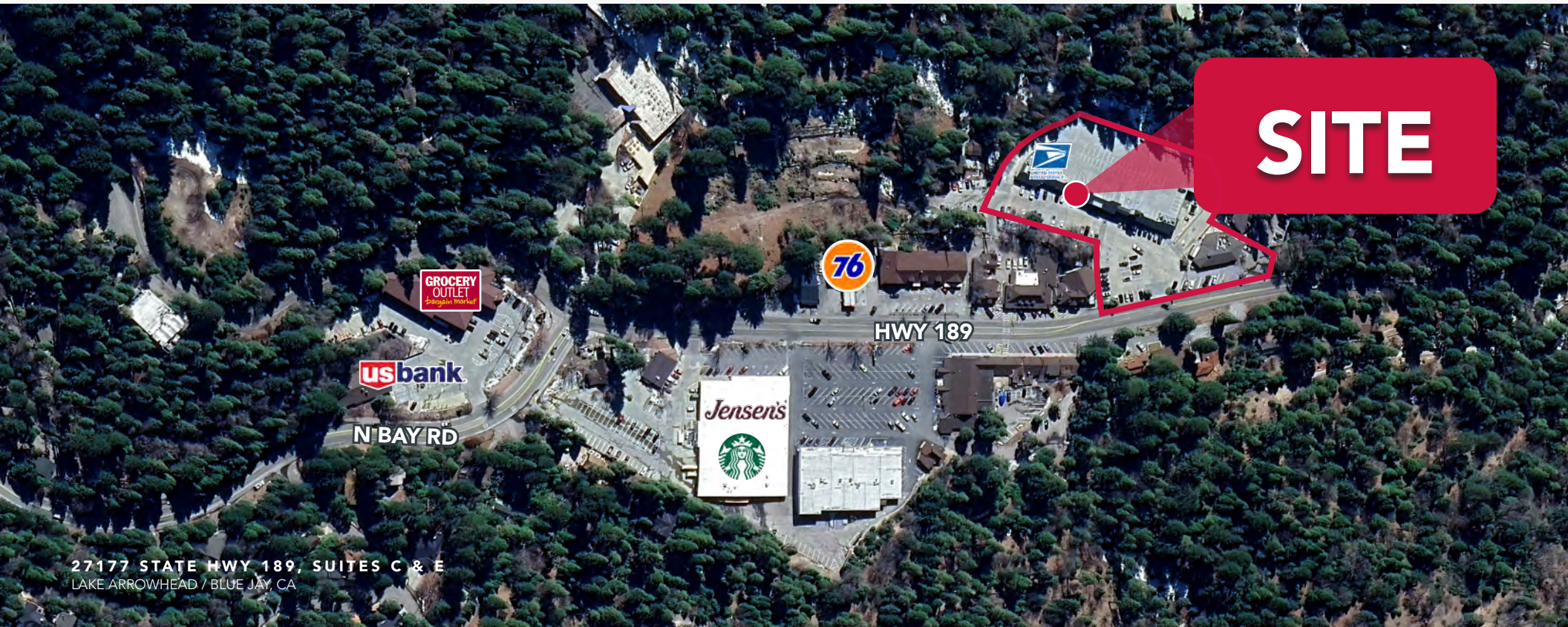


TRAFFIC COUNTS

Hwy 189 | 7,363 CPD

Source: Regis

Grass Valley Road | 5,888 CPD

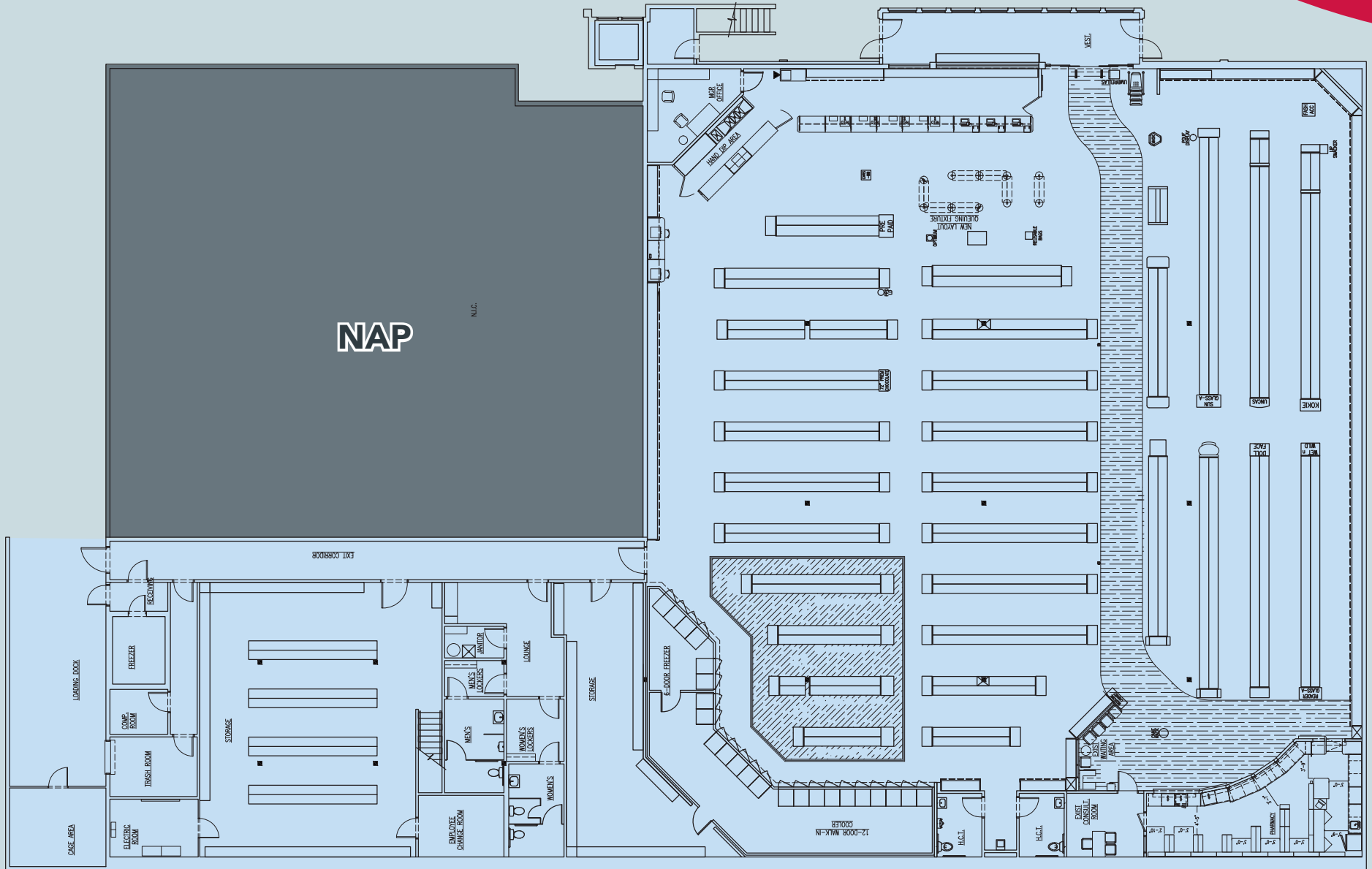


Site Plan

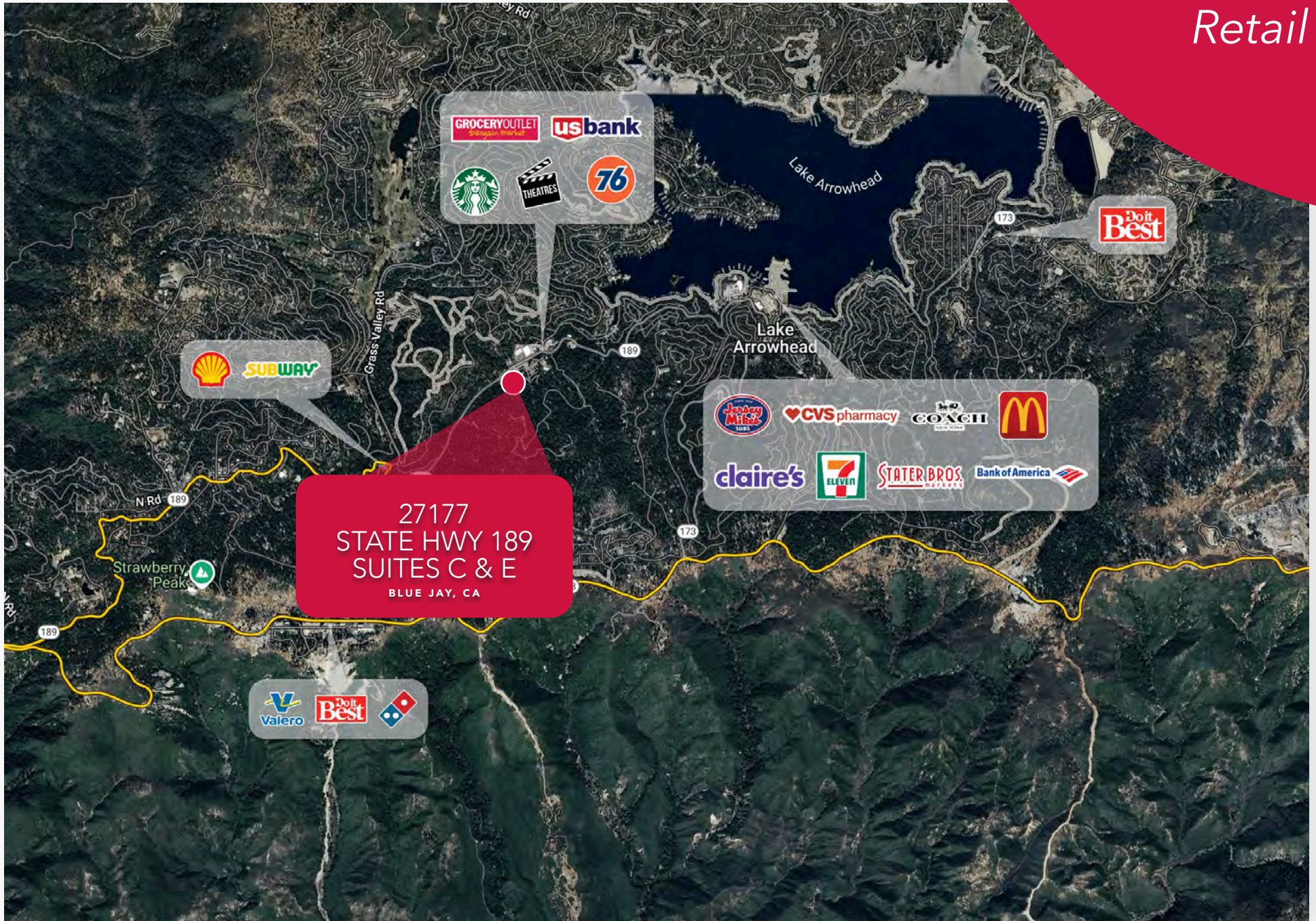


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Floor Plan



Surrounding Retail



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Lake Arrowhead Demographics



10,184

Daytime
Population



21,650

Lake Arrowhead
Population



177+

Local
Businesses



\$148,502

Avg. Household
Income



1,599

Employee
Population



4+ Million

Annual
Visitors



Blue Jay is an unincorporated community located in San Bernardino County, California. It is located in the San Bernardino Mountains, above a region of California known as the Inland Empire, and is within the San Bernardino National Forest. It is considered the entertainment district of the Lake Arrowhead community.

FOR MORE INFORMATION, PLEASE CONTACT:

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