



- ±2,701 SF
- Existing commercial hood
- Underground grease interceptor



6-Tenant Shops



Less than a mile away from Lake Arrowhead Village

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

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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

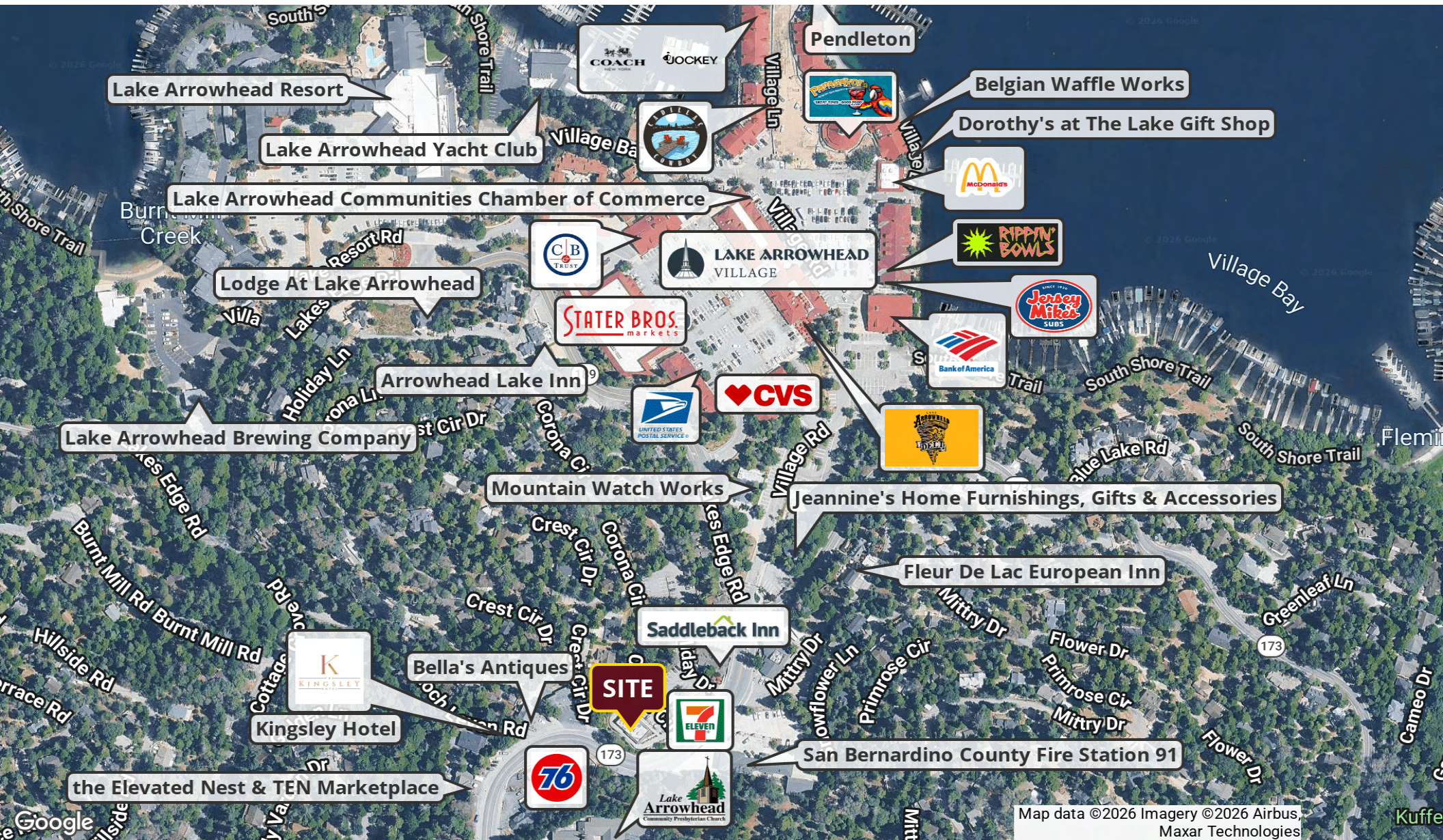




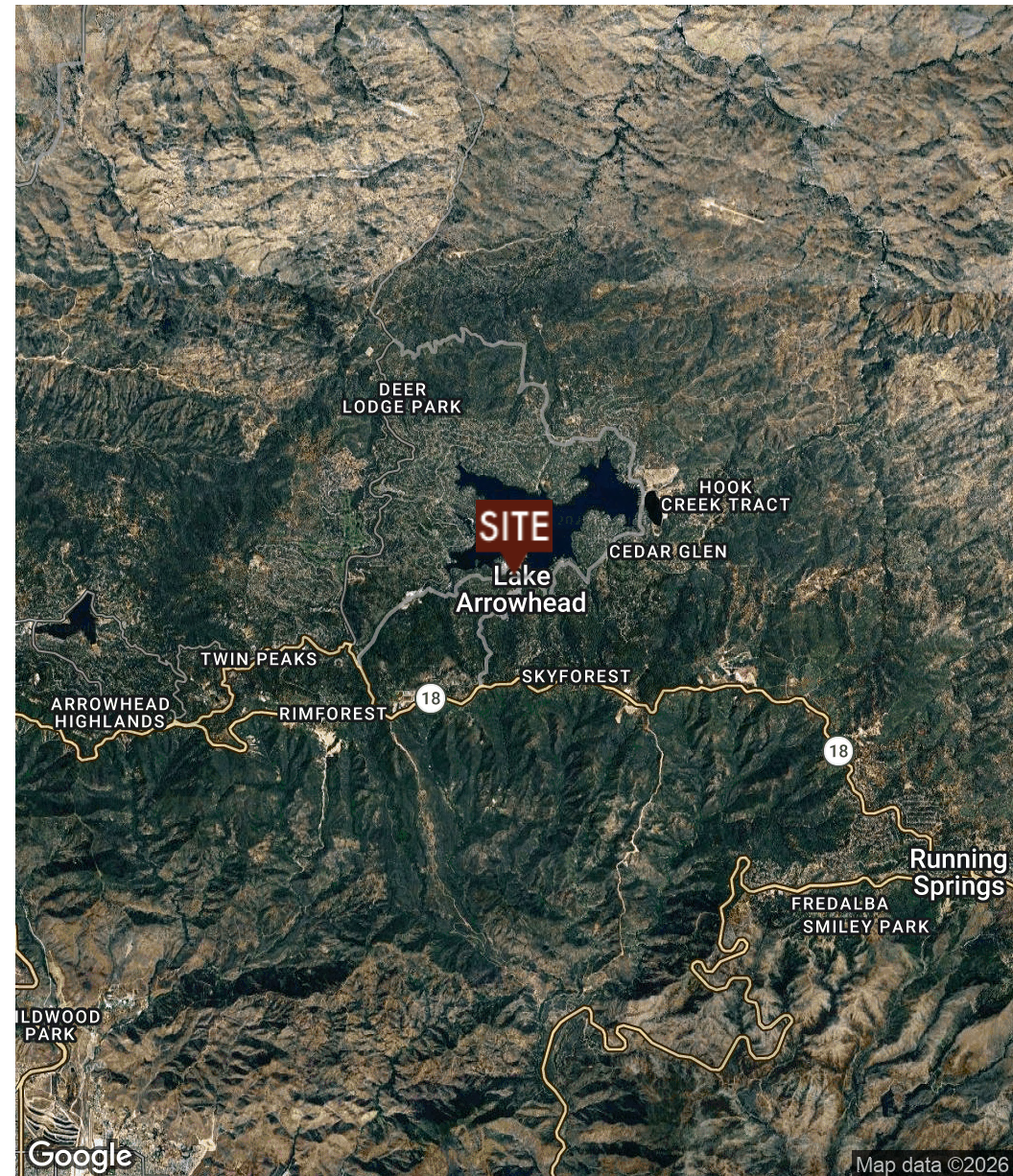
PRIME LOCATION | RARE OPPORTUNITY | LOCAL DEMAND DRIVERS

- **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.



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.

±2.3M

Annual Visitors to Lake
Arrowhead Village
(Placer.ai)

\$128,100

Average Household
Income within
Lake Arrowhead CDP

Year-Round

Tourism Base

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.