

BIG BEAR RETAIL

RETAIL PROPERTY FOR LEASE

42167 Big Bear Blvd, Big Bear Lake, CA 92315

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LOCATION DESCRIPTION

Prime 2 acre development situated within the main retail node in Big Bear, a popular year-round resort destination attracting millions of visitors every year. The site has cross access with the Stater Bros' anchored Lakeview Center, and is directly across the street from Interlake Shopping Center, anchored by Vons and Petco. Conveniently located off Big Bear Blvd between Big Bear Lake to the north, and the Ski Resorts of Snow Summit and Bear Mountain to the south.

PROPERTY HIGHLIGHTS

- In leases with Chipotle
- Additional opportunities available - BTS or ground lease
- Great visibility off Big Bear Blvd with 22,200 CPD
- Full access ingress/egress off a signalized intersection with sufficient and accessible surface parking totaling 87 spaces
- Adjacent to two daily needs grocery-anchored centers with excellent national co-tenancy


AREA COTENANTS

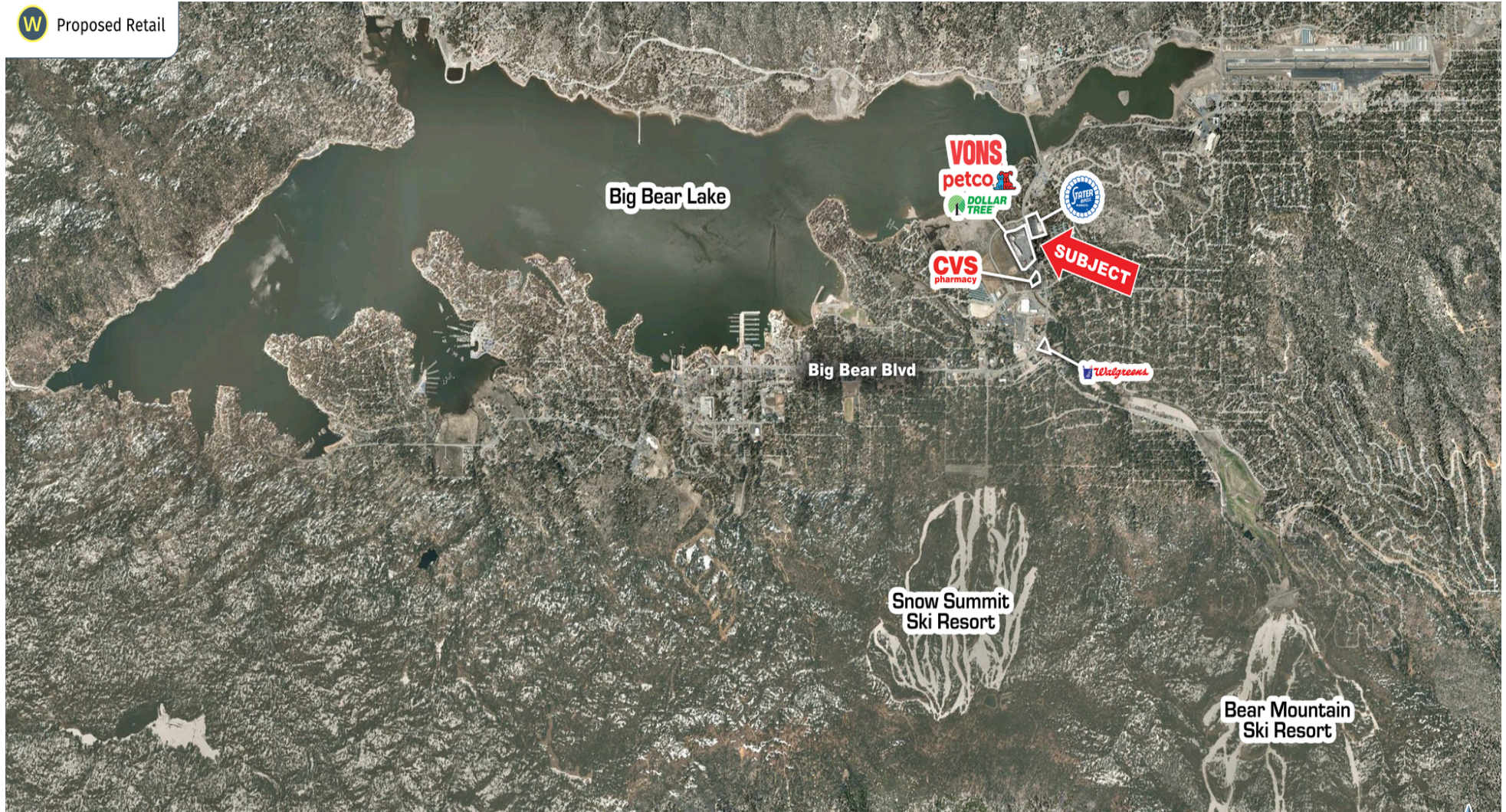


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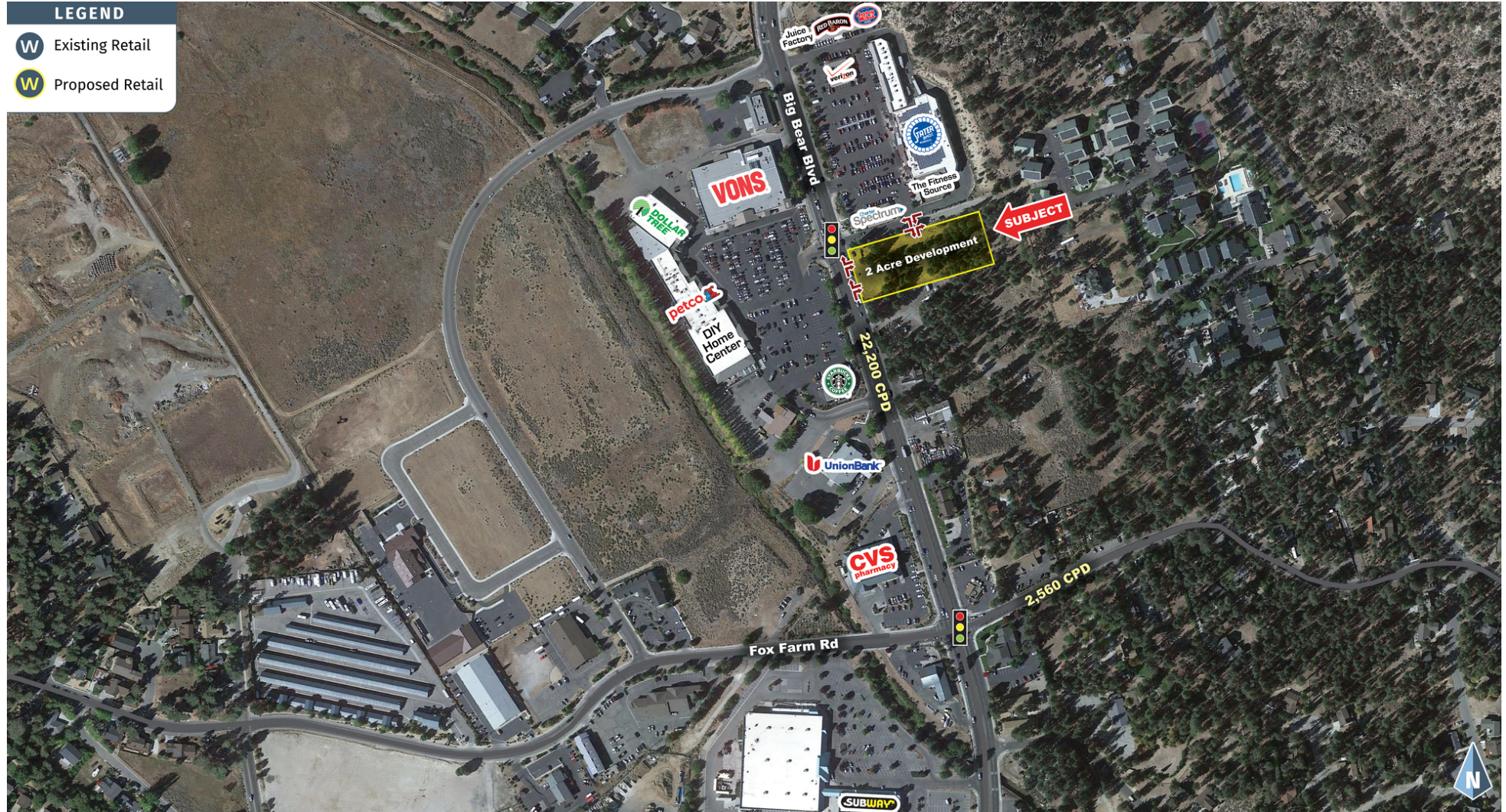
 Proposed Retail



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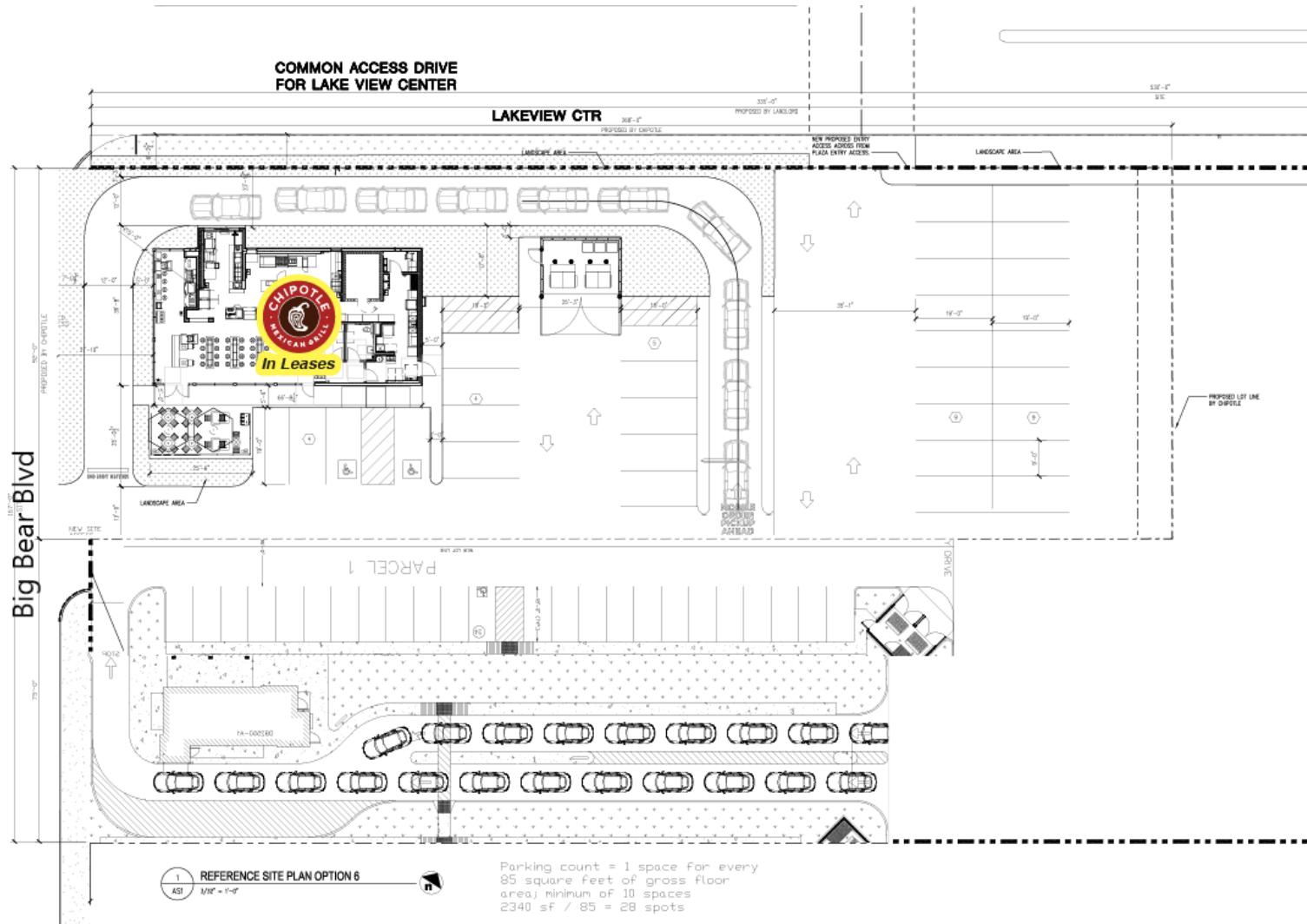
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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	2,018	11,165	17,938
Total Population in 5 years	2,064	11,456	18,440
Annual Growth Rate	0.45%	0.52%	0.55%
Median Age	53.7	47.4	48.3
INCOME SUMMARY			
Median Household Income	\$63,102	\$55,993	\$57,321
Average Household Income	\$90,204	\$77,040	\$78,054
BUSINESS SUMMARY			
Total Businesses	264	809	926
Total Employees	4,632	9,341	9,867
Daytime Population	5,805	15,761	20,130
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	13.2%	11.3%	10.2%
Bachelor's Degree	19.0%	15.2%	15.0%
Graduate / Professional Degree	8.6%	7.7%	7.6%
Percent of Population with Degrees	40.85%	34.15%	32.75%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	843	4,745	7,674
White Collar	59.6%	56.3%	56.3%
Service Industry	15.5%	19.1%	18.6%
Blue Collar	24.6%	24.7%	25.0%
HOUSEHOLD SUMMARY			
Households	856	4,731	7,599
Average Household Size	2.34	2.35	2.35
Average Family Size	2.73	2.88	2.87
Median Home Value	\$606,299	\$486,305	\$459,162

* 2020 Demographic data derived from ESRI

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