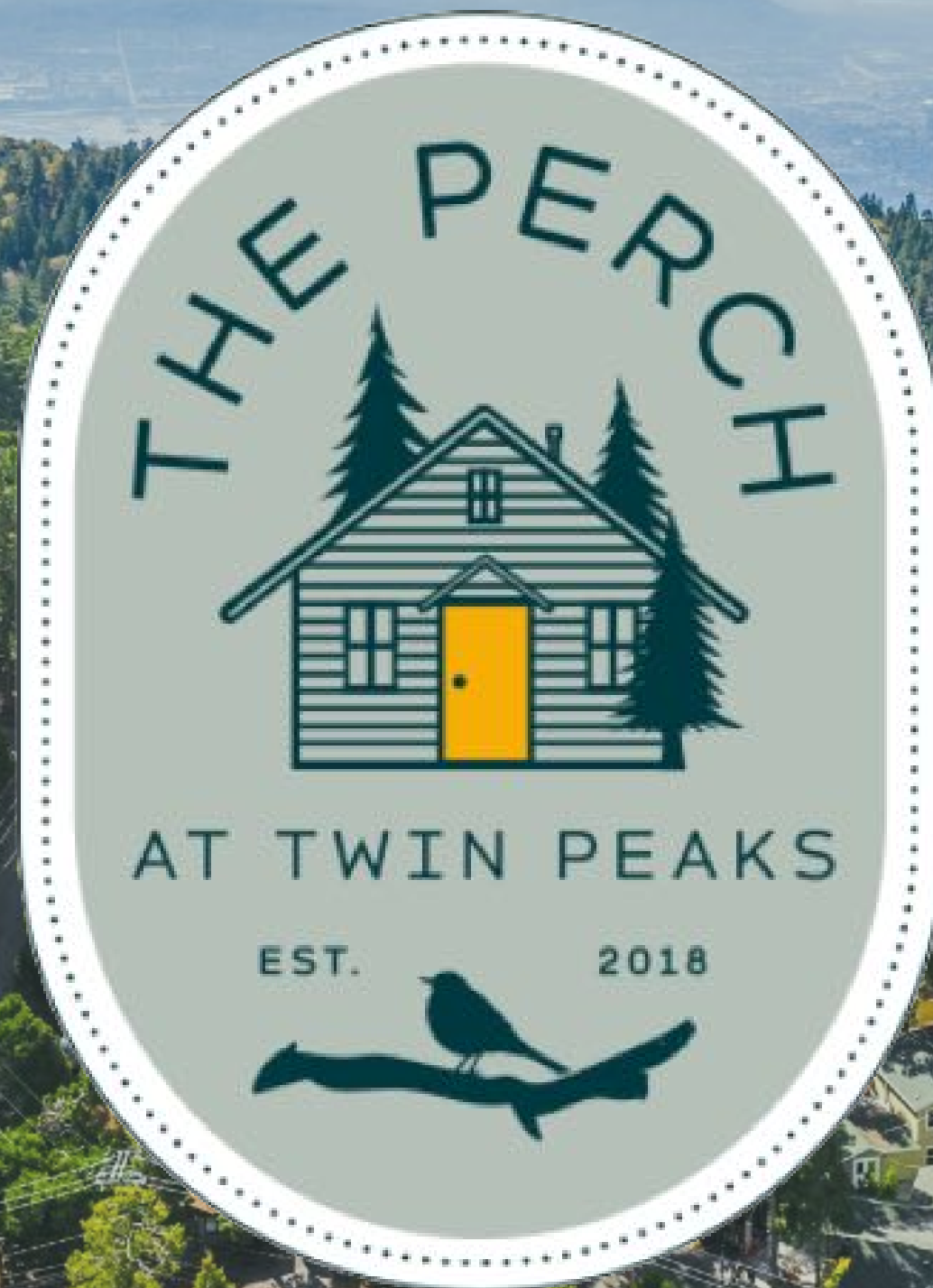


STRANDS
REALTY GROUP



25807 State Highway 189, Twin Peaks, CA 92391
OFFERING MEMORANDUM

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01

Property Description



DESCRIPTION

of the property

Strands Realty Group is pleased to exclusively present The Perch at Twin Peaks, a 13-cabin boutique retreat venue set on approximately 4 acres in the San Bernardino Mountains, just minutes from Lake Arrowhead and under two hours from Los Angeles. Tucked among mature pines at roughly 6,000 feet elevation, The Perch offers a rare blend of privacy, character, and accessibility that has attracted everyone from corporate retreat groups and wellness practitioners to wedding parties and creative professionals. The property comprises thirteen detached cabins with a total of 23 bedrooms and 16 bathrooms, thoughtfully arranged around a central barn and common outdoor areas. Most cabins have been extensively renovated with eclectic, mid-century-inspired interiors while preserving their original 1930s mountain-cabin exteriors, creating a warm, design-forward environment that feels both nostalgic and contemporary. A large in-ground pool, currently empty and awaiting full rehabilitation, and one cabin in need of complete renovation (Cabin 11) represent clear, tangible value-add components for the next owner.

Legally recognized by San Bernardino County as a non-conforming lodging use predating current zoning, The Perch operates outside of the County's STR ordinance and may continue to rent its cabins on a short-term basis without additional land use approvals—an increasingly rare advantage in California's mountain resort markets. The property's flexible layout supports a variety of use cases: full buyouts for corporate offsites and wellness retreats, intimate micro-weddings utilizing the barn and outdoor gathering spaces, or a hybrid model combining group events with individual cabin bookings. Recent high-profile events, including a Vogue-featured celebrity wedding, have elevated The Perch's brand profile and demonstrated its appeal as a destination venue. Offered with all real estate, business operations, furnishings, website, systems, and social media included in the sale, The Perch at Twin Peaks presents an exceptional opportunity for a retreat operator, wedding venue owner, or boutique hospitality investor to acquire a highly visible, experiential mountain asset with meaningful upside through the completion of existing improvements, activation of the pool, and curated expansion of wellness and outdoor amenity offerings.



02

Vogue
Highlight



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TRA 4



In October 2025, The Perch at Twin Peaks hosted a wedding that captured the attention of the nation's most discerning publications. Actress and musician Rainey Qualley married filmmaker Anthony Wilson in an intimate, Halloween-themed celebration featured in Vogue—one of the world's most prestigious lifestyle publications. The guest list included actress Andie MacDowell, Emmy-nominated actress Margaret Qualley, Grammy-winning producer Jack Antonoff, and platinum recording artist Shawn Mendes. Professional wedding planner Carly Rae Williams orchestrated the event, while photographer Dana Boulos captured images that appeared in Vogue's wedding portfolio, introducing The Perch to millions of affluent travelers and event planners.



What made this wedding remarkable was how it demonstrated The Perch's core strength: the ability to host an entire destination celebration where guests stay across all thirteen cabins in a private "sleepover" atmosphere, with the restored barn serving as the epicenter for ceremonies, receptions, and gatherings. The couple described it as "intimate, peaceful, and perfect"—qualities that define The Perch's positioning and appeal.

For investors and operators, the Vogue validation represents far more than media coverage. It is third-party proof that The Perch meets the highest standards of design, hospitality, and experience—credibility that attracts high-net-worth clients, destination wedding couples, corporate retreat organizers, and premium event planners. Combined with The Perch's 1,000+ Airbnb reviews and "Guest Favorite" status, this Vogue feature solidifies the property's position as one of Southern California's most sought-after boutique retreat and event venues.

03

About
Twin Peaks



A scenic view of the San Bernardino Mountains, showing rolling hills and valleys under a clear sky. In the foreground, a wooden signpost holds a dark green sign with white text. The sign reads 'Twin Peaks' in large letters, with 'POP 1,500' and 'ELEV 5,800' in smaller letters below it. The background shows a vast mountain range with some peaks covered in snow or light-colored rock.

ABOUT *Twin Peaks*

Perched along the iconic Rim of the World Highway in the San Bernardino Mountains, Twin Peaks, California is a quiet alpine community surrounded by towering pines, crisp mountain air, and some of Southern California's most scenic lakes. At roughly 6,000 feet elevation, the area sits between Lake Arrowhead to the east and Lake Gregory to the west, offering year-round access to boating, fishing, swimming, and lakeside dining. Outdoor enthusiasts are drawn to the region's hiking and mountain biking trails, while Crestline—just minutes away—is one of the country's top-rated paragliding launch sites. In winter, the mountains transform into a snow-dusted retreat, with Snow Valley and Big Bear ski resorts nearby and the whimsical Santa's Village offering family-friendly adventure year-round. Whether visitors are seeking a weekend cabin escape, a quiet place to work remotely, or a venue for life's milestone gatherings, Twin Peaks delivers the kind of peaceful, nature-immersed experience that feels worlds away from everyday life—yet is just ninety minutes from Los Angeles.

Beyond its natural beauty, the Twin Peaks and Lake Arrowhead region draws over four million visitors annually to its charming mountain villages, boutique shops, and locally owned restaurants. Lake Arrowhead Village serves as the area's commercial and social hub, hosting free summer concerts, holiday events, and lakeside fireworks throughout the year. Just minutes away, guests can enjoy an eclectic dining scene—from Stone Creek Bistro's refined Southern-inspired cuisine to The Grill at Antlers Inn's romantic fireside ambiance. The area's easy access from the greater Los Angeles basin makes it a natural escape for corporate groups, wedding parties, and wellness seekers looking to disconnect without traveling far. With remote work fueling demand for nature-immersed getaways and experiential travel continuing to rise, the San Bernardino mountain communities have become one of Southern California's most desirable short-term rental and boutique hospitality markets—offering investors and operators a compelling blend of lifestyle appeal and year-round tourism demand.

04

Property Overview



An aerial photograph of a property in Twin Peaks, California. The property is heavily wooded with green trees. A paved road runs diagonally from the top left towards the bottom center. Several buildings, including cabin structures and a barn, are visible among the trees. The background shows a steep, rocky hillside.

PROPERTY OVERVIEW

The Perch at Twin Peaks

- **Address:** 25807 State Highway 189, Twin Peaks, CA 92391
- **APNS:** 0336-211-18, 0336-211-19, 0336-211-20
- **Number of Cabins:** 13
- **Buildings:** 13 detached cabin structures + 1 barn
- **Lot Size:** Approximately 4 acres (buyer to verify)
- **Year Built:** 1930s
- **Year Renovated:** 2019 & 2022 (cabin 12 and 13)
- **Nearest Airport:** Ontario International Airport (60 min)
- **Total Bedrooms:** 21
- **Total Bathrooms:** 14
- **Guest Capacity:** 45



PERCH AMENITIES

- Private outdoor decks
- Fireplaces with complimentary logs
- Individual heating systems in each cabin
- High-speed WiFi
- Full kitchens or kitchenettes with two-burner stoves and sinks
- Refrigerators
- Microwaves in some cabins
- Coffee makers and tea service
- Television and entertainment
- Eclectic, mid-century-inspired furnishings
- 500 SF restored barn with projection screen, tables, chairs, and fireplace
- Outdoor fire pits and seating areas
- In-ground pool (currently empty, awaiting rehabilitation)
- On-site laundry facilities
- Ample parking
- Mature landscaping and park-like grounds
- Walking paths and natural outdoor space

05

Local Attractions



Local Attractions

Crestline

LAKE GREGORY
REGIONAL PARK



STRAWBERRY PEAK
FIRE LOOKOUT
TRAIL

RIM OF THE
WORLD HIGHWAY

THE GRILL AT
ANTLER'S INN



Lake Arrowhead Country Club

BURNT MILL
BEACH CLUB



Lake
Arrowhead

STONE CREEK BISTRO

SYCAMORE RANCH
WINERY & CIDERY

THE PINETREE
HOTEL

Lake Arrowhead Queen

LAKE
ARROWHEAD
BREWING CO.

Lake Arrowhead
Resort And Spa

LAKE ARROWHEAD VILLAGE
SHOPPING | DINING | ENTERTAINMENT

SKYPARK AT
SANTA'S VILLAGE



HEAPS PEAK
ARBORETUM



173

Lake
Arrowhead

PENINSULA DR

Memor

Arrowhead & Santa's Village





SkyPark at Santa's Village

SkyPark at Santa's Village and Lake Arrowhead Village anchor the region's year-round draw, combining adventure, family entertainment, and lakefront events within a short drive of The Perch. SkyPark at Santa's Village in Skyforest operates as a four-season outdoor adventure and holiday park, offering mountain biking, ziplining, climbing, skating, live entertainment, and a fully immersive Christmas experience with lights, character shows, tree lightings, and seasonal programming that keeps traffic steady beyond the winter holidays.

LAKE ARROWHEAD VILLAGE

Lake Arrowhead Village, set directly on the lake, functions as the area's main commercial and social hub, hosting a robust calendar of summer concerts on the waterfront stage, Oktoberfest celebrations, community bonfires, tree-lighting ceremonies, farmers markets, and specialty festivals like brewfests that draw visitors from across Southern California. Together, these two destinations create a continuous events pipeline that supports strong weekend and seasonal demand for retreats, weddings, and leisure stays at nearby properties like The Perch.



Key Events & Activities:

- **SkyPark at Santa's Village:** Year-round mountain biking, ziplining, rock climbing, skating, rope courses, and live entertainment; holiday season Christmas experience with lights, shows, and character appearances.
- **Lake Arrowhead Village:** Summer Concert Series, Oktoberfest, holiday tree-lighting ceremonies, community bonfires, farmers markets, brewfests, and waterfront dining and shopping.
- **Regional Appeal:** Direct access to Lake Arrowhead water activities (boating, fishing, paddleboarding), hiking and nature trails, scenic Rim of the World Highway drives, and proximity to Big Bear ski resorts



07

Property Photos











08

The Derch Reviews



The Perch REVIEWS

"We stayed here for a group book club retreat and it was wonderful!! It was the perfect mix of nature and comfort. The surroundings were stunning and the cabins had everything we needed – convenient and comfortable. A community fire pit and barn house full of games kept us entertained and having fun. Highly recommend for anyone needing a little getaway!"

"This was my second time going up to The Perch because I had to go back!! I love this spot so much. It's conveniently located in Arrowhead, the cabins are lovely, the grounds are well kept. It is so nice to have somewhere so beautiful to get away from LA to. And it's such a great escape from electronics as well! We went with friends on this trip and had s'mores by the firepit and played games all night. I'll absolutely be coming back!!"

"Our church group has used the Perch every year for the past 4 years as the host of our Staff conference! We absolutely love it here! We typically bring 31-45ish people when we come and it never feels like a hassle. Sandy is really responsive and the planning process is smooth every time! Our people love how cute and cozy the cabins are, the barn and patio are perfect for our main sessions, and some of the cabins are big enough for break out classes."

"The Perch is very versatile. There's space to set up a screen for an outdoor movie night, we have great worship around the fire pit, I could totally see this being convenient for a wedding venue, as well as a great location for a big family reunion. There are a lot of Airbnbs near by as well, in case you need more space. If you walk past some of the cabins, you can see over the side of the mountain."



"There were several little cabins all around, which made it perfect for being together but still having our own space. My husband and I had our own cabin with a darling porch, and we were just about 100 feet away from our friends' cabins. We all met up in one of their cabins for game night, and later gathered at the community cabin with a fire pit where we roasted marshmallows and held part of our book club meeting. They even had a grill, so we made a little barbecue too. Everything was clean, cozy, and peaceful. I'd definitely go back again—maybe next time with a bigger group or even family"



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Strands Realty Group, LP is a leading commercial real estate brokerage and advisory firm specializing in the hospitality sector across California and the United States. With deep expertise in hotel transactions, we deliver strategic solutions that maximize value and drive growth in the competitive hospitality market. Our services encompass acquisitions, dispositions, and tailored advisory support, ensuring that every transaction is handled with the highest level of professionalism and attention to detail.

We pride ourselves on our personalized approach, working closely with clients to understand their unique goals and challenges. Whether navigating complex transactions or identifying new investment opportunities, Strands Realty Group, LP is committed to providing the insights and support needed to achieve success. With a strong presence across the nation, we are a trusted partner for investors, developers, and property owners seeking to optimize their hospitality portfolios in an ever-changing landscape.