

FOR SALE

26321 - 26325 PINE AVE, RIMFOREST, CA 92378 | \$750,000

26374 Apache Trail, Rimforest, CA 92378 | \$250,000

TOM KADAR  
GROUP



Business: Lake Arrowhead Rentals Inc \$1,300,000 (\$750,000 for business & Inventory / Equipment: \$550,000)



**EXCLUSIVE  
LISTING  
ASSOCIATE:**



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**26321-26325 PINE AVE**

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26321-26325 PINE AVE

## Property Summary

KW Commercial is delighted to introduce this exclusive listing of the Lake Arrowhead Rentals equipment rental business & two properties: 26321 & 26325 Pine Ave & 26374 Apache Trl in Rimforest, CA. Conveniently located in Rimforest near Lake Arrowhead off of the Rim of the World Highway, this is the only equipment rental business on this side of the mountain range & has potential to double its business with a new owner. The business has been open for over 30 years & grosses \$450,000-500,000 annually.

The Pine Ave property consists of a 3,066 sq ft building with a storefront, office space, studio apartment & shop space with roll up doors on just over 1/3 of an acre. There is plenty of space for equipment storage in a lot behind the shop & a lot with a separate entrance up the hill off of Rim of the World Highway. Additional equipment is stored currently at 26374 Apache Trl which is also on 1/3 of an acre. Built in 1946, the two-story single family home on the property was the first office of the local newspaper "The Mountain News" when it opened in the 1950s & it is in distressed condition. At an elevation of 5,600 feet, these properties have the mountain feel while avoiding much of the heavier snow that you'd get further up the mountain range at 1,000 sq ft higher elevation in Big Bear. This Equipment Rental Business, the 2 properties & all inventory & equipment are offered for sale together & it is a great opportunity for an owner interested in expanding on a business that has been a fixture of the community for over 30 years.

# Financial Summary

## PRICE

**26321-26325 Pine Ave,  
Rimforest, CA 92378:** **\$750,000**

**26374 Apache Trail,  
Rimforest, CA 92378:** **\$250,000**

**Business: Lake Arrowhead  
Rentals Inc:** **\$1,300,000** (\$750,000  
for business & Inventory /  
Equipment: \$550,000)

Lake Arrowhead Rentals Inc  
Business established 1984

**Property Address:** **26321-26325 Pine Ave**

**Land Use:** Retail Trade  
Storefront, Shop Space,  
Office & Apartment

**Size:** 3,066 Sq. Ft. Building

**Year Built:** 1971

**Property Address:** **26374 Apache Trail**

**Land Use:** Retail Trade

**Type:** 3 Bedroom, 2 Full Baths

**Size:** 1,212 Sq. Ft. on 0.33 Acres lot

**Year Built:** 1946



26321-26325 PINE AVE



26321-26325 PINE AVE

# 2023 Financial Summary

<b>Gross Receipts of sales</b>	<b>461,487</b>
Gross Receipts of sales	461,487
Cost of Goods Sold	\$154,108.00
Gross Profit	307,379
Compensation of Officers	36,000
Saleries & Wages	43,250
Repairs & Maintenance	6,614
Taxes & Licenses	11,865
Depreciation	33,003
Total Deductions	249,479
Taxable Income	57,900



## LAKE ARROWHEAD RENTALS FINANCIALS 2017-2022

	2017	2018	2019	2020	2021	2022
Gross Receipts of sales	344,833	332,329	353,143	387,823	468,057	499,237
Cost of Goods Sold	121,060	88,455	112,288	118,861	156,485	171,090
Gross Profit / Total Income	223,773	243,874	240,855	268,962	311,572	328,147
Saleries & Wages	33,260.00	32,519	38,410	44,927	61,648	57,700
Repairs & Maintenance						
<b>Depreciation</b>	<b>25,532</b>	<b>49,474</b>	<b>48,032</b>	<b>28,300</b>	<b>83,046</b>	<b>43,110</b>

26321-26325 Pine Ave



26321-26325 Pine Ave



# 26374 Apache Trail

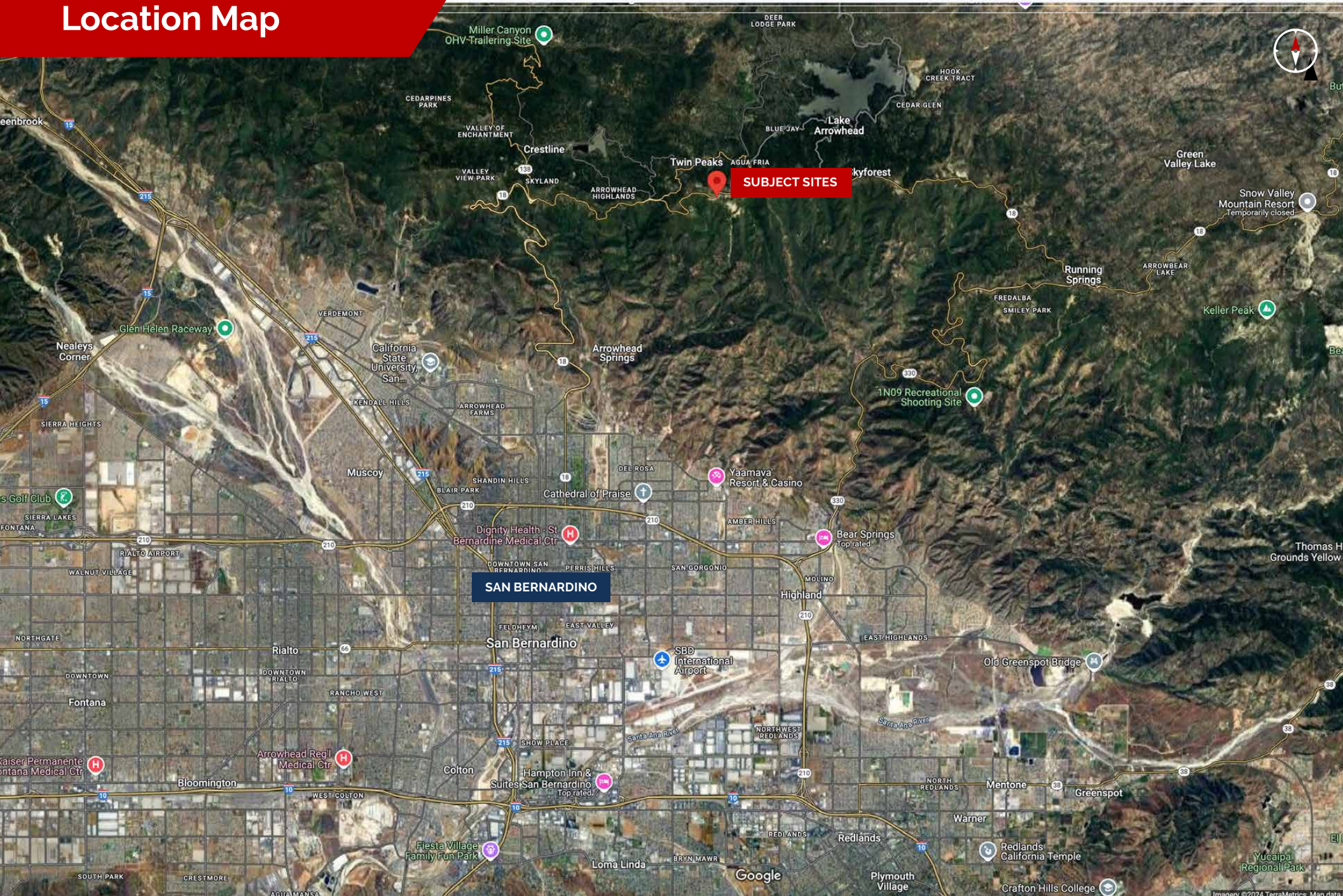




# Parcel Map



# Location Map



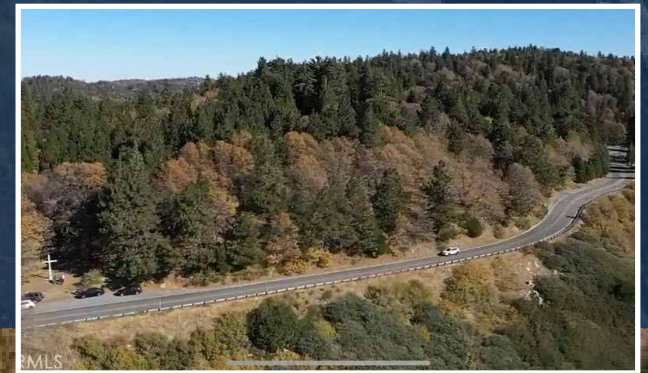
# Rimforest, California

Rimforest, California, offers a unique and promising real estate market, particularly for those seeking a peaceful mountain lifestyle. Located in the heart of the San Bernardino Mountains, Rimforest is an attractive destination for both full-time residents and vacation homeowners due to its scenic beauty and tranquil atmosphere.

One of the key advantages of the Rimforest market is its proximity to major Southern California cities. It's just a short drive from the bustling metropolitan areas of Los Angeles and San Bernardino, making it an ideal retreat for city dwellers looking for a weekend getaway or a permanent escape from urban life.

The housing market in Rimforest remains competitive yet affordable compared to other mountain communities, offering a range of property options from cozy cabins to more modern homes. In recent years, there's been an increase in demand for mountain properties, driven by buyers looking for outdoor recreational opportunities and a slower pace of living. This demand is likely to sustain property values, making it a solid long-term investment.

Additionally, Rimforest benefits from its close-knit community, access to nearby hiking trails, skiing resorts, and the charm of nearby towns like Lake Arrowhead. The growing interest in outdoor living and remote work has only strengthened the area's appeal, positioning Rimforest as a desirable market for buyers seeking both investment potential and quality of life.



# Demographics

POPULATION	1 Miles	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	1,408	10,059	22,757
<b>2024 Estimate</b>			
Total Population	1,480	10,384	23,220
<b>2020 Census</b>			
Total Population	1,974	12,802	27,699
<b>Growth 2024-2029</b>			
Percentage	-4.86%	-2.94%	-2.12%
<b>Growth 2020-2024</b>			
Percentage	-25.03%	-19.04%	-16.17%

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	566	4,096	8,938
<b>2024 Estimate</b>			
Total Households	595	4,223	9,154
<b>2020 Census</b>			
Total Households	798	5,236	11,039
<b>Growth 2024-2029</b>			
Percentage	-4.87%	-3.01%	-2.36%
<b>Growth 2020-2024</b>			
Total/Percentage	-25.44%	-19.35%	-17.08%
<b>Owner Occupied</b>			
Total/Percentage	378	3,252	6,981
<b>Renter Occupied</b>			
Total/Percentage	217	971	2,173

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
<b>2024 Estimate</b>	<b>597</b>	<b>4,222</b>	<b>9,155</b>
< \$25,000	167	617	1,102
\$25,000 - \$50,000	85	684	1,436
\$50,000 - \$75,000	30	433	1,405
\$75,000 - \$100,000	212	706	1,356
\$100,000 - \$125,000	31	514	1,189
\$125,000 - \$150,000	38	276	765
\$150,000 - \$200,000	31	479	949
\$200,000+	3	513	953
<b>2024 Average Household Income</b>	<b>\$68,737</b>	<b>\$109,267</b>	<b>\$106,365</b>
<b>2024 Median Household Income</b>	<b>\$76,946</b>	<b>\$88,349</b>	<b>\$86,698</b>

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
<b>2024 Population by Education</b>	<b>1,039</b>	<b>8,097</b>	<b>18,087</b>
Some High School, No Diploma	130	425	1,382
High School Grad (Incl Equivalency)	348	1,590	3,536
Some College, No Degree	423	2,739	6,466
Associate Degree	12	459	1,224
Bachelors Degree	94	1,618	3,230
Advanced Degree	32	1,266	2,249



## Population

Rimforest, California is a small, unincorporated community in the San Bernardino Mountains, with a modest population of just over 400 residents. Its small size contributes to a tight-knit, tranquil atmosphere, making it appealing for those seeking a peaceful lifestyle away from the crowds. The limited population also preserves the area's natural beauty and charm, providing residents with a quiet, rural environment while still being close to larger nearby towns for amenities and services.



## Race and Ethnicity

Rimforest, California, like much of the surrounding San Bernardino Mountains region, has a predominantly White population. However, due to its small size, specific detailed data on race and ethnicity for Rimforest may not be as readily available. Based on broader data from nearby areas and census information, the community is likely to reflect similar demographics, with a majority of residents identifying as White, followed by smaller percentages of Hispanic or Latino, African American, Asian, and other ethnic groups.



## Households

Rimforest, California, consists of a small number of households, in line with its modest population. With just over 400 residents, the community is made up primarily of single-family homes, with many households being owner-occupied.

Given the area's rural, scenic environment, homes in Rimforest are often spaced further apart, offering privacy and a more relaxed pace of living compared to urban areas. The majority of households are likely to be families or individuals seeking a quiet, mountain lifestyle. There is also a mix of long-term residents and vacation homeowners, as Rimforest is an attractive destination for those looking for a peaceful retreat.



## Housing

Housing in Rimforest, California, primarily consists of single-family homes, many of which embrace the rustic charm of the mountainous surroundings. The homes vary in style, with a mix of cozy cabins, traditional mountain homes, and more modern constructions, catering to a range of preferences and budgets. Rimforest is especially attractive to buyers seeking a peaceful, rural lifestyle or a vacation home.

The housing market is relatively affordable compared to other California mountain communities, making it appealing for both first-time homebuyers and those looking to invest in a second home. Properties often offer scenic views, larger lot sizes, and easy access to nature, making them ideal for outdoor enthusiasts.



## Income

Income levels in Rimforest, California, tend to be lower than the state average, reflecting its small, rural population and the types of employment available in the area. Many residents work in lower-wage industries such as tourism, retail, and service sectors, often commuting to nearby towns for better job opportunities.



## Employment

Employment in Rimforest, California, is primarily influenced by its rural, small-town setting and proximity to nearby towns and cities. As a small community, there are limited local job opportunities within Rimforest itself, so many residents commute to nearby areas for work. The nearby towns of Lake Arrowhead, Running Springs, and San Bernardino provide employment in sectors such as retail, tourism, education, healthcare, and local government.

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