

# Development Opportunity in Big Bea...

42280 Moonridge Rd, Big Bear Lake, CA 92315

exp Presented By:  
REALTY eXp Realty of Southern California



# Development Opportunity in Big Bear Lake

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## Property Details

42280 Moonridge Road presents a rare opportunity to acquire a versatile commercial development property in Big Bear Lake with C4 Commercial Recreation zoning, existing site improvements, and a substantial amount of preliminary planning already completed.

The offering consists of approximately 1.5 acres across two parcels and is positioned along Moonridge Road in one of Big Bear Lake’s key recreation and visitor corridors. The rear of the property directly touches the Rathbun Creek Trail, creating a unique connection to the surrounding outdoor recreation environment and giving a future developer the opportunity to incorporate trail access and the natural mountain setting into the overall project concept.

The property currently includes an existing building shell with garage and two seller reported wells, providing infrastructure and improvements that may offer a valuable starting point for redevelopment.

C4 Commercial Recreation zoning is intended for destination oriented recreational facilities serving a regional market, along with uses that support tourism and recreation. The zoning framework includes recreational facilities and supportive visitor uses such as lodging, restaurants, specialty retail and related services. This creates the potential for a buyer to explore a variety of hospitality, recreation, lodging, food and beverage, retail, entertainment and visitor focused concepts, subject to City approval.

The current seller has also invested significant time and planning into a proposed Moonridge Adventure Van Resort. Preliminary plans have been reviewed with the City of Big Bear Lake Planning Department and received preliminary planning approval, with final approvals and permitting still required. The conceptual plan includes approximately 36 sites designed to accommodate Sprinter vans, small RVs, pop up campers and truck campers up to 24 feet.

The Adventure Van Resort concept includes check in and retail space, showers and restrooms, mineral baths, a central lawn, entertainment stage, water hookups, electrical service and additional guest amenities.

The preliminary plans identify the project as the Moonridge Adventure Van Resort at 42280 Moonridge Road and include APNs 232829126 and 232829110.

A buyer may choose to continue pursuing the Adventure Van Resort concept or use the existing planning work as a starting point for an entirely different C4 development. With commercial recreation

|                     |                          |
|---------------------|--------------------------|
| Price:              | \$1,500,000              |
| Property Type:      | Land                     |
| Property Subtype:   | Commercial               |
| Proposed Use:       | Commercial               |
| Sale Type:          | Investment or Owner User |
| Total Lot Size:     | 1.50 AC                  |
| No. Lots:           | 1                        |
| Zoning Description: | c-4                      |
| APN / Parcel ID:    | 2328-291-26              |

zoning, existing improvements, two parcels, trail adjacency and preliminary development work already completed, this property offers a combination of flexibility and opportunity that is increasingly difficult to find in Big Bear Lake.

Bring your vision and explore what this property could become. Call for additional details, preliminary plans, zoning information and development materials.

All property information, proposed uses, zoning, wells, improvements, preliminary approvals and development concepts should be independently verified by the buyer with the City of Big Bear Lake and appropriate professionals.

**Price: \$1,500,000**

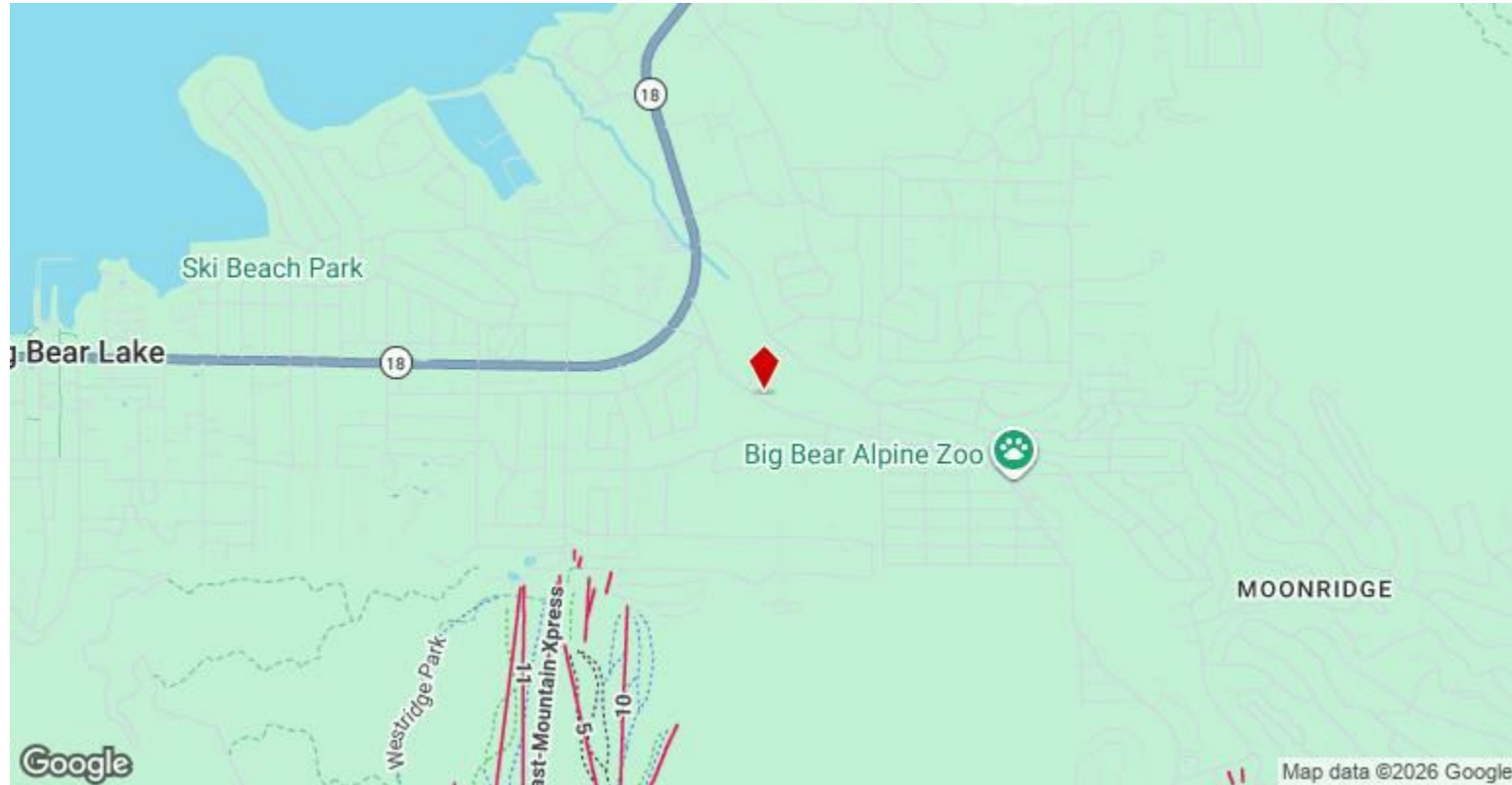
- Moonridge Road Frontage
- C4 Zoning for multiple uses
- Conceptual Plans Available
- 1.5 Acres

View the full listing here: <https://www.loopnet.com/Listing/42280-Moonridge-Rd-Big-Bear-Lake-CA/42275554/>

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## Location



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## Property Photos



Moonridge Road - Building Shell



Moonridge Road

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## Property Photos



Moonridge Road - Garage



Moonridge Road -Looking from rear of property

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## Property Photos

### 42280 & 42296 MOONRIDGE ROAD

BIG BEAR LAKE, CALIFORNIA

#### C-4 ZONED COMMERCIAL PROPERTY

2 PARCELS INCLUDED

42280 & 42296 Moonridge Road

2 WATER METERS ON PROPERTY

Each parcel has its own meter

GREAT DEVELOPMENT OPPORTUNITY

HIGH TRAFFIC EXPOSURE

### ADVENTURE VAN CAMP

**Preliminary City Planning Approval**

- Reviewed plans with the City of Big Bear Lake Planning Department for an Adventure Van ("Sprinter Van") camp – preliminarily approved.
- Current plans include mineral baths and saunas and a stage for entertainment, making it a destination resort.
- Current plans include a minimum of **36 SPACES**.

#### POTENTIAL OTHER USES – C4 ZONING (CITY OF BIG BEAR LAKE, CA)

- Gas Station / Convenience Store
- Restaurant / Coffee Shop
- Retail Store / Market

- Hotel / Lodging
- Car Wash / Auto Services
- Contractor / Service Yard

- Self Storage Facility
- Many More Potential Uses

### CONTACT ME FOR MORE INFORMATION

909-742-0595

SellBigBear.com

JOEL CHEEK  
REALTOR®  
DRE LICENSE # 01750860

**1.5 ACRES**

**ABUTS RATHBUN TRAIL**

**PLANS TO CONNECT TO THE LAKE**

#### PLAT MAP

Moonridge Road

MOONRIDGE ADVENTURE VAN RESORT

36 SITES

**OWNER REVIEW**

**ARCHITECTURE PLANS**

PROJECT NUMBER: **A2.00**

DATE: 11/20/2023

Sellers Preliminary Plans

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## Property Photos



Moonridge Road



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Rathbun Trail connection



Moonridge Road

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