



HOLCOMB
VALLEY RANCH

A Rare Property Fully-Entitled for Outdoor Hospitality Development

Approvals

- San Bernardino County Conditional Use Permit for Public Camp Use
- California Department of Housing & Community Development (“HCD”) Permit to Operate as Special Occupancy Park
- United States Forest Service Road Use Permit for maintenance, grading, and snow plowing of Polique Canyon Road providing year-round access to the property.

Property Features

- Appx 100 acres entitled for use as an outdoor hospitality resort with approvals for installation of cabins, luxury tents and similar accommodations.
- Surrounded by National Forest land.
- 3 miles north of Big Bear Lake and within a few hours of 23 million Southern California residents.
- 30 existing structures including commercial kitchen, dining pavilion, swimming pool, staff lodges and residences, maintenance sheds, and numerous toilet and shower buildings.
- High voltage power distributed underground.
- Natural gas.
- On-site water system with well capable of outputting 172,000 gallons of clean, potable water per day and 100,000 gallon water storage tank.
- 19 septic systems with an aggregate capacity of 16,750 gallons.



The Charm of a Place that Once Was

Property History

Aside from the natural beauty of the land, evidence of the property's history adds to the unique character of the ranch. Once a gold mining settlement, many of the parcels at Holcomb Valley Ranch were established as mining claims. Subsequently, the property served as a cattle

ranch for several decades under the ownership of William Hitchcock who later sold the property to the Boy Scouts of America in the 1960s. During the Scouts' 50+ years of ownership, the property was incrementally developed into a campground and meadow leased out for pasture. Taking in

a sunset over the meadow with horses grazing has become a signature experience for guests at Holcomb Valley Ranch.



Close to Home

Location

More than 23 million people call Southern California their home, and for most of them, Holcomb Valley Ranch is just a couple hours drive away. It's close enough for an impromptu one or two-night stay to make sense.



Southern California's Premier Mountain Destination

Big Bear

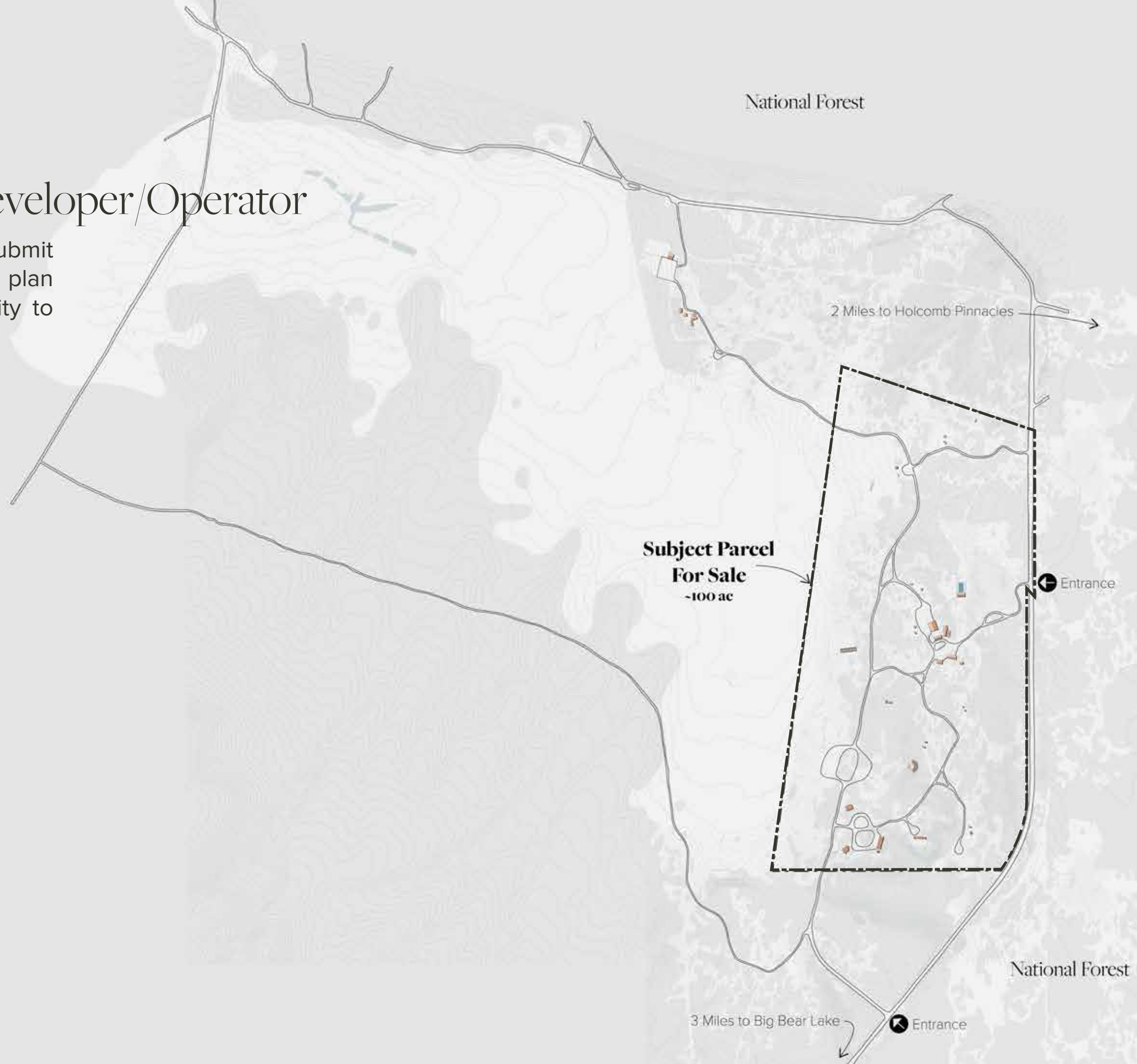
Big Bear is a mountain resort community that draws 7 million visitors annually from all the major Southern California markets including Orange County, Los Angeles, Santa Barbara and San Diego. These markets are all less than a few hours from Big Bear, making it an ideal destination for a easy getaway. Big Bear boasts over 300 days of sunshine each year and its seven-mile fresh water lake offers plenty of water activities during the summer months. Home to one of the nation's only alpine solar observatories, Big Bear also features a public zoo, a nine-hole golf course, seven public campgrounds, restaurants, entertainment, and shopping. Big Bear's airport is open 24 hours every day and is equipped for helicopters, night landings, and small jets.



~100 Acres

For Sale to Qualified Developer/Operator

Qualified developers/operators must submit proposed development and business plan and qualifications demonstrating ability to execute.



A Rural Setting With Utilities

Existing Utilities

Electric

High voltage electrical service is provided by Southern California Edison (SCE) with multiple transformers and meters. SCE is currently planning to underground the regional circuit including installation of a new substation which may potentially be sized for development needs.

Water

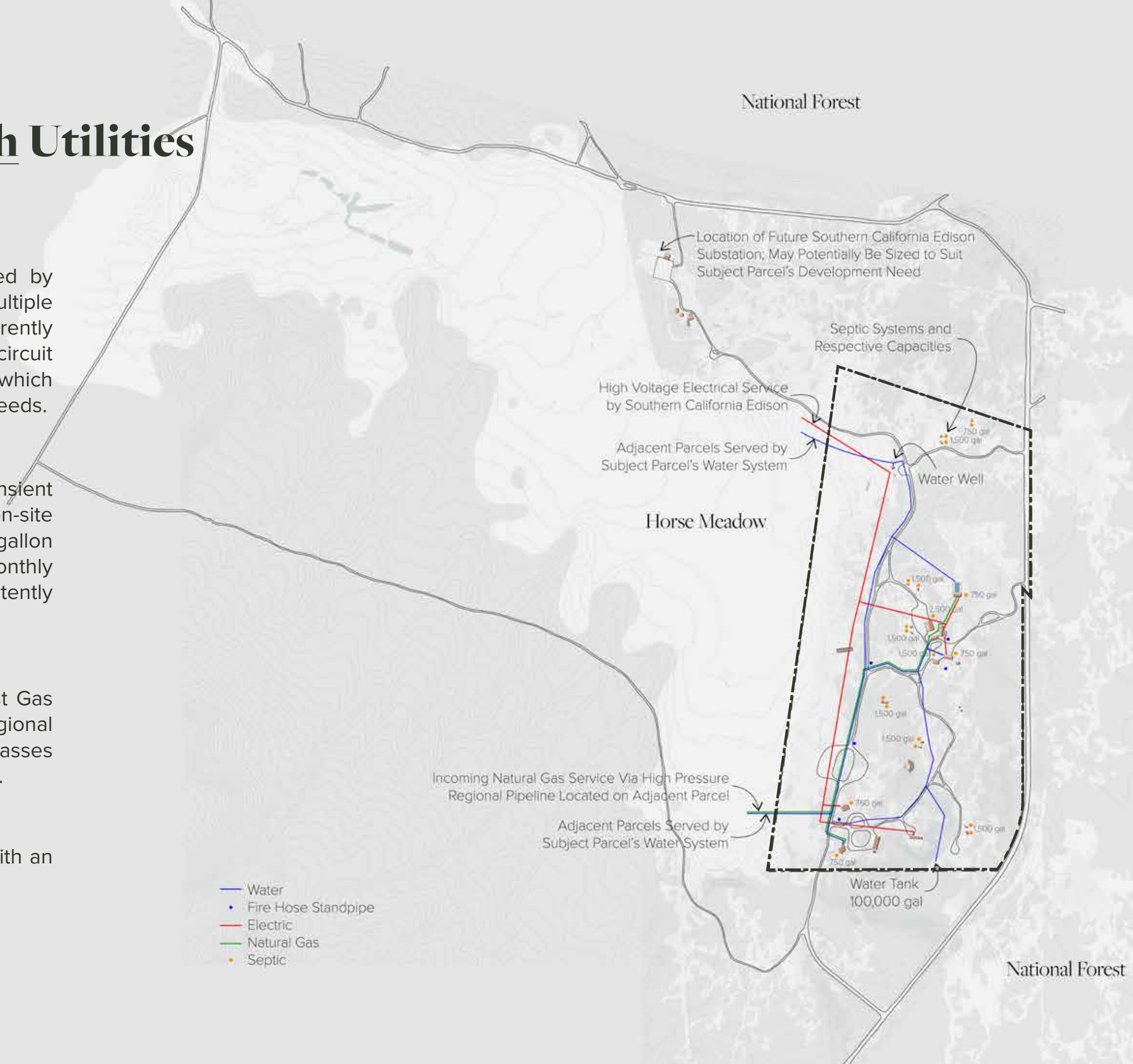
Active permit in hand for a public transient noncommunity water system featuring an on-site well with 120gpm flow rate and 100,000 gallon storage tank. Water quality is tested monthly during the operating season and consistently returns results indicating clean water.

Natural Gas

Natural gas service provided by Southwest Gas Company through service connection to a regional high pressure natural gas pipeline which passes through the western section of the property.

Septic

Active permit in hand for 19 septic tanks with an aggregate capacity of 16,750 gallons.



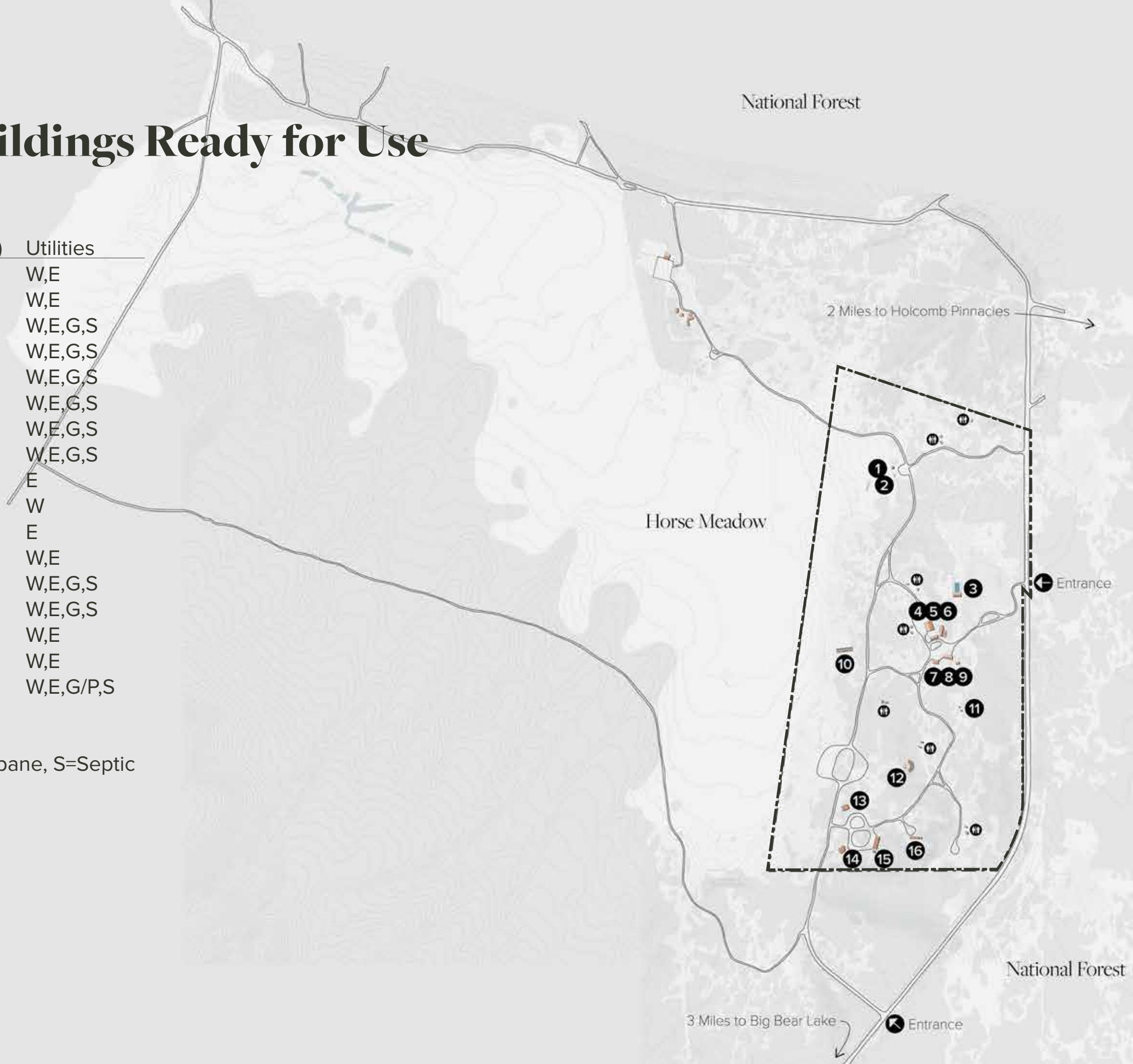
Over 11,000 sf of Buildings Ready for Use

Buildings & Structures

ID	Name	Size (sf)	Utilities
1.....	Pump House	128	W,E
2.....	Meadow Gazebo	n/a	W,E
3.....	Swimming Pool Building.....	486	W,E,G,S
4.....	Covered Outdoor Pavilion.....	2,800	W,E,G,S
5.....	Commercial Kitchen.....	1,400	W,E,G,S
6.....	Market.....	1,000	W,E,G,S
7.....	Staff Quarters	625	W,E,G,S
8.....	Staff Lodge	1,000	W,E,G,S
9.....	Camping Cabin	240	E
10....	Archery Range.....	n/a	W
11.....	Climbing Tower & Zipline	n/a	E
12....	Outdoor Amphitheater.....	n/a	W,E
13....	Manager's Residence	1,207	W,E,G,S
14....	Ranger's Residence	1,111	W,E,G,S
15....	Maintenance Sheds	2,148	W,E
16....	Rifle Range	n/a	W,E
♿♿	Toilets & Showers.....	1,386	W,E,G/P,S

*All areas are approximate

*W=Water, E=Electric, G=Natural Gas, P=Propane, S=Septic



A Vision for the Land

Development Potential

Hospitality Concept

50-60 Cabins With Utility Hookups

Existing electrical service can support the installation of approximately 50-60 cabins which can all be connected to existing water, septic and natural gas utilities.

Additional Accommodations

Additional luxury canvas tents, yurts, and even fully-equipped cabins can be installed with hookups to water, septic and natural gas. However, power beyond existing electrical service capacity will require installation of solar, natural gas cogeneration or other power-generating systems.

Renovation of Existing Structures

With 30 existing buildings and amenity structures connected to existing utilities, improvement costs and timeline to commence operations can be minimized.



Unique Cabin Stays

Four Seasons in the Outdoors

The property lends itself to health and wellness and similar exclusive and luxury hospitality concepts. Land use approvals allow for installation of guest cabins or luxury tents, and with a full suite of utilities and a range of existing amenity buildings, the property is primed for improvements to serve as a premier outdoor hospitality destination.



The California Cabin

Custom-designed, 500 sf

Custom-designed for Holcomb Valley Ranch and named after a mining claim made in 1887 which eventually became one of the first parcels of land created that now exists as Holcomb Valley Ranch.

This cabin is 500 sf with an option to add on an exterior deck. The interior features a kitchen, living room with sofa sleeper, bedroom, bathroom and loft. This cabin sleeps up to 6 people making it the perfect choice for families or for accommodating guests.



Inspo



The Chiquita Cabin

Custom-designed, 400 sf

Also custom-designed for Holcomb Valley Ranch and named after an 1891 Holcomb mining claim, the Chiquita cabin is designed to provide everything a guest would need, but nothing they don't. The 400 sf floor plan includes a kitchen, bathroom, bedroom and sitting area with sofa sleeper which opens to an attached 185 sf deck. Able to sleep up to 4 people, this cabin is a perfect choice to host small families or friend groups.



Inspo



Arrival & Reception

Ranger Station & Reception Lodge

An existing ranger station and residence located at the entrance to the ranch are well-situated to be renovated and repurposed as a reception lodge with nearby office or manager's residence.



Existing



Ranger Station



Manager's Residence

Inspo



Reception Lodge



Reception



Reception Lodge

The Social Hub

Kitchen, Market & Pavilion

This is the heart of the property for social functions. An existing commercial kitchen with equipment, exhaust hood, prep sinks, dish-washing equipment, walk-in refrigerator and freezer, and ample storage space once served several hundred Scouts. Paired with the nearly 3,000sf covered, outdoor pavilion, this combination is perfect for a variety of events or gatherings.

Existing



Inspo



Indoor/Outdoor F&B



Coffee & Breakfast at the Market Cafe

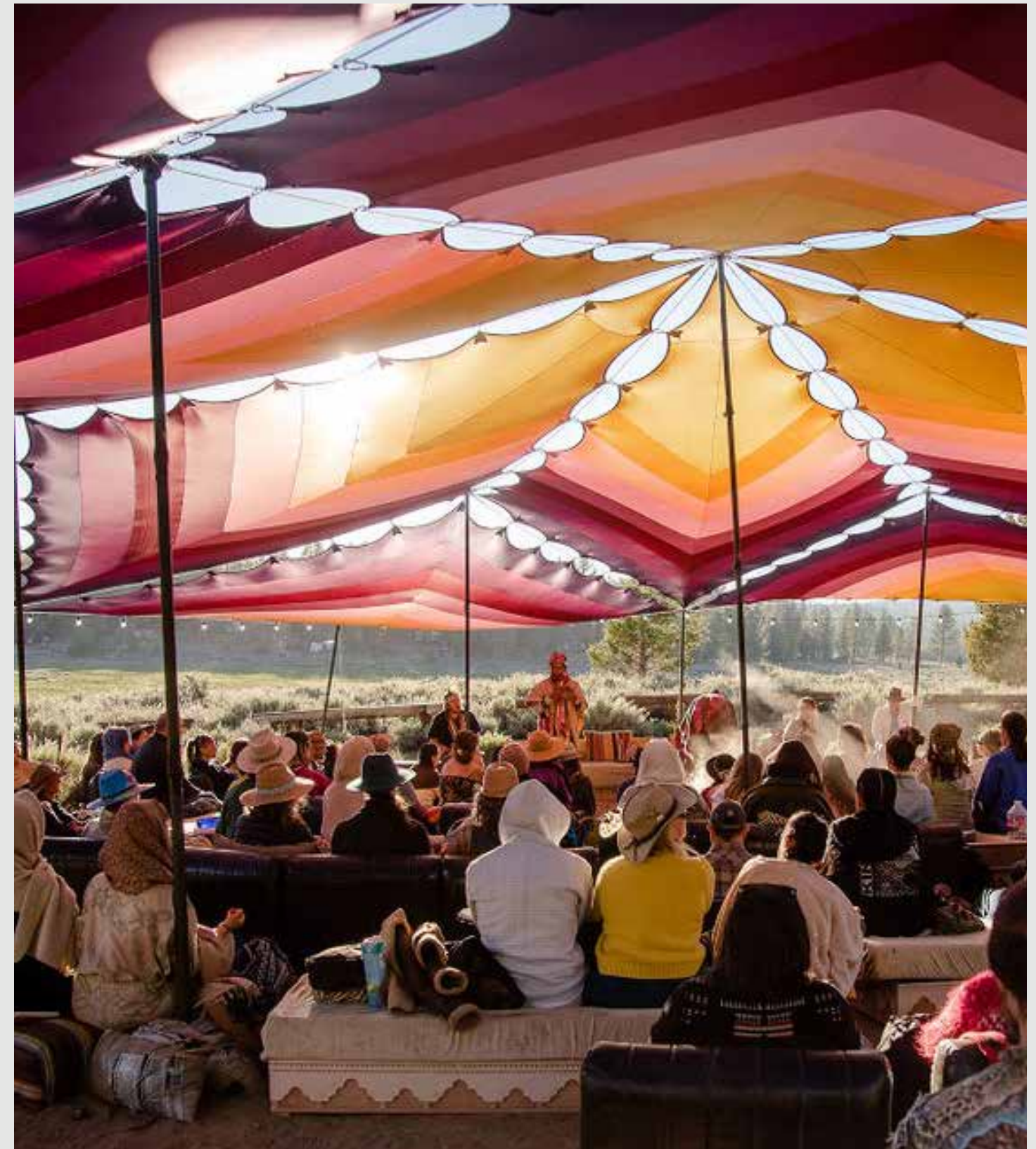


Gifts & Provisions

Event Venue

Suitable for Hundreds, Even Thousands

Holcomb Valley Ranch has been host to numerous events including several for off-road groups, corporate retreats, weddings, and film shoots. Attendance has reached in excess of 2,000 people without overwhelming the property. The “Social Hub” serves as the central meeting and gathering area for events due to large covered pavilion and proximity to kitchen and utilities.



Wellness in Nature

Swimming Pool & Spa

An existing swimming pool makes perfect sense for updating as a family-friendly zone with F&B service from the nearby Social Hub or a more secluded adults-only spa.

Existing



Inspo



Sauna



Relaxation



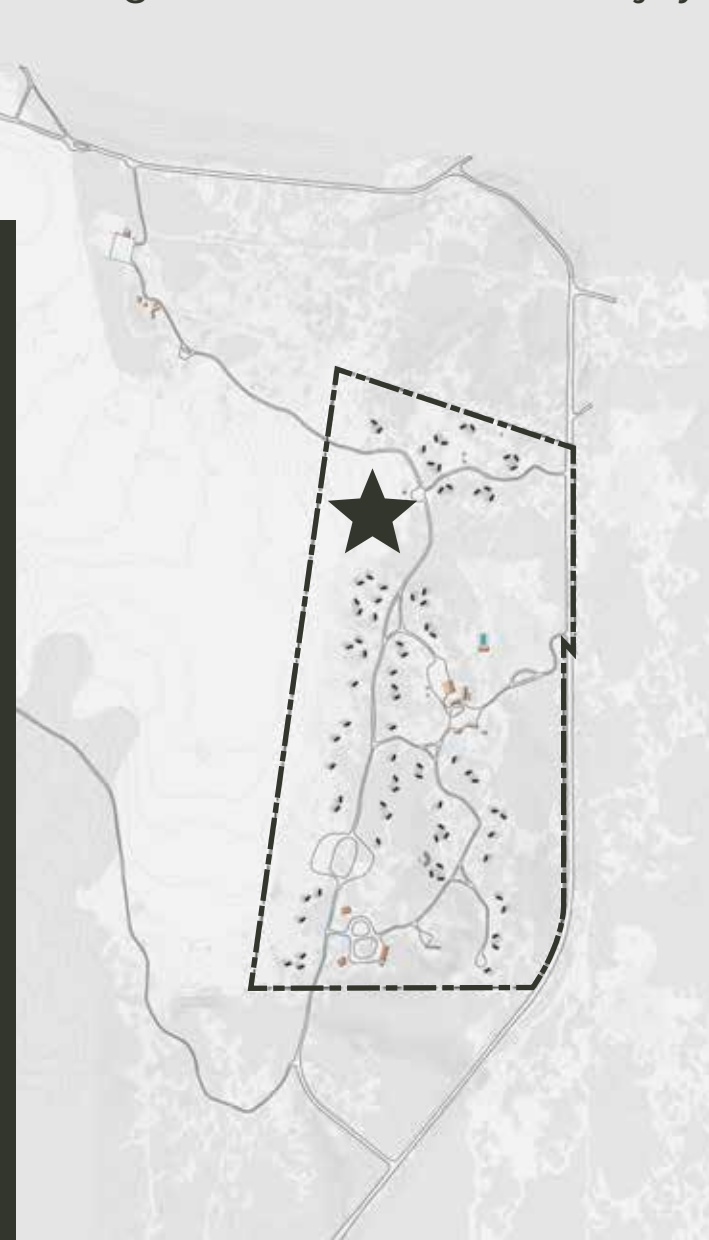
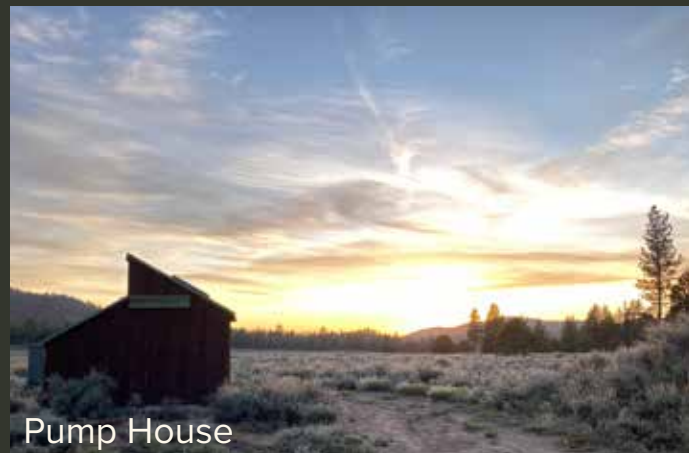
Pool & Hot Baths

At the Meadow's Edge

Meadow Gazebo

Adjacent the pump house stands a partially constructed steel frame structure atop a concrete slab. Guests of the ranch have used this as a makeshift tea house and place to gather with friends to enjoy sunsets over the meadow.

Existing



Inspo



A Sunset Destination



Horses Grazing Nearby



Open Kitchen for Reservation

Things To Do On-Site

Climbing, Archery, Zipline, Amphitheater



Existing



Climbing Wall & Zipline



Archery Range



Outdoor Amphitheater



Rifle Range



Outdoor Amphitheater

Wilderness School

Build Community Through Education

Whether your organization is focused on getting people in the outdoors or simply getting people away from the indoors, Holcomb Valley Ranch offers proximity, amenity, and opportunity to build a community of like-minded people around a variety of outdoor-oriented interests.

Existing amenities such as the rock climbing wall, archery range, horse barn, swimming pool, and outdoor amphitheaters make great facilities for on-site instruction before venturing out into the mountains for adventure.



Things To Do Off-Site

Four Seasons of Adventures

- 1 Holcomb Creek Off-Road / ATV Trail
- 2 Rock Climb the Holcomb Pinnacles
- 3 Hike the Pacific Crest Trail (PCT)
- 4 Fishing, Kayaking, SUP, Jet Ski, and Wakeboard on Big Bear Lake
- 5 Big Bear Solar Observatory
- 6 Big Bear Discovery Center
- 7 Snow Play Tubing Park
- 8 Convention Center
- 9 Helicopter Tours / Regional Airport
- 10 Horse Riding at Baldwin Stables
- 11 Bear Mountain Golf Course
- 12 Alpine Zoo
- 13 Downhill Mountain Bike Park
- 14 Bear Mountain Ski Resort
- 15 Snow Summit Ski Resort / Sky Lift
- 16 Shopping, Dining, and Concerts in the Village
- 17 Big Bear Action Tours
- 18 Marina / Boat Launch
- 19 Boulder Bay Park & Kayaking
- 20 Castle Rock Climbing
- 21 Butler Peak Hiking
- 22 Snow Valley Mountain Resort
- 23 Rim Nordic Cross Country Ski Area
- 24 Snowdrift Snow Tubing Park



A National Off-Road Destination

Three JEEP Badge of Honor Trails

Holcomb Valley is a premiere destination for off-roading and home to three of JEEP's Badge of Honor Trails: Holcomb Creek, John Bull, and Gold Mountain —not to mention loads of other beginner and intermediate trails.

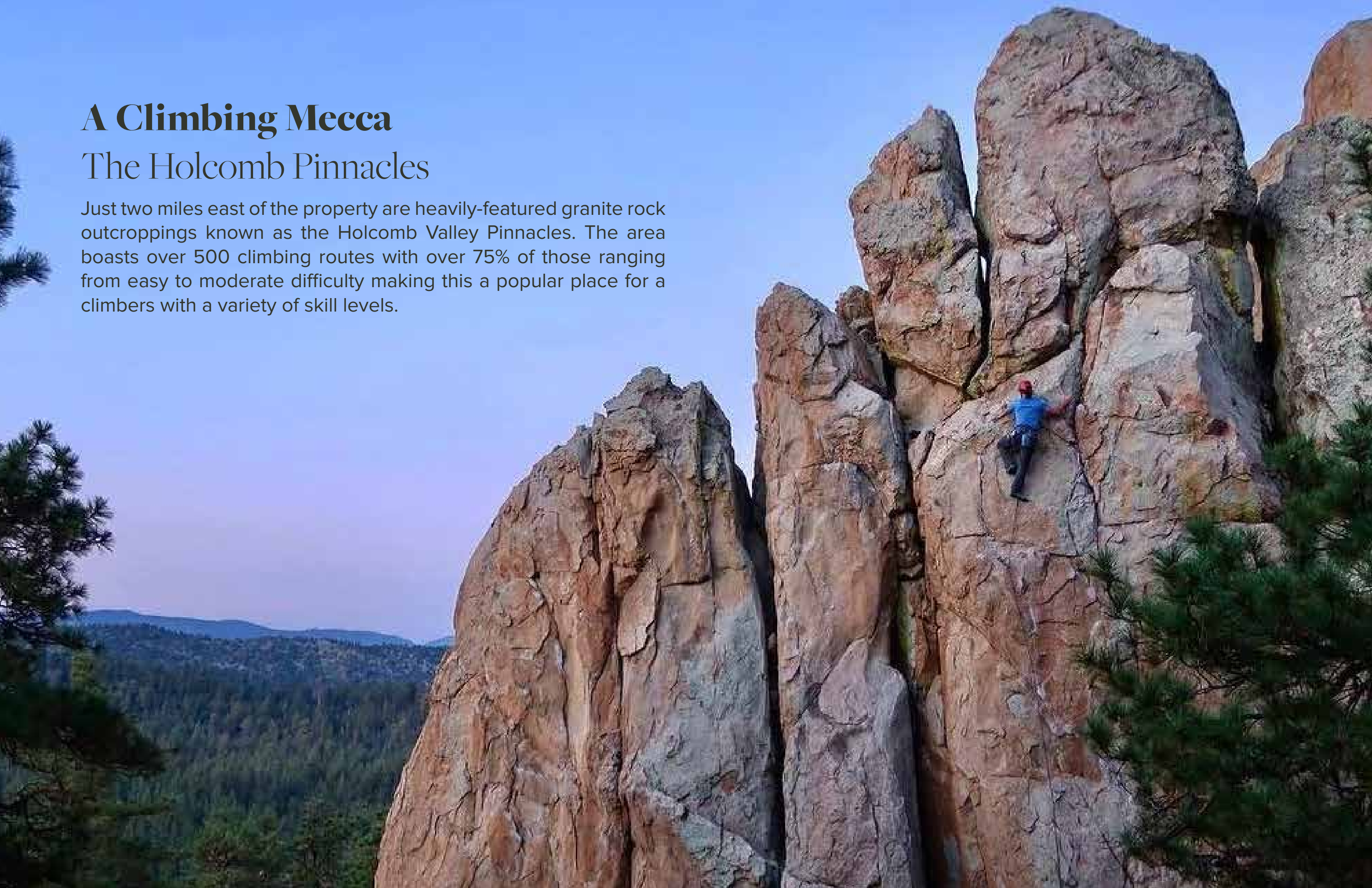
Several companies in Big Bear offer guided trail rides and seminars on off-roading skills and responsible stewardship of the outdoors.



A Climbing Mecca

The Holcomb Pinnacles

Just two miles east of the property are heavily-featured granite rock outcroppings known as the Holcomb Valley Pinnacles. The area boasts over 500 climbing routes with over 75% of those ranging from easy to moderate difficulty making this a popular place for a climbers with a variety of skill levels.



Epic Trails Make Epic Tales

The Pacific Crest Trail

The trail network in Holcomb Valley is epic featuring marked and unmarked trails connecting to the Pacific Crest Trail and the surrounding Big Bear Lake region. Take in views of Big Bear Lake from the PCT or navigate unmarked logging and gold mining trails.



Support Facilities

Lodge, Lounge & Cabin

In close proximity to the “Social Hub”, this cluster of buildings are more residential in nature. Once useful for Scout staff, these buildings are now used as staff facilities and rentals for staging weddings, events and film shoots.



Existing



Lodge



Lodge Lounge

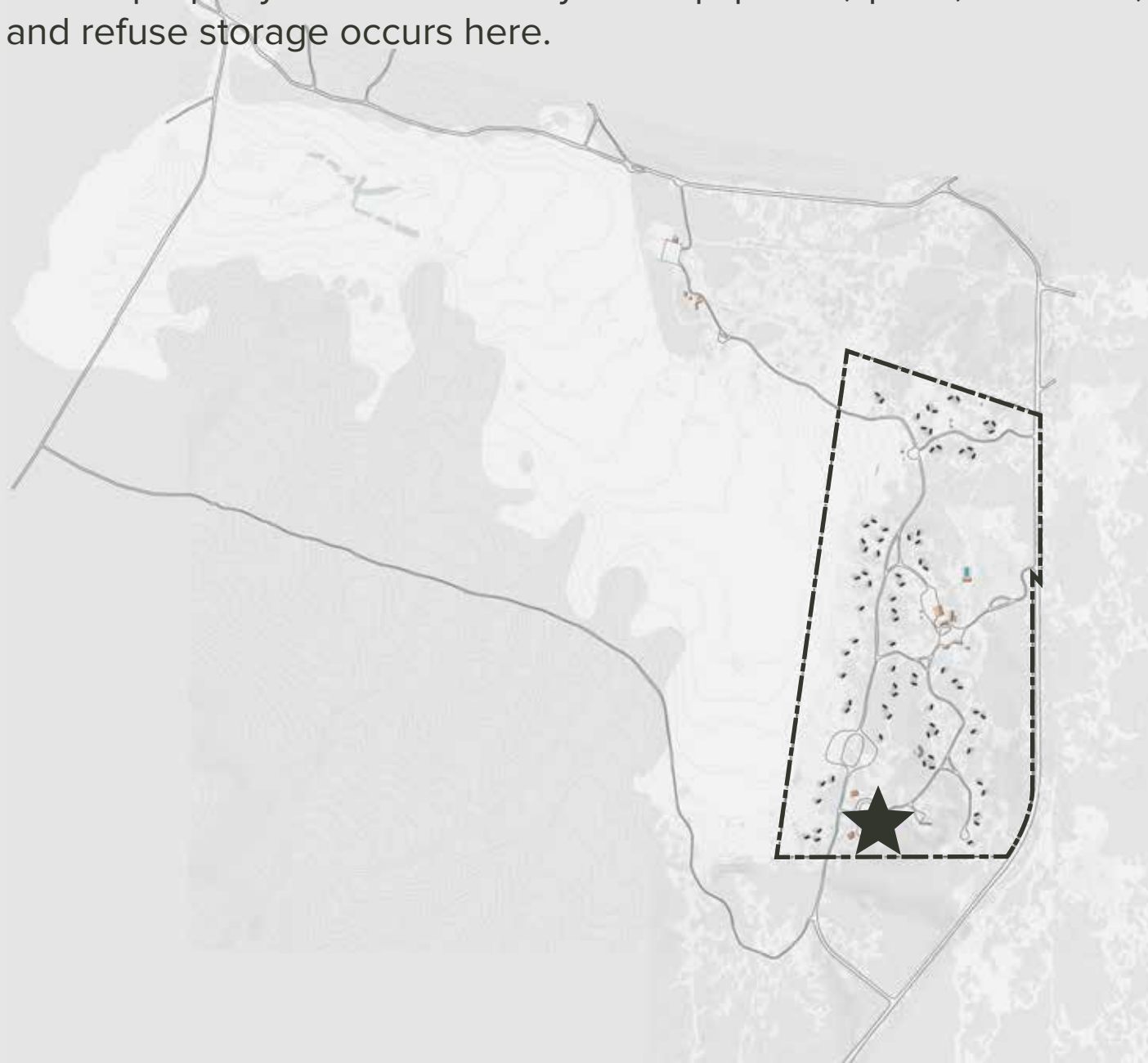


Sleeping Cabin

Back of House

Maintenance

A 2,000sf maintenance shed and adjacent storage containers serve as the property's maintenance yard. Equipment, parts, materials, and refuse storage occurs here.



Existing



Equipment Shed



Maintenance Building



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