

FOR SALE

42160

N SHORE DRIVE

BIG BEAR CITY, CA



CLICK FOR VIDEO TOUR

FREESTANDING 2-STORY BUILDING  
FORMER VETERINARY SPACE

RARE OPPORTUNITY IN BIG BEAR CITY



CBRE

# EXECUTIVE SUMMARY

## DESIRABLE FREESTANDING BUILDING

CBRE is pleased to present an opportunity to acquire 42160 N. Shore Drive in Big Bear City CA, a single tenant retail/office building. The ±11,237 square foot 2-story building situated on a ±0.56 acre parcel.

The building is ideally suited for a destination retailer or owner-user, seeking a property situated on Big Bear Lake. The site is well located and afforded good visibility within the subject neighborhood.

The site offers the opportunity capitalize on the ability to own in Big Bear City – a purchaser could occupy vs. lease and enjoy pride of ownership along with equity appreciation. A purchase also allows for the opportunity for SBA financing to increase investment returns.



### ADDRESS

42160 N. SHORE DRIVE  
BIG BEAR CITY, CA 92314



### OFFERING PRICE

\$3.3 MILLION



### PARCEL NUMBER

0304-431-05-0000



### BUILDING SIZE

±11,237 SF



### LAND AREA

±21,120 SF  
(0.48 AC)



### ZONING

BV/RS-1



### PARKING

24 SPACES



### YEAR BUILT

1953; RENOVATED IN  
1991



# PROPERTY HIGHLIGHTS



## CORE LOCATION

The site is located in San Bernardino County close to Big Bear Lake. The area has a population of approximately 2,215,776. The population has increased by 180,577 since 2020, reflecting an annual increase of 2.1%.



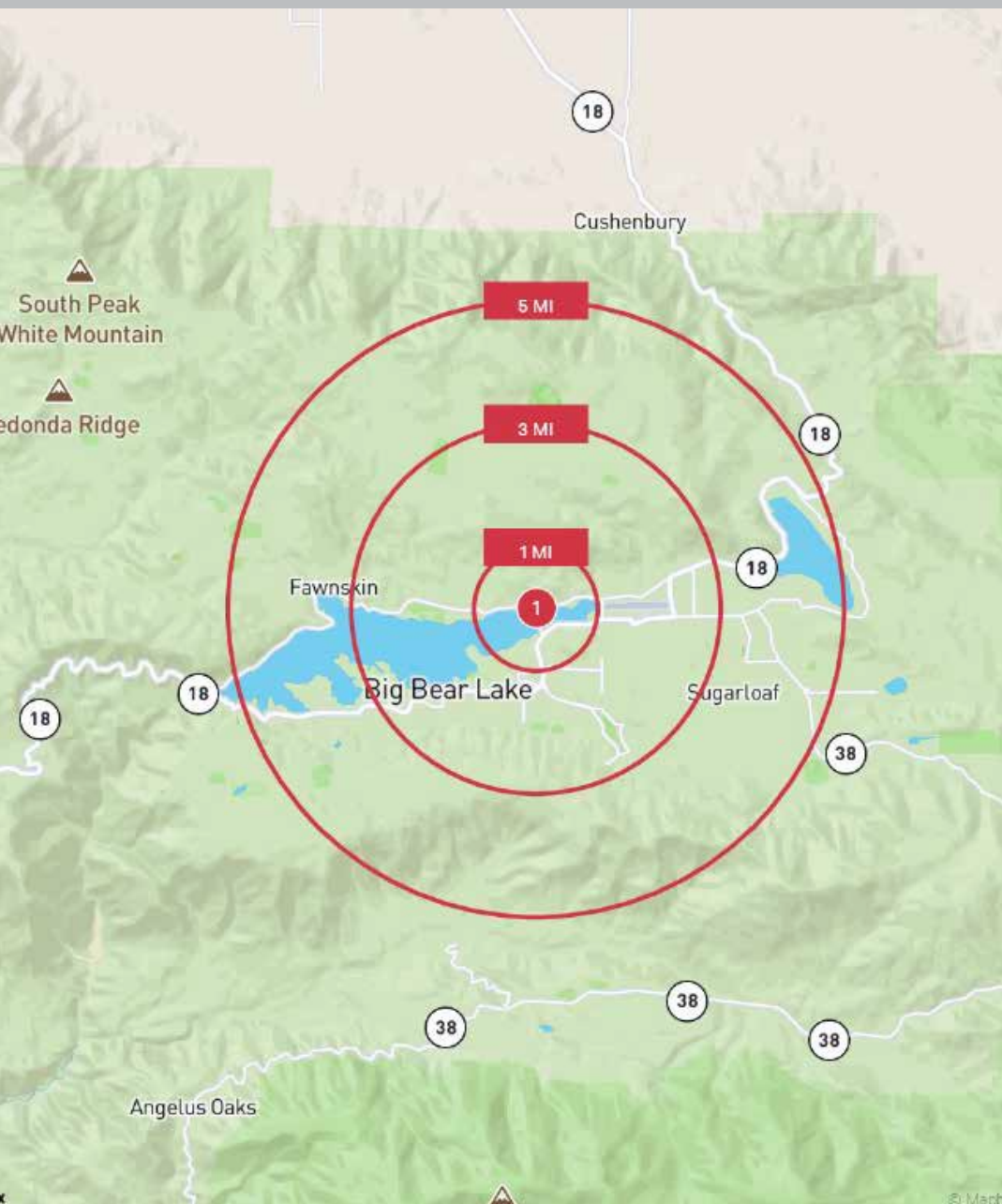
## FLEXIBLE ZONING

BV/RS-1 Zoning



## PARCEL MAP





# DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2024 Businesses	64	770	914
2024 Employees	733	7,022	7,832
<b>POPULATION</b>			
2024 Population - Current Year Estimate	332	9,431	16,366
2029 Population - Five Year Projection	324	9,272	16,078
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	148	4,329	7,489
2029 Households - Five Year Projection	147	4,319	7,478
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$122,041	\$102,788	\$98,473
2029 Average Household Income	\$131,152	\$111,613	\$108,329
<b>HOUSING VALUE</b>			
2024 Average Value of Owner Occ.	116	2,767	5,025
<b>HOUSING UNITS</b>			
2018-2022 Housing Units	641	13,774	22,243
<b>DAYTIME POPULATION</b>			
2024 Daytime Population	846	14,152	19,342
Daytime Workers	633	8,964	10,236
Daytime Residents	213	5,188	9,106



# AERIAL MAP







PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# 42160

N SHORE DRIVE

BIG BEAR CITY, CA

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