

# ±3,000 SF DRIVE THRU FOR LEASE

312 California 173, Lake Arrowhead, CA 92352



±3,000 SF  
DRIVE THRU



6-Tenant Shops

AVAILABLE  
909.230.4500

PROGRESSIVE  
REAL ESTATE PARTNERS



Less than a mile away from Lake Arrowhead Village

MONICA DAL BIANCO - WEST

VP, Retail Leasing & Sales

O: 909.230.4500 | C: 714.483.4682

monica@progressiverep.com

DRE #01878514

PROGRESSIVE  
REAL ESTATE PARTNERS



## Presented By



**MONICA DAL BIANCO - WEST**  
VP, Retail Leasing & Sales  
T 909.230.4500 | C 714.483.4682  
monica@progressiverep.com  
CalDRE #01878514



9471 Haven Avenue Suite 110  
Rancho Cucamonga, CA 91730

### BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**1,650+**  
SALES/LEASES

TOTAL SALES OVER

**\$1.8B+**



# RETAILER & TRAFFIC GENERATORS





# PROPERTY OVERVIEW



## HIGHLIGHTS

- Premier drive thru location positioned at the primary entry into Lake Arrowhead Village, capturing both destination traffic and day-trip visitors the moment they arrive with exposure to the village's 2.3M annual visitors per Placer.ai.
- Minimal drive thru competition anywhere on the mountain creates a rare opportunity to immediately command top tier visibility, capture unmet demand, and establish a dominant first-to-market position in a tightly constrained trade area.
- Surrounded by 7-Eleven, the local fire station, and a community church, with the Kingsley Hotel and Saddleback Inn just steps away, making this the closest and most convenient food option for their guests.
- Existing commercial hood and underground grease interceptor already in place, allowing a new operator to move quickly and reduce build out costs for food service.
- Located directly across from the newly opened 76 gas station, a convenience upgrade for the area since visitors no longer need to drive far or into neighboring towns to fuel up, increasing pass by activity right at the site.



# LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



# ALONG PRIMARY ENTRANCE TO LAKE ARROWHEAD VILLAGE





# INTERIOR PHOTOS

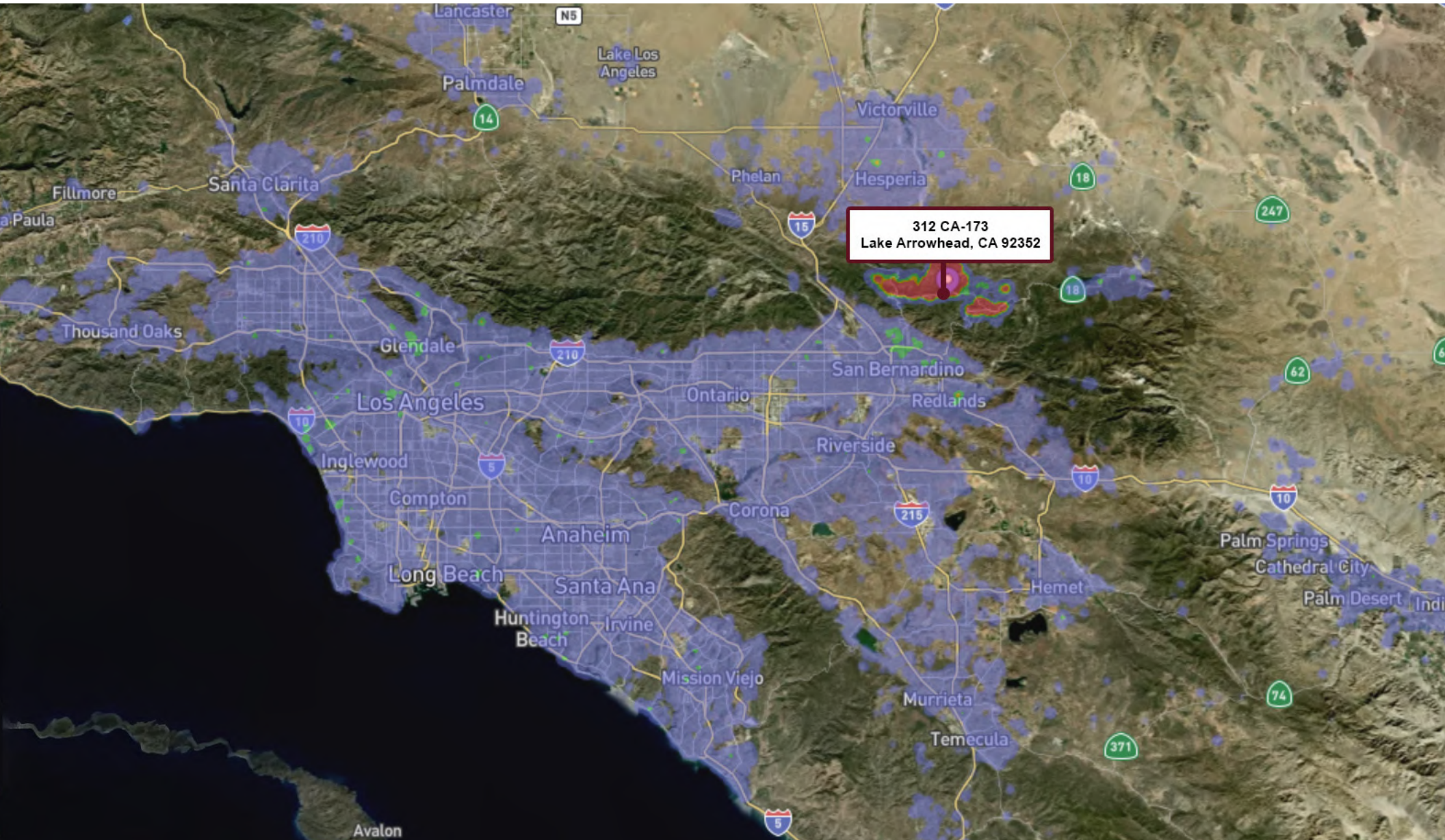


# FLOOR PLAN





# LAKE ARROWHEAD HEAT MAP





# VISITOR PROFILE

## LAKE ARROWHEAD VILLAGE VISITOR PROFILE

12 MONTHS ENDING OCTOBER 31, 2025

(SOURCE: PLACER.AI)



	OVERALL	MOUNTAIN COMMUNITIES*	SOUTHERN CALIFORNIA
Visitors:	2.3M	1.0M	1.1M
Average Dwell Time:	57 minutes	42 minutes	70 minutes
Median Dwell Time:	38 minutes	26 minutes	57 minutes
Median Household Income:	\$82.9K	\$92.4K	\$95.1K
Median Household Income Over \$100K:	39.2%	44.9%	47.4%
Bachelor's Degree or Higher:	30.2%	36.4%	29.1%
Median Age:	38.5 Years	43.4 Years	35.5 Years
Persons Per Household:	2.73	2.49	3.31
Peak Hour Visits:	Noon to 4PM	1PM to 6PM	11AM to 3PM
Peak Visitor Days:	Saturday (21.9%) Sunday (16.9%) Friday (15.6%)		

“\*” Mountain Communities includes visitors whose home is within 7 Miles of Lake Arrowhead Village including the Mountain Communities of Lake Arrowhead, Crestline, Blue Jay, Twin Peaks, Cedar Glen, Running Springs and Rimforest. Big Bear, Big Bear Lake and the other mountain communities surrounding these areas are not included in the Mountain Communities data.