

LEASING OPPORTUNITY

# 735 STOCKER ROAD

Big Bear Lake, California 92315



**±8,900 SF**  
Total Leasable Area

**Price Upon**  
Request

**10–13 FT**  
Vaulted Wood Beam Ceiling

**IMMEDIATE**  
Availability

## Largest Available Retail Space in Big Bear Lake Village

Inside The Village at Big Bear Lake | Dedicated Fenced Parking Lot | Broker Co-Op Offered

David Brown | TMI | (805) 415-2226

## PROPERTY OVERVIEW

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735 Stocker Road presents a rare opportunity to lease approximately 8,900 SF in the heart of Big Bear Lake's Village district — one of Southern California's most visited mountain resort destinations, drawing more than 3 million visitors annually. Located just off the Pine Knot Avenue and Village Drive corridor and only two blocks from Big Bear Lake, the property sits within the area's primary pedestrian and commercial district, surrounded by restaurants, boutiques, breweries, entertainment venues, and year-round community events.

No other space of comparable size is available for lease within walking distance of this activity. The market is constrained by limited land, strict zoning, and no significant new commercial development in the pipeline — meaning when a space of this scale becomes available in the Village, it tends to lease quickly and may not return to market for years.

## PROPERTY DETAILS

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<b>Address</b>	735 Stocker Road, Big Bear Lake, CA 92315	<b>Total SF</b>	±8,900 SF
<b>Ground Floor</b>	±7,200 SF open floor plan	<b>Second Floor</b>	±1,700 SF office / management
<b>Ceiling Height</b>	10'–13'   Vaulted wood beam	<b>Loading</b>	Grade-level loading access
<b>Parking</b>	Dedicated fenced lot   30+ spaces   To be repaved	<b>Zoning</b>	Village Specific Plan   Wide commercial use
<b>Rental Rate</b>	Price upon request	<b>Lease Term</b>	Negotiable   Available Immediately
<b>Year Built</b>	1961 (extensively renovated)	<b>Co-Op</b>	Broker co-op offered

## RECENT CAPITAL IMPROVEMENTS

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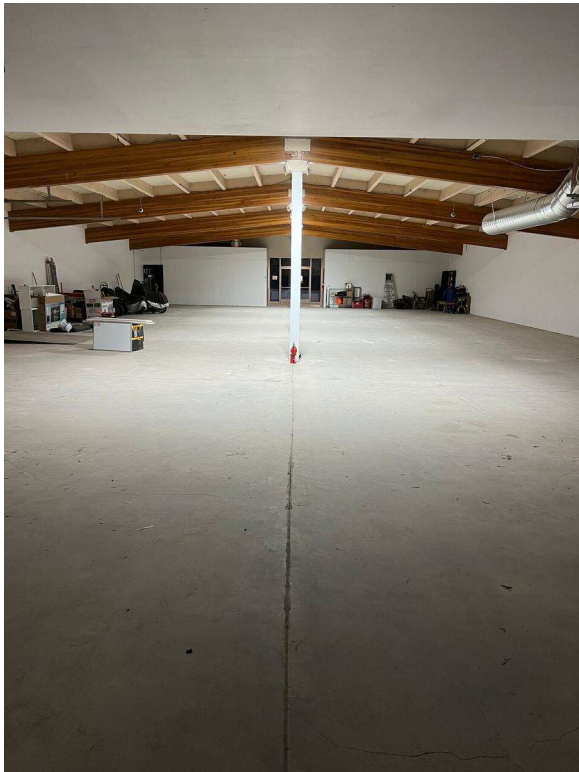
- Newer HVAC systems serving both floors with independent controls
- Newer roof with extended warranty
- Concrete floors on ground floor | LVP flooring on second floor
- Fresh interior and exterior paint
- Video surveillance (CCTV) system inside and out
- LED lighting throughout
- One private restroom on ground floor, two additional restrooms and a break area on second floor
- Parking lot to be repaved by ownership prior to tenant occupancy

*\* Lease rate does not include utilities, property expenses, or building services*

### Additional Opportunity

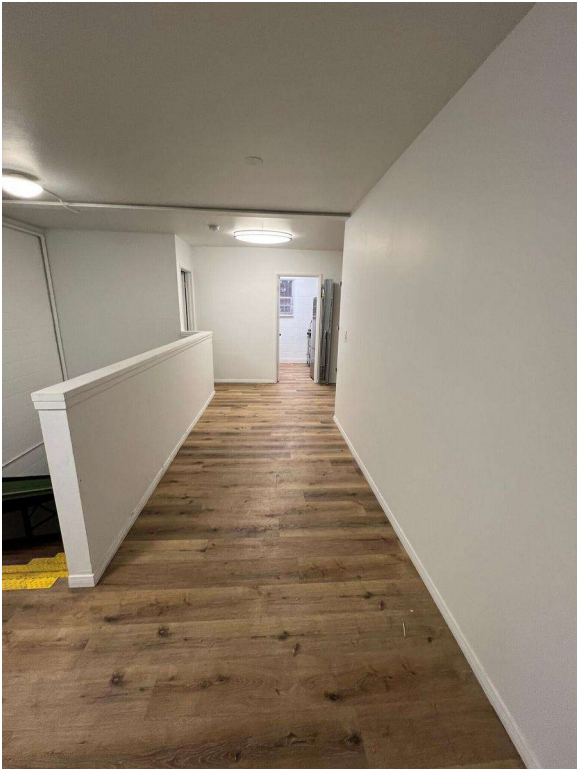
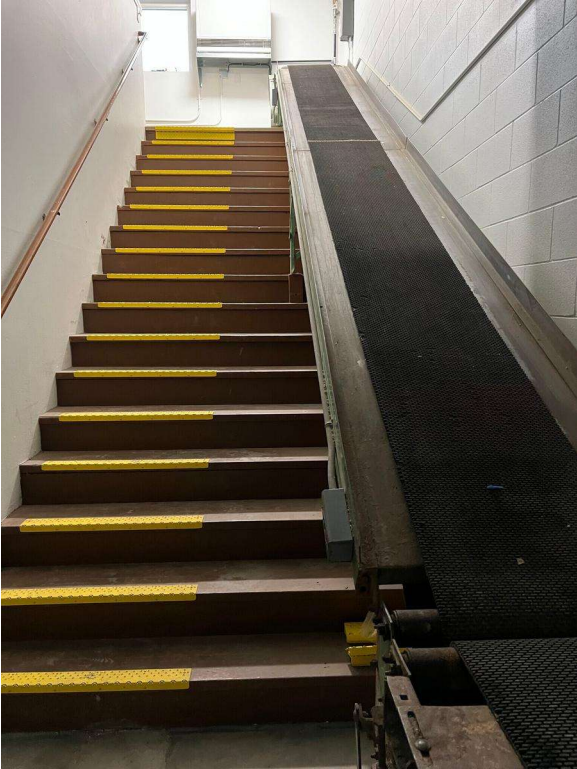
Lease-to-purchase considered. 1+ acre adjacent vacant lot also available (745 Stocker Rd.).

GROUND FLOOR | ±7,200 SF OPEN PLAN



SECOND FLOOR | ±1,700 SF OFFICE & SUPPORT

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## POTENTIAL USES

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At 8,900 SF with vaulted wood beam ceilings, 30+ dedicated parking spaces, and Village Specific zoning, this space accommodates concepts that simply do not fit anywhere else in Big Bear Lake. Certain specialty uses are subject to City approval.

<b>Retail &amp; Showroom</b>	Outdoor recreation · Sporting goods · Ski & snowboard shop · Furniture & home décor · Specialty market · Destination retail
<b>Entertainment &amp; Experience</b>	Family entertainment center · Arcade · Indoor adventure attraction · Escape rooms · VR experience center · Indoor mini golf
<b>Food &amp; Beverage</b>	Brewery / taproom · Food hall · Restaurant with event space · Specialty market concept · Catering hub
<b>Fitness &amp; Recreation</b>	Rock climbing gym · Boutique fitness / yoga / pilates · Martial arts · Indoor sports training · Gymnastics
<b>Specialty / Event</b>	Wedding & event venue · Private social club · Corporate retreat center · Gallery / showroom · Performing arts
<b>Warehouse &amp; Flex</b>	Last-mile distribution · Light manufacturing · Storage + showroom · Contractor base with offices

**Landlord is open to tenant improvement discussions for qualified operators on long-term leases.**

## MARKET OVERVIEW

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**3M+**

Annual Visitors to Big Bear

**2 HRS**

From Los Angeles

**#1**

Largest Available Retail Space

**4**

Seasons of Visitor Traffic

### Tourism & Recreation

3M+ annual visitors to Big Bear Valley  
Snow Summit ski resort (2 miles)  
Big Bear Lake — boating, kayaking, fishing  
Bear Mountain resort

### Village District Anchors

Destination Big Bear (adjacent)  
Pine Knot Avenue restaurants & boutiques  
Multiple hotels within 1/2 mile  
Year-round community events

### Market Fundamentals

Only four-season resort market in the San Bernardino Mountains  
2 hours from Los Angeles metro (10M+ population draw)  
Walkable Village core — pedestrian commercial district

### Supply Constraint

Largest available retail space in Big Bear Lake  
No competing large-format development in pipeline  
Priced below every comparable listing in the market

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### For Leasing Information

**David Brown**

TMI

**(805) 415-2226**

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735 Stocker Road | Big Bear Lake, CA 92315 | LoopNet Listing #37259739 | Broker Co-Op Offered

*The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.*