



40645 Village Dr, Big Bear Lake, CA 92315

FEATURES

- Retail Space
- 2 Bedroom Apartment
- Fully Entitled Lot
- Approved Building Plans

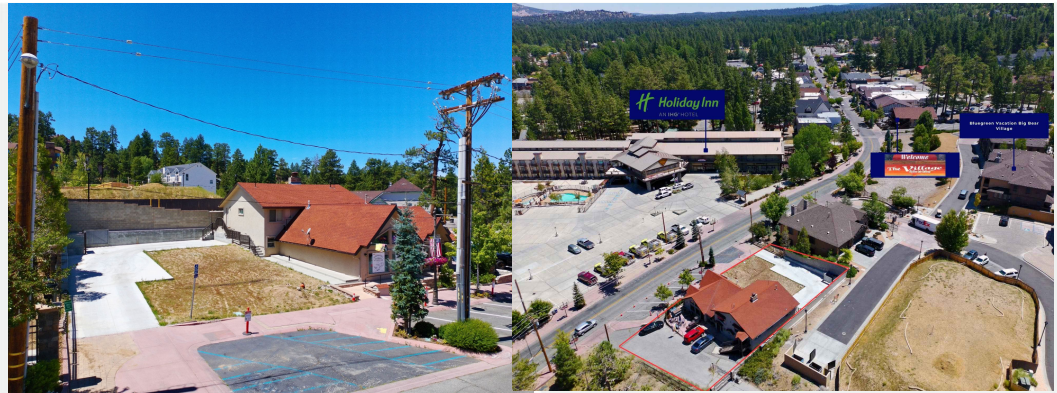
Asking Price
\$1,350,000

Property Description:

Fully Leased Village Investment with Entitled Expansion to Double Income 40645 Village Drive presents a rare opportunity to own a turnkey, income-producing property in the heart of Big Bear Lake's bustling Village district—with shovel-ready plans to double its earning power. The ±3,190 SF mixed-use building is fully leased, featuring a popular ground-floor delicatessen that attracts steady local and tourist traffic, and a well-appointed two-bedroom, two-bath residential unit upstairs. Included is an adjacent, fully entitled vacant lot with approved building plans for a second structure mirroring the original—complete with ground-floor retail space and two upper-level, two-bedroom apartments. Once built, the new structure is projected to nearly double the property's rental income, creating significant upside for investors. Located directly on the Village's main commercial corridor, the property offers exceptional visibility and year-round foot traffic, surrounded by boutique shops, restaurants, lodging, and recreational amenities. This is a chance to secure a prime, high-performing asset in one of Southern California's most desirable resort markets—with expansion potential already in place.

PRESENTED BY

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