

42280

MOONRIDGE ROAD

BIG BEAR LAKE, CALIFORNIA

C-4 COMMERCIAL RECREATION DEVELOPMENT OPPORTUNITY

Two wells • Existing building shell + garage • Rathbun Creek Trail
adjacency • Preliminary Adventure Van Resort concept

PRESENTED BY

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Opportunity at a glance

A commercial recreation site with existing improvements, seller-provided infrastructure and direct trail adjacency.

01 C-4 ZONING

Commercial-Recreation zoning designed around destination-oriented recreation and visitor-supporting uses.

02 TWO WELLS

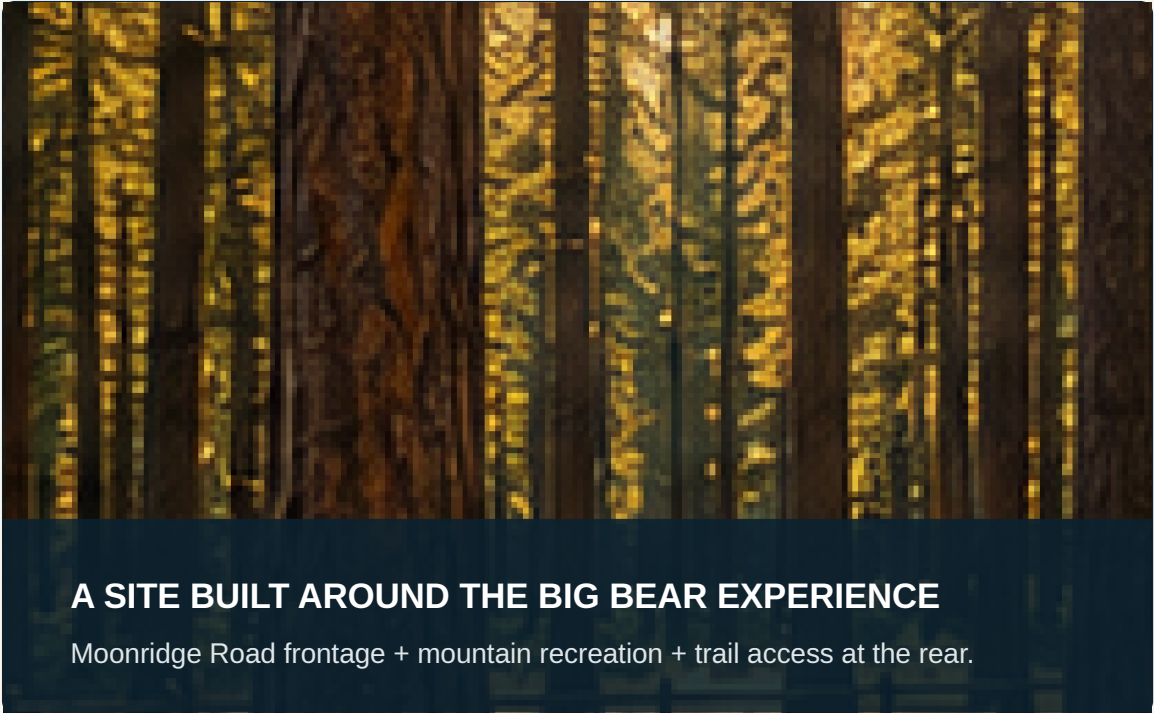
Seller reports two existing wells on the property. Buyer to verify condition, production and regulatory requirements.

03 EXISTING SHELL

Existing building shell with garage provides a physical starting point for a future redevelopment plan.

04 TRAIL ADJACENCY

The rear of the property touches the Rathbun Creek Trail, reinforcing the site's recreation-oriented positioning.



The value proposition is not a single predetermined use — it is the flexibility to pursue the right C-4 destination concept, subject to City approval.

What C-4 can mean for a buyer

The City of Big Bear Lake describes C-4 as Commercial-Recreation zoning for destination-oriented recreational facilities and supportive visitor uses.

C-4 INTENT

Destination-oriented recreation

The zoning is intended for major recreational destinations serving a regional market, together with supportive visitor services.

VISITOR

RECREATION

DESTINATION

Examples reflected in the current City code

- Supportive visitor services such as lodging, restaurants and specialty retail.
- Trailhead and staging areas for riding, hiking and bicycle trails.
- Winter or lake resort concepts, subject to conditional use approval.
- Snow-play / waterslide enterprises and live-performance theater, subject to conditional use approval.
- Other similar destination-oriented recreation uses, as determined through City review.

Important: zoning does not equal project approval. Specific use, site design, parking, utilities and entitlement requirements must be confirmed with the City.

Source: City of Big Bear Lake Development Code, Chapter 17.35 (Commercial and Public Zones), accessed September 2026.

Destination recreation + visitor-serving uses

The C-4 zone is established for regional destination-oriented recreation and the services that support those visitors.

DESTINATION RECREATION

Examples identified in the C-4 zone description

- Ski resorts
- Marinas
- Golf courses
- Snow play facilities
- Similar destination-oriented recreational facilities

SUPPORTIVE VISITOR USES

Uses that can support the destination experience

- Lodging
- Restaurants
- Specialty retail
- Related off-site parking lots
- Visitor services associated with major recreation facilities

WHERE THE C-4 ZONE IS INTENDED TO WORK

REGIONAL DRAW

Areas occupied by, or planned for, major recreational facilities that attract large numbers of visitors.

ACCESS

Sites accessible from major streets and highways, with infrastructure available to support the proposed use.

NATURAL SETTING

Locations on or next to recreation features such as the mountains or lake.

C-4 is compatible with the Commercial-Recreation (C-R) General Plan land use designation. Operations should avoid detrimental effects on adjacent properties and the environment. Specific uses, permits and development standards must be confirmed with the City for each project.

Preliminary Adventure Van Resort concept

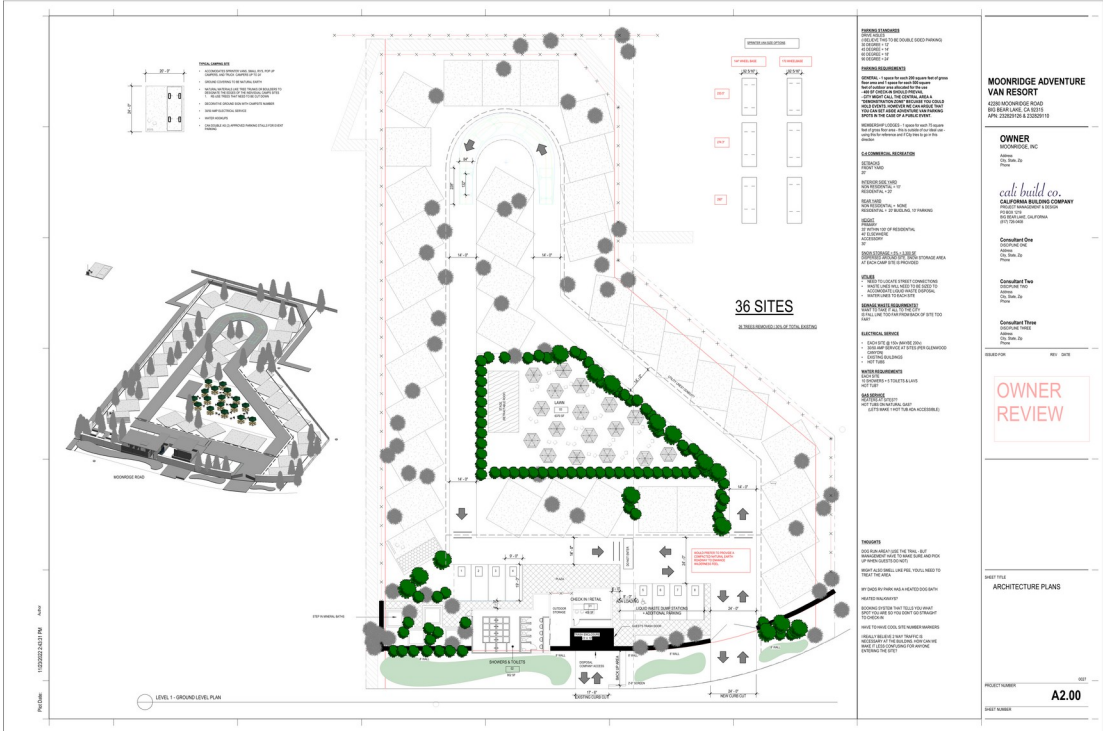
A conceptual plan already exists for a destination-style van and small-RV experience on the site.

CONCEPT HIGHLIGHTS

36 conceptual sites

- Sprinter vans, small RVs, pop-up campers and truck campers up to 24 feet
- 30/50 amp electrical service and water hookups shown at sites
- Check-in / retail, showers and toilets
- Mineral baths plus a central lawn and stage area

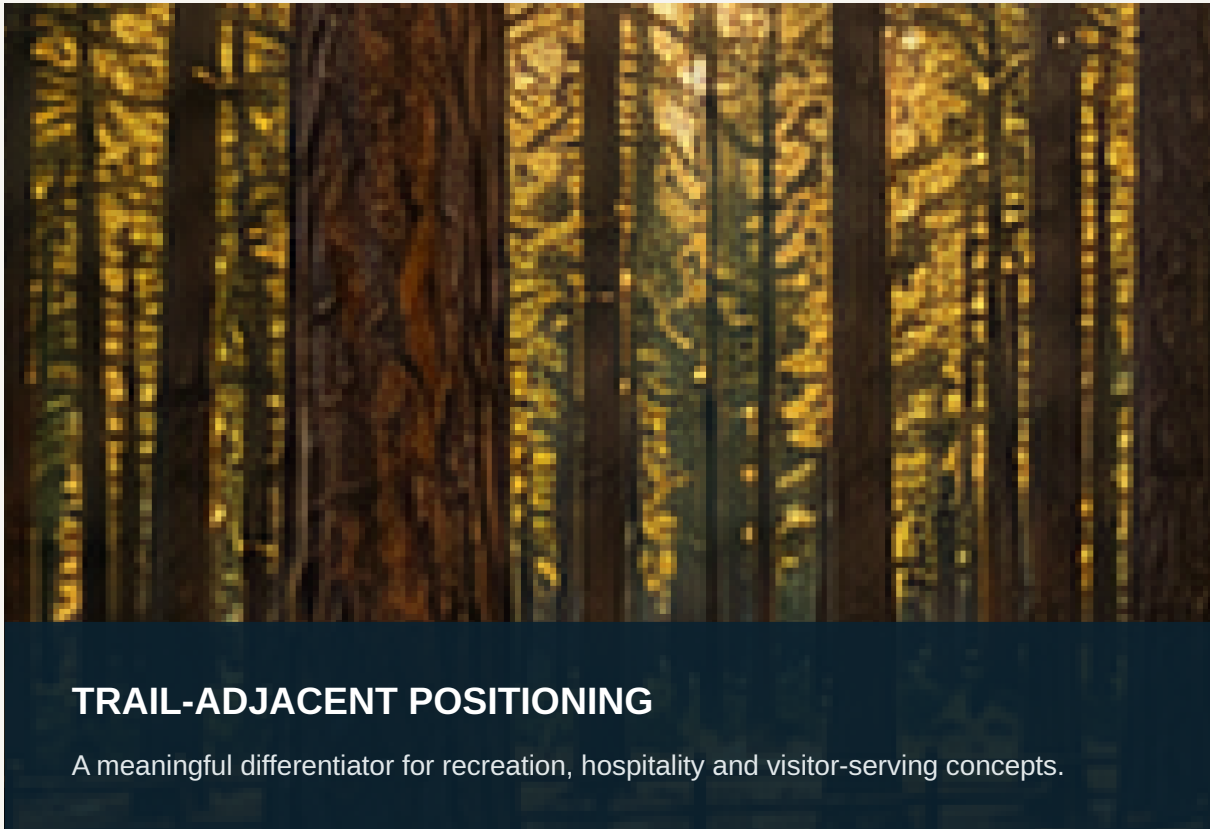
SELLER MATERIALS STATE PRELIMINARY CITY PLANNING APPROVAL



Seller-provided conceptual site plan. Final design, capacity, approvals, utilities and permitting are not guaranteed.

The property touches Rathbun Creek Trail

The rear property edge connects directly to a recreation asset — a natural fit with the intent of C-4 zoning.



WHY IT MATTERS TO A BUYER

- A direct relationship to hiking / biking / outdoor recreation can become part of the project story.
- The site can be approached as an experience-driven destination rather than conventional roadside commercial land.
- Trail-oriented staging, lodging, food, specialty retail or other recreation-supporting uses may be explored within the C-4 framework.
- Any physical connection, access improvement or trail-related use requires verification and approvals.

MOONRIDGE ROAD → PROPERTY EXPERIENCE → RATHBUN CREEK TRAIL

Three development directions to explore

The strongest concept will be the one that uses the C-4 recreation intent, trail adjacency and existing site work together.

01 ADVENTURE BASECAMP

CONTINUE / REWORK SELLER CONCEPT

Advance or redesign the preliminary Adventure Van Resort concept around compact recreational vehicles, guest amenities, check-in and an outdoor gathering experience.

02 RECREATION DESTINATION

EXPERIENCE-LED COMMERCIAL

Explore a destination recreation facility, trail-oriented staging, entertainment component or another recreation concept that fits the C-4 purpose and entitlement path.

03 VISITOR-SERVING MIX

SUPPORTIVE COMMERCIAL USES

Pair the recreation draw with supportive visitor uses such as lodging, restaurant / cafe and specialty retail, subject to City review and project-specific approvals.

Concepts shown for discussion only. Exact uses, density/capacity, parking, utilities, building requirements and entitlement paths must be confirmed with the City of Big Bear Lake and other applicable agencies.

SEE THE SITE. REVIEW THE PLANS. BUILD THE RIGHT CONCEPT.

42280 Moonridge Road offers more than vacant land: seller planning work, existing site improvements, a recreation-focused zoning framework and direct trail adjacency.

BUYER DUE DILIGENCE

- Confirm parcel boundaries, title, access, zoning and the entitlement path for the proposed use.
- Verify wells, utilities, fire requirements, parking, drainage / environmental constraints and infrastructure capacity.
- Evaluate the existing building shell and garage with qualified structural / building professionals.
- Review the preliminary Adventure Van concept directly with the City before relying on prior planning work.

CALL FOR MORE DETAILS

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*Plans and supporting property information
available upon request.*

All information is deemed reliable but not guaranteed. Buyer must independently verify all zoning, approvals, utilities, wells, property improvements, measurements and development feasibility.