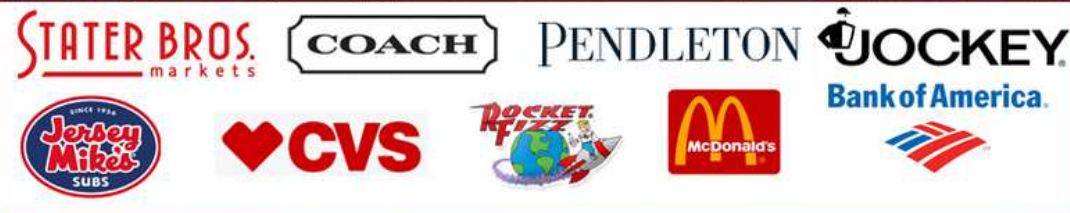


LAKE ARROWHEAD VILLAGE - FOR LEASE

Lake Arrowhead, CA 92352

Join:



and over 50 other retail, restaurant and service businesses.

Photo Courtesy Lake Arrowhead Communities Chamber of Commerce

MONICA DAL BIANCO - WEST

Senior Retail Specialist
O: 909.230.4500 | C: 714.483.4682
monica@progressiverep.com
DRE #01878514

PROGRESSIVE
REAL ESTATE PARTNERS

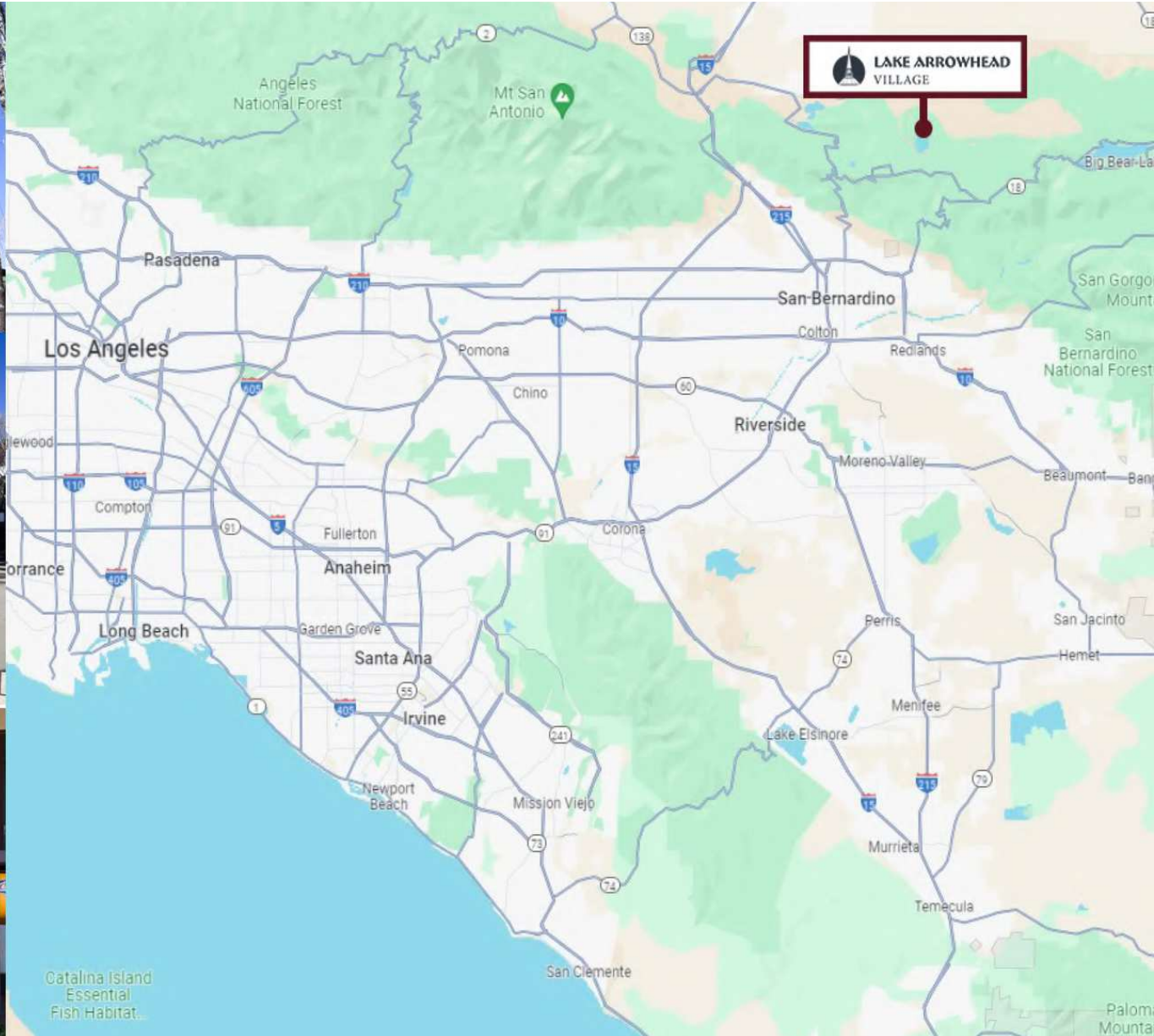
PROPERTY HIGHLIGHTS



- **Lake Arrowhead Village is the Town Square** - With over 60 businesses including more than 10 restaurants, Lake Arrowhead Village serves as the “town square” for the communities of Lake Arrowhead, Cedar Glen, Running Springs, Crestline, Lake Gregory, & Arrowbear.
- **Serves Local Residents & Tourists** - According to Placer.ai, Lake Arrowhead Village had over 2.4M Visitors in the previous 12 months. Approximately 54% of visitors are tourists or second home owners with the balance being from the local community.
- **The Neighborhood District** - A top performing Stater Bros., CVS, California Bank & Trust & the U.S. Postal Service anchor the neighborhood portion of the project.
- **Abundant & Convenient Parking** - The project is served by 357 surface parking spaces and a 607 parking structure that is located in the middle of the project.
- **Year Round & Continuous Entertainment** - Lake Arrowhead Village is an entertainment destination with over 40 events per year including the Summer Concert Series, Boat Shows, Car Shows, Oktoberfest, the McKenzie Water Ski School, and the Lake Arrowhead Queen boat tour.
- **A Sense of Place** - While developers “down the hill” strive to create a sense of place, Lake Arrowhead Village has already achieved this goal with this incredibly pedestrian oriented, family friendly shopping environment. Lake Arrowhead is the easiest mountain community to access located less than 90 minutes from Los Angeles and Orange County!
- **Extensive Common Area Renovations** - At a cost of over \$4M, The peninsula section of Lake Arrowhead Village will have retrofitted common areas with improved access from the central parking lot, pavers throughout, outside sitting, fire pits and a transplanted Main Stage which will be at the end of the peninsula thus encouraging improved pedestrian foot traffic on the peninsula.



REGIONAL MAP



LAKE ARROWHEAD AND SURROUNDING MOUNTAIN COMMUNITIES



OVERALL SITE PLAN



NEIGHBORHOOD DISTRICT SITE PLAN



NEIGHBORHOOD DISTRICT CO-TENANTS



CENTRAL COURT SITE PLAN

28200 Hwy 189, Lake Arrowhead, CA 92352

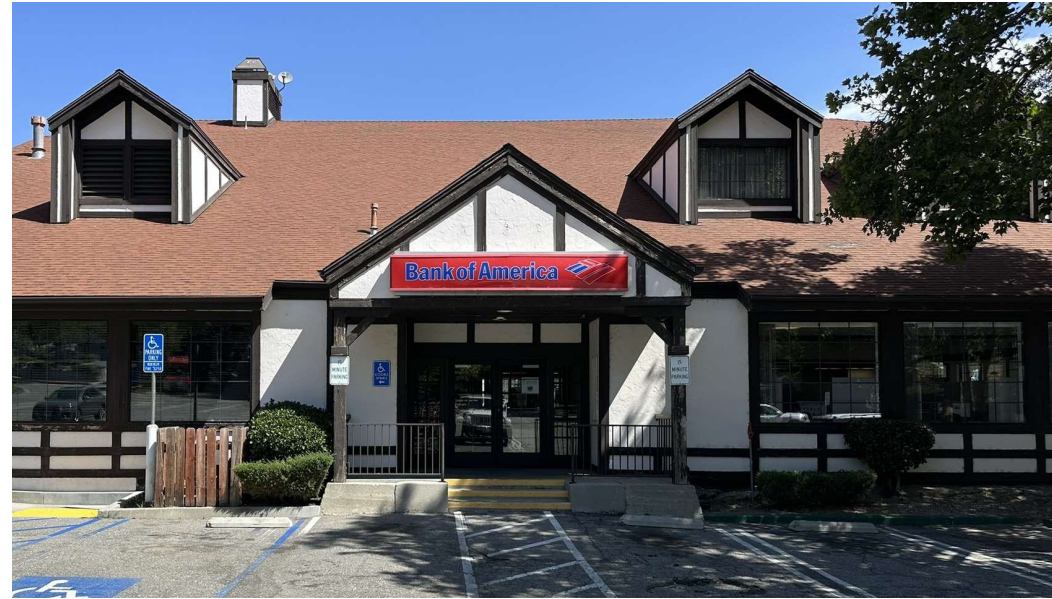
SUITE	TENANT	SF
D-100	Mc Donald's - Ground Lease	3,072
F 100-140	Available (Train)	6,547
F-150	Keller Williams Realty	1,919
F-170	Available	972
F-180	Rippin Bowls	728
F-190	Jersey Mike's	1,238
F-270	Executive Office Suites	1,450
F-280	Office Available	1,041
F-290	Office Available	3,021
G-100	Bank of America - Ground Lease	11,500
O1-100	Available	900
O1-130	Tattletails	2,731
O1-160	Alexandra's Emporium	2,727
O1-200	Available	2,927

SUITE	TENANT	SF
O1-240	Smith Marion & Co, LLP	1,246
O1-250	Lake Arrowhead Dental	1,205
O1-270	Lake Arrowhead Chamber of Commerce	1,037
O2-090	Coldwell Banker Skyridge Realty	214
O2-100	Available	1,662
O2-120	Available	1,656
O2-150	Available	1,584
O2-210	Mountain News	2,205
O2-220	Katherine Herzog	600
O2-240	Available	1,397
O2-250	Philip M. Nisco, DDS	1,643
O2-260	Available	672
I-100	Jeannine's Interiors	2,735
J-100	Available	5,636

Available



CENTRAL COURT CO-TENANTS



PENINSULA SITE PLAN



28200 Hwy 189, Lake Arrowhead, CA 92352

SUITE	TENANT	SF
A100	Event Venue	1,000
B-200	Available	6,786
B-215	Pendleton Woolen Mills	4,335
C-200	Rocky Mountain Chocolate Factory	1,507
C-205	Remax Lakeside	967
C-210	The Boardroom at Lake Arrowhead	2,793
C-240	Rocket Fizz	2,035
C-250	Claire's Accessories	988
C-280	Pepper Palace	1,048
C-220A, B	Mr. G's for Toys	1,974
E-210	The Lake Front Taproom	2,865
E-230	Available	3,813
P-100	Papagayo's Mexican Restaurant	4,201
P-110	Big on Bears	1,750
R-200	Available	3,496
R-205-10	Sunsets & Tiki Republik	4,607
R-215	Cadillac Cowboy	2,267
S-200	Jockey	3,736
S-220	Available	3,693
S-250	The Tea Exchange	2,002
T-240	Available	1,297
T-250	Village Ice Cream & Sweet Shop	885
T-210/220	Coach	3,689
B-100	Jetties Waterfront Kitchen & Drinks	5,969
C-100	LeRoy's Board Shop	4,336
C-140	Heart's Desire	466
C-150	Leroy's Wilderness	2,496
C-170	Jurassic Fossils	1,235
E-100	Zee Palace	1,068
E-120	Mountain Arts Network	2,108
E-150	Belgian Waffle Works	2,446
R-100-110	Victory TKD USA	2,665
R-115	Top Knot Hair Salon	1,100
R-120	MAN Community Arts Center	1,310
S-100	The Studio Boutique	2,679
S-140	Lake Arrowhead School of Dance	4,359
T-100	Arrowhead Fitness	5,783

Available

PENINSULA CO-TENANTS



VISITOR PROFILE

LAKE ARROWHEAD VILLAGE VISITOR PROFILE

12 MONTHS ENDING JULY 31, 2024

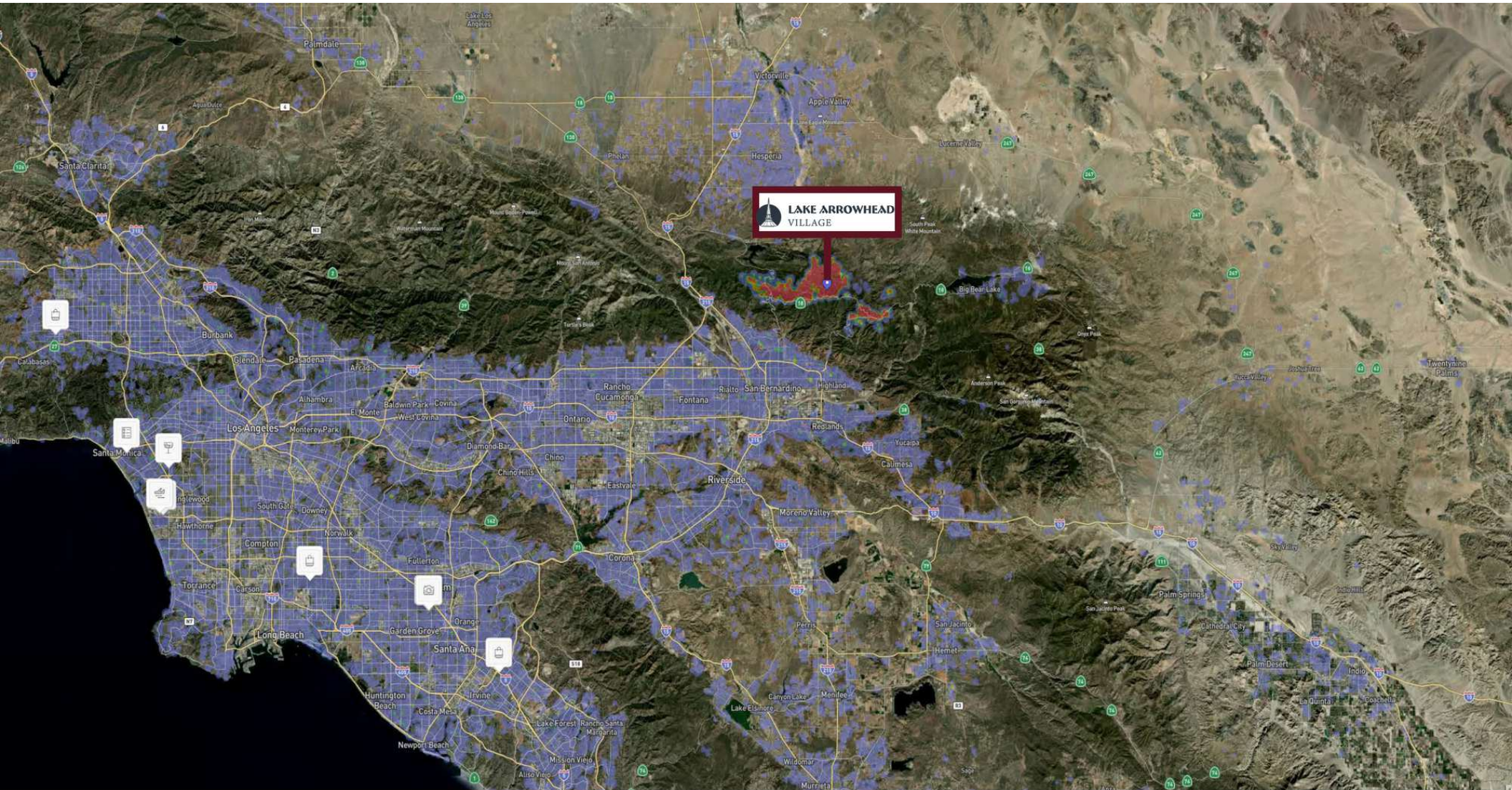
(SOURCE: PLACER.AI)



	OVERALL	MOUNTAIN COMMUNITIES*	SOUTHERN CALIFORNIA
Visitors:	2.4M	1.1M	1.3M
Average Dwell Time:	57 minutes	45 minutes	71 minutes
Median Dwell Time:	41 minutes	29 minutes	58 minutes
Visits - Last 12 Months:	Up 8.7%	Up 15.3%	Up 3.6%
Median Household Income:	\$83.6K	\$82.5K	\$84.1K
Median Household Income Over \$100K:	37.2%	34.6%	41.3%
Bachelor's Degree or Higher:	39.3%	34.6%	29.2%
Median Age:	37.7 Years	43.9 Years	33.9 Years
Persons Per Household:	2.6	2.5	3.33
Peak Hour Visits:	Noon to 4PM	2PM to 6PM	11AM to 3PM
Peak Visitor Days:	Saturday (21.8%)		
	Sunday (16.8%)		
	Friday (15.9%)		

“**” 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.

LAKE ARROWHEAD HEAT MAP



Presented By



MONICA DAL BIANCO - WEST
Senior Retail Specialist
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+