

THE LAZY LIZARD RANCH FOR SALE



35535 STATE HIGHWAY 18
LUCERNE VALLEY, CA 92356-9396



PRICE ADJUSTMENT ALERT!! ~~OLD PRICE: \$1,880,000~~ **NEW PRICE: \$1,390,000**

12 - UNIT HIGHWAY RETREAT CENTER
IN SAN BERNARDINO, CALIFORNIA



EXECUTIVE SUMMARY

OFFERING SUMMARY

BUILDING SIZE:	+/- 22,000 SF
LOT SIZE:	+/- 68.53 AC
SALE PRICE:	\$1,390,000
APN:	0449-141-09-0000
TYPE/LAND USE:	Retreat Center
YEAR BUILT:	1940
ZONING:	<u>LV/RL-5</u>
LOT FEATURES:	Desert Back, Desert Front, Gentle Sloping

LOCATION HIGHLIGHTS

Welcome to The Lazy Lizard Ranch!

Where Rustic Charm Meets Endless Possibilities

One of a kind desert oasis located in the heart of **Lucerne Valley, CA!** Sprawling across **+/- 68.53 acres**, The Lazy Lizard Ranch is the perfect mix of adventure, relaxation, and wide-open potential.

Originally established in 1940 as the **C Bar H Ranch**, this charming property has grown into a **versatile retreat** with **+/- 22,000 SF** of living space across multiple structures — and **+/- 2,195 feet of US Highway 18 frontage** to boot!



INVESTMENT OVERVIEW

PLUS – 3 Main Entrances!

Whether you're hosting an event, managing multiple guests, or creating designated access for various areas of the property, **three separate entrances** offer flexibility, convenience, and added value for future development.

Possibilities for:

- Corporate Retreats
- Yoga Retreat Center
- Weddings & Events
- Multi-Family Living
- Glamping & Ranch Stays
- Or your dream private escape!

Property Features Include:

- **12 bedrooms / 12 bathrooms** across 12 unique units
- **5 bed / 2 bath manufactured home**
- **2 bed / 1 bath guest house** and a **1 bed / 1 bath cottage**
- **Laundry room** with independent **bath house**
- **Kids playhouse**, and so much more!

Outdoor Highlights:

- **Jumbo 32' x 50' in-ground pool**
- **Expansive covered patio** for relaxing or entertaining
- **Massive covered BBQ area & rustic catering station**
- **waterfall**
- **Rustic bandstand** for live music nights
- **10-foot fire pit** for those cozy desert evenings under the stars

Banquet-Style Building:

One of the standout features is a large rustic building that looks and feels like a banquet hall, potential for weddings, corporate retreats, family reunions, or large group events. With its open layout, high ceilings, potential to impress and entertain.

Equestrian:

- **2 horse corrals & riding arena**
- **Horse supply storage**
- **Concrete slab** (former workshop)
- **Workshop/garage/storage building** with tons of space

Utility Highlights:

- **Private water well**
- **7 septic tanks**
- **2 water tanks** holding 7,500 gallons total
- **Private & peaceful** – set far off the highway with **breathtaking views & sunsets**

Whether you're dreaming of hosting unforgettable events, building a family compound, or launching a unique hospitality venture, **The Lazy Lizard Ranch** is your canvas for something truly special.

This location is approximately 15 minutes from Big Bear Lake, has 3 entrances for great ingress/egress, a banquet-style event building, +/- 70 acres of usable land, this is a rare property with incredible bones for a retreat center designed for fun and flexibility — this is the opportunity you've been waiting for!



Why Lucerne Valley?!

Lucerne Valley, nestled in the High Desert region of San Bernardino County, is a unique community defined by its wide-open landscapes, rugged beauty, and rural charm. Surrounded by mountain ranges—the San Bernardino Mountains to the south, Granite Mountains to the east, and Ord Mountains to the north—the valley offers panoramic desert views and a peaceful environment. Known for its off-roading, stargazing, and proximity to outdoor recreation areas, Lucerne Valley has become a draw for those seeking affordability, space, and a slower pace of life while remaining connected to larger regional markets.

Unmatched Connectivity. Located along State Route 18 and State Route 247, Lucerne Valley connects easily to Apple Valley, Victorville, Barstow, and Big Bear Lake, offering access to both desert and mountain destinations. The community sits within driving distance of Interstates 15 and 40, providing regional access to Las Vegas, Los Angeles, and Riverside. While maintaining its rural identity, Lucerne Valley benefits from its strategic position at the crossroads of Southern California's desert and mountain corridors.

Strategic Growth & Open-Space Appeal. While unincorporated and governed by San Bernardino County, Lucerne Valley's vast land availability, affordable housing, and low-density zoning offer opportunities for residential, agricultural, renewable energy, and small business development.

With its rare combination of space, affordability, and location, Lucerne Valley is more than just a desert town—it's a community with untapped potential. Whether you're seeking to live, invest, or build a business, Lucerne Valley offers a unique lifestyle anchored by natural beauty, accessibility, and long-term growth opportunities.









PLAT MAP

N.W.1/4 Fractional Sec.33, T.4N., R.1E., S.B.B.&M.

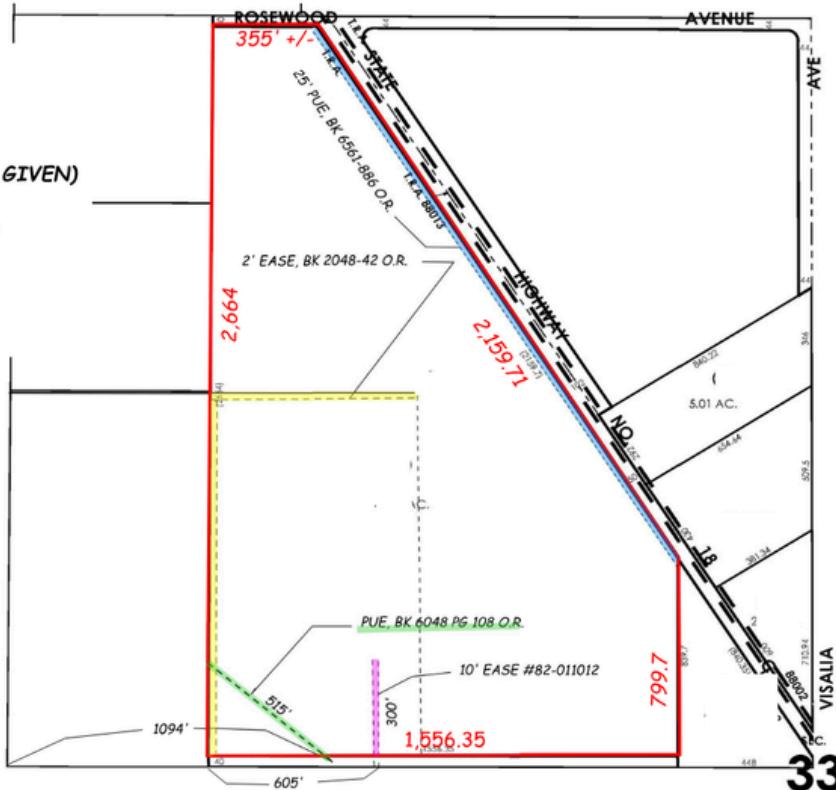


- █ PIQ
- █ 2' ESMT FOR ELECTRIC & TELEPHONE LINES REC. IN BK 2048 PG 42 O.R.
- █ ESMT FOR PUBLIC UTILITIES REC. 12-13-63 AS INS. No. 700 IN BK 6048 PG 108 O.R. (NO WIDTH GIVEN)
- █ 25' ESMT FOR PUBLIC UTILITIES REC. 01-03-66 AS INS. No. 407 IN BK 6561 PG 886 O.R. & 09-18-63 IN BK 5990 PG 241 O.R.
- █ 10' ESMT FOR PUBLIC UTILITIES REC. 01-18-82 AS INS. No. 82-011012

+/- 2,970,296 SF

Total Acreage: +/- 68.19 Acres

Total Usable Acreage: +/- 65.67 Acres



EQUITY TITLE
COMPANY

This plat is not a part of a preliminary title report or policy of title insurance.

Equity title Company does not guarantee the square footage or lot size as shown on this plat.

Easements and other matters depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon.

Housing Market Characteristics

35535 State Highway 18, Lucerne Valley,
California, 92356
Ring of 3 miles



\$225,000 ↓
Median Home Value

244% lower than California which
is **\$773,228**



82

Housing Affordability
Index



28.7%

Percent of Income
for Mortgage



101

Percent of Income for
Mortgage (Index)

Age <18 **147**

Age 18-64 **404**

Age 65+ **155**

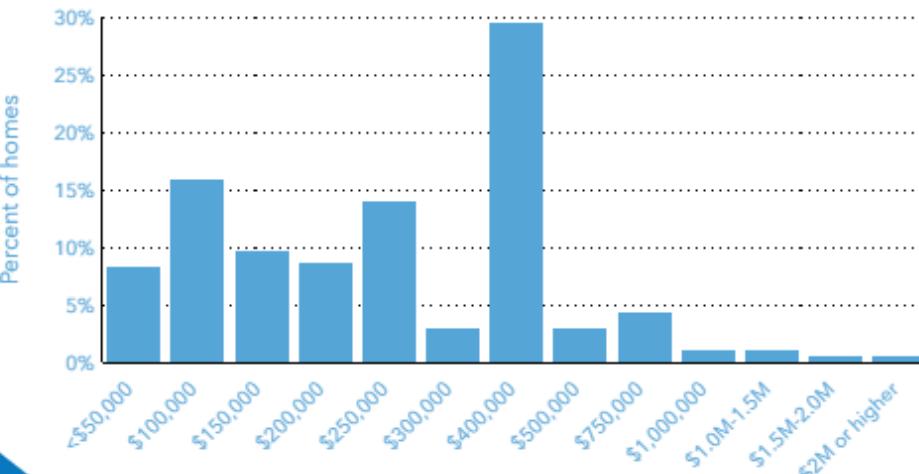
Total Pop
705

Pop Growth
-0.19%

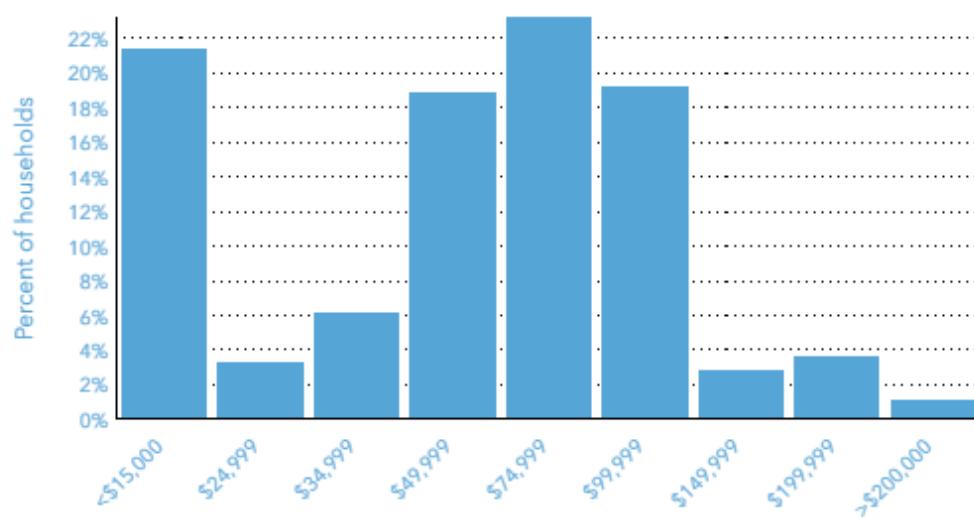
Average HH Size
2.53

Median Net Worth
\$102,132

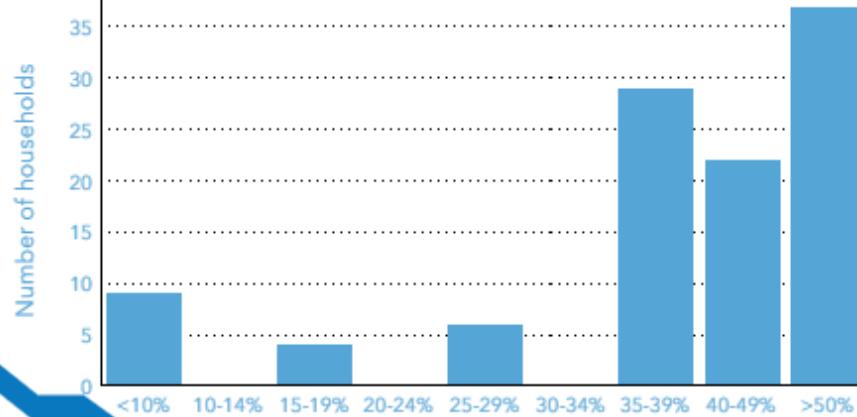
Home Value



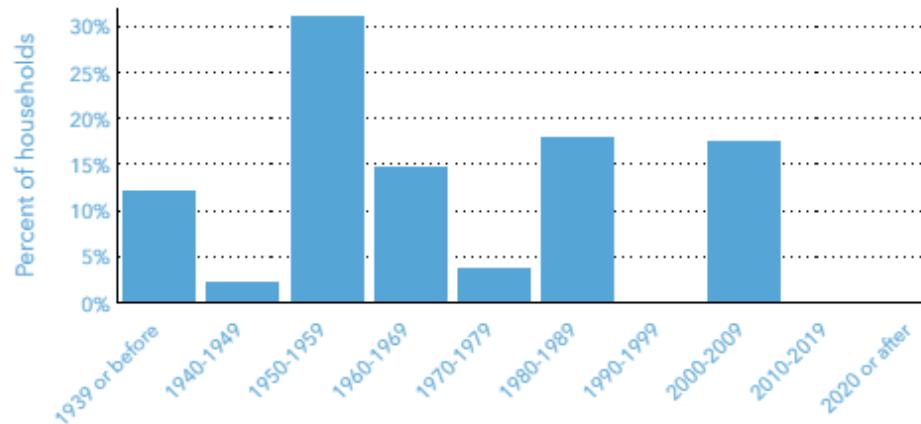
Household Income



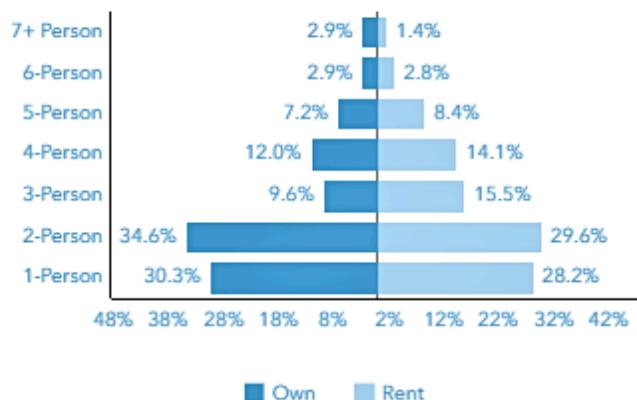
Mortgage as % Salary



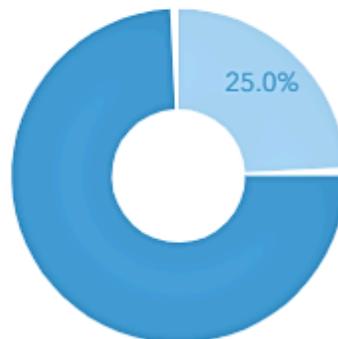
Year Property Built



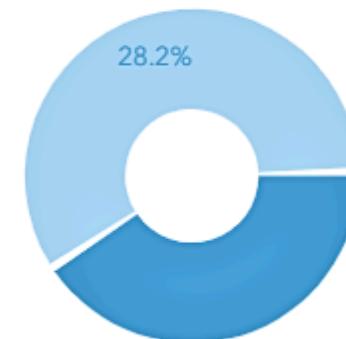
Census Housing by Size



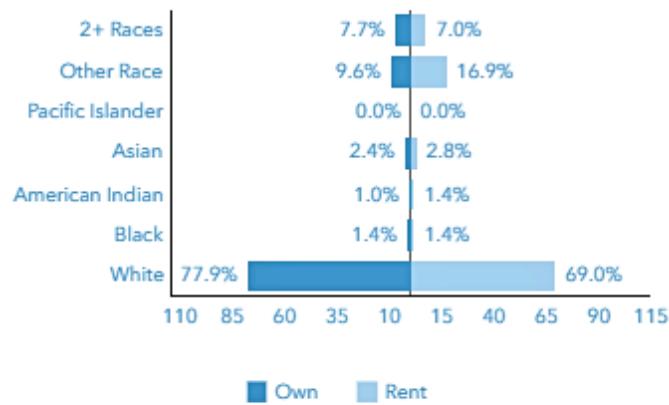
Home Ownership



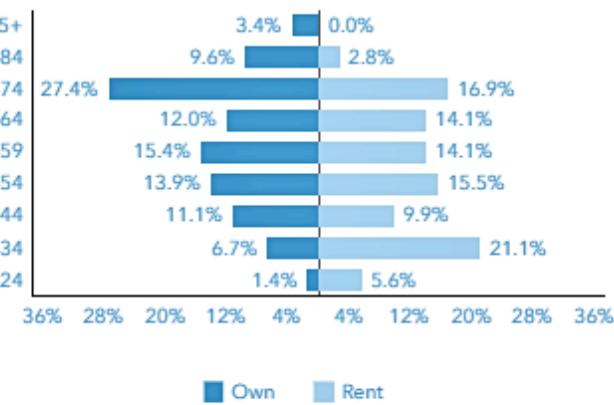
Hispanic Home Ownership



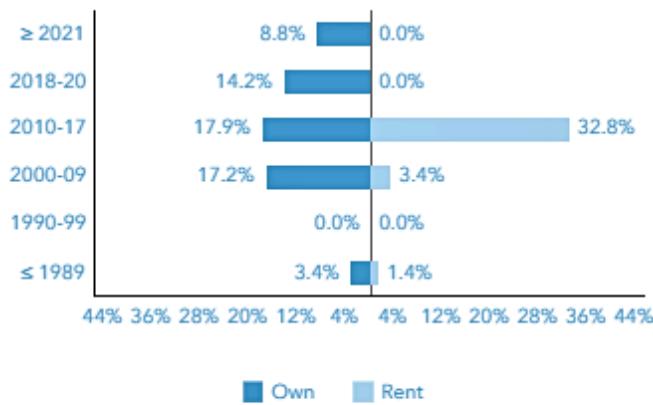
Housing by Race of Householder



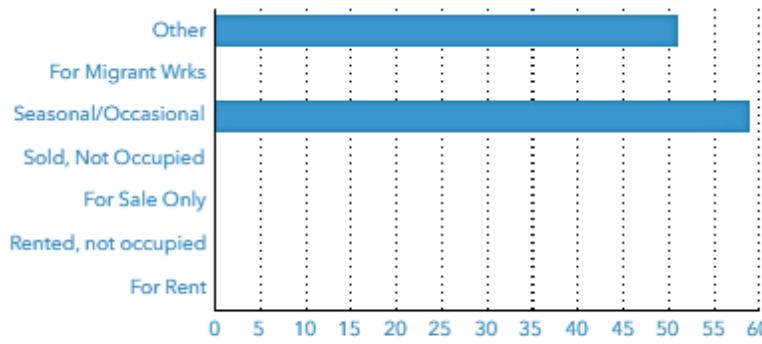
Housing by Age of Householder



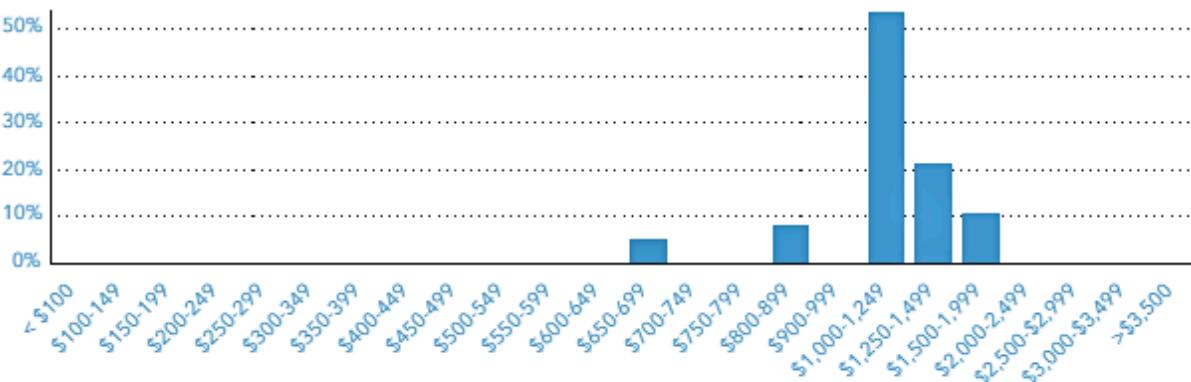
Year Householder Moved In



Vacant Housing Units (Total 110)



Gross Rent





Exclusively Marketed by:



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