

# LAKE ARROWHEAD VILLAGE - FOR LEASE

Lake Arrowhead, CA 92352

**Join:**

**STATER BROS.**  
markets

**COACH**

**PENDLETON**

**JOCKEY**



**Bank of America**



**and over 50 other retail, restaurant and service businesses.**

Photo Courtesy Lake Arrowhead Communities Chamber of Commerce

MONICA DAL BIANCO - WEST

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[Click Here or the Image for a Property Overview Video](#)

**PROGRESSIVE**  
REAL ESTATE PARTNERS

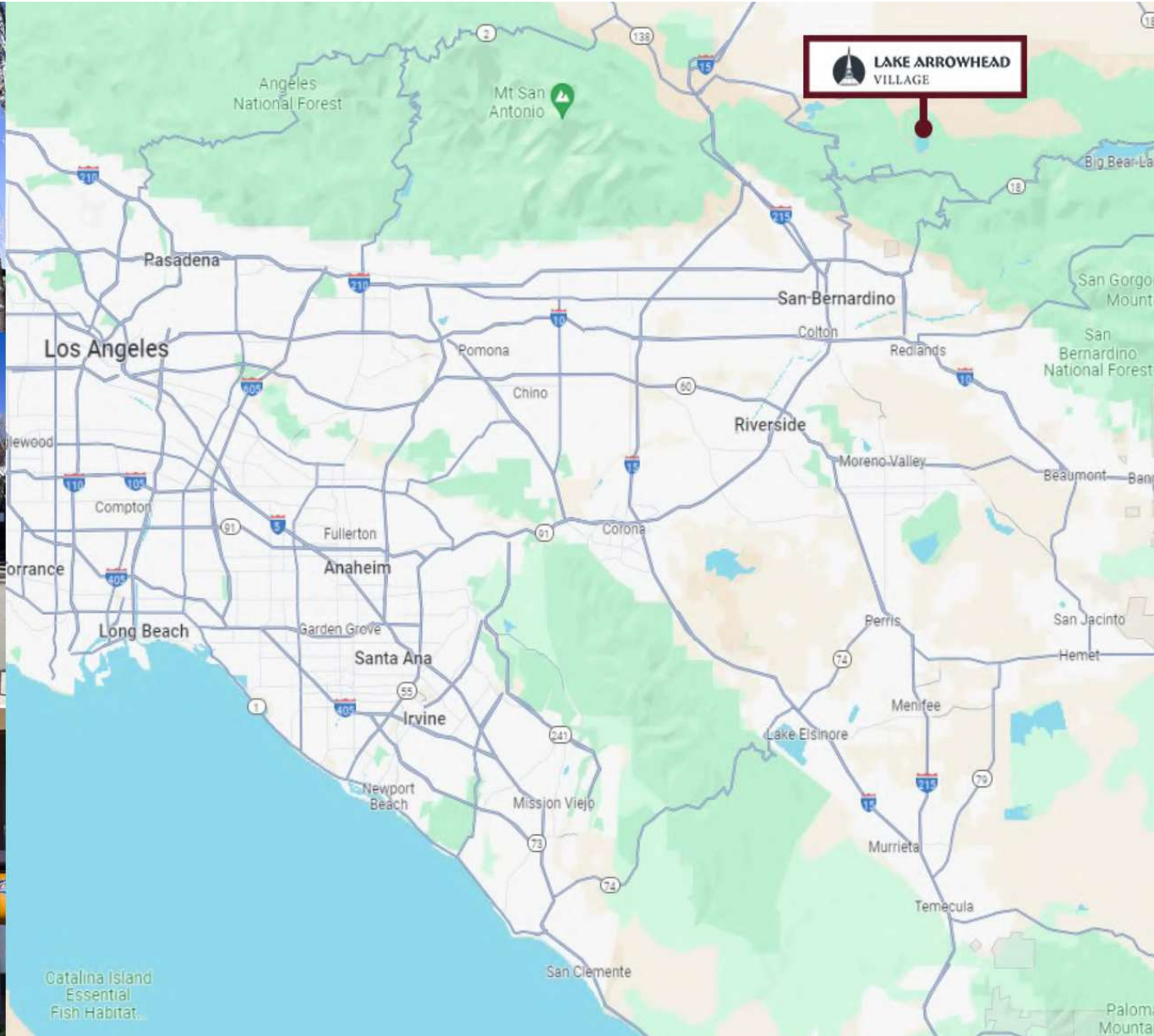
# PROPERTY HIGHLIGHTS



- **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

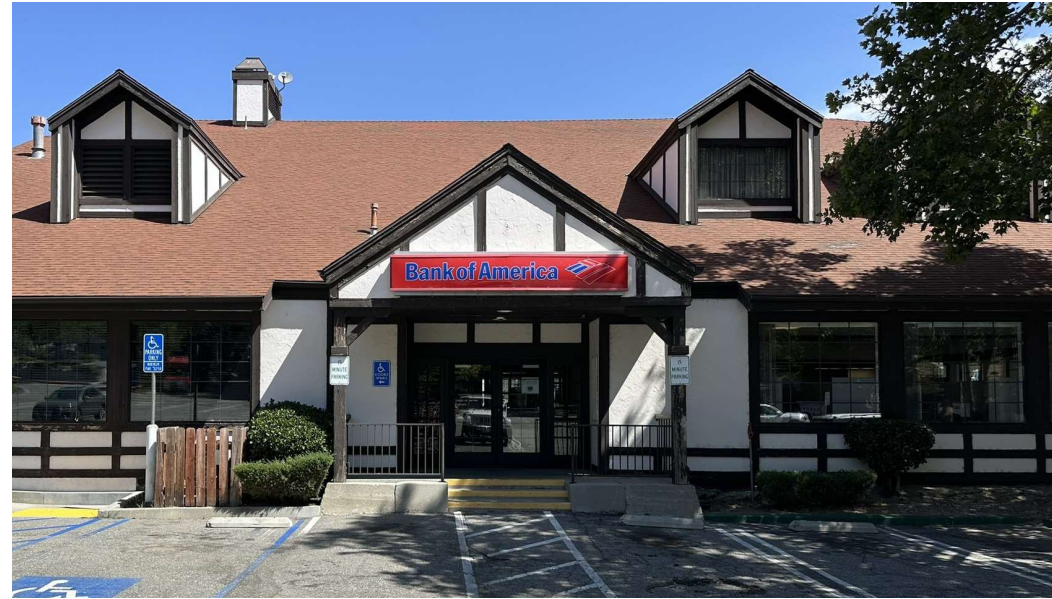
28200 Hwy 189, Lake Arrowhead, CA 92352		
SUITE	TENANT	SF
D-100	Mc Donald's - Ground Lease	3,072
F 100-140	Available (Train)	6,547
F-150	Keller Williams Realty	1,919
F-170	Available	972
F-180	Rippin Bowls	728
F-190	Jersey Mike's	1,238
F-270	Executive Office Suites	1,450
F-280	Office Available	1,041
F-290	Office Available	3,021
G-100	Bank of America - Ground Lease	11,500
O1-100	The Poppery	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

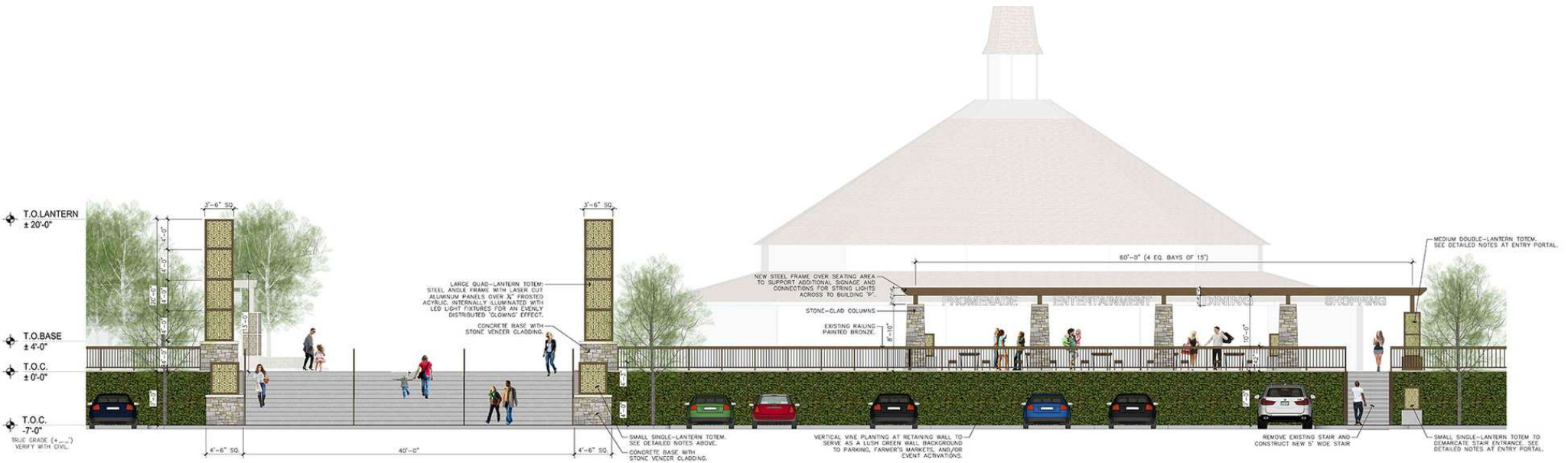
SUITE	TENANT	SF
A100	Event Venue	1,000
B-200	Available	6,786
B-215	Pendleton Woolen Mills	4,335
C-200	Rocky Mountain Chocolate Factory	1,507
C-205	Remax Lakeside	967
C-210	The Boardroom at Lake Arrowhead	2,793
C-240	Rocket Fizz	2,035
C-250	And Then	988
C-280	Pepper Palace	1,048
C-220A, B	Mr. G's for 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	Celitos	3,693
S-250	The Tea Exchange	2,002
T-240	Iris Galerie	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	Available	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



# PENINSULA'S PROPOSED RENOVATION RENDERINGS



# VISITOR PROFILE

## LAKE ARROWHEAD VILLAGE VISITOR PROFILE

12 MONTHS ENDING JULY 31, 2024

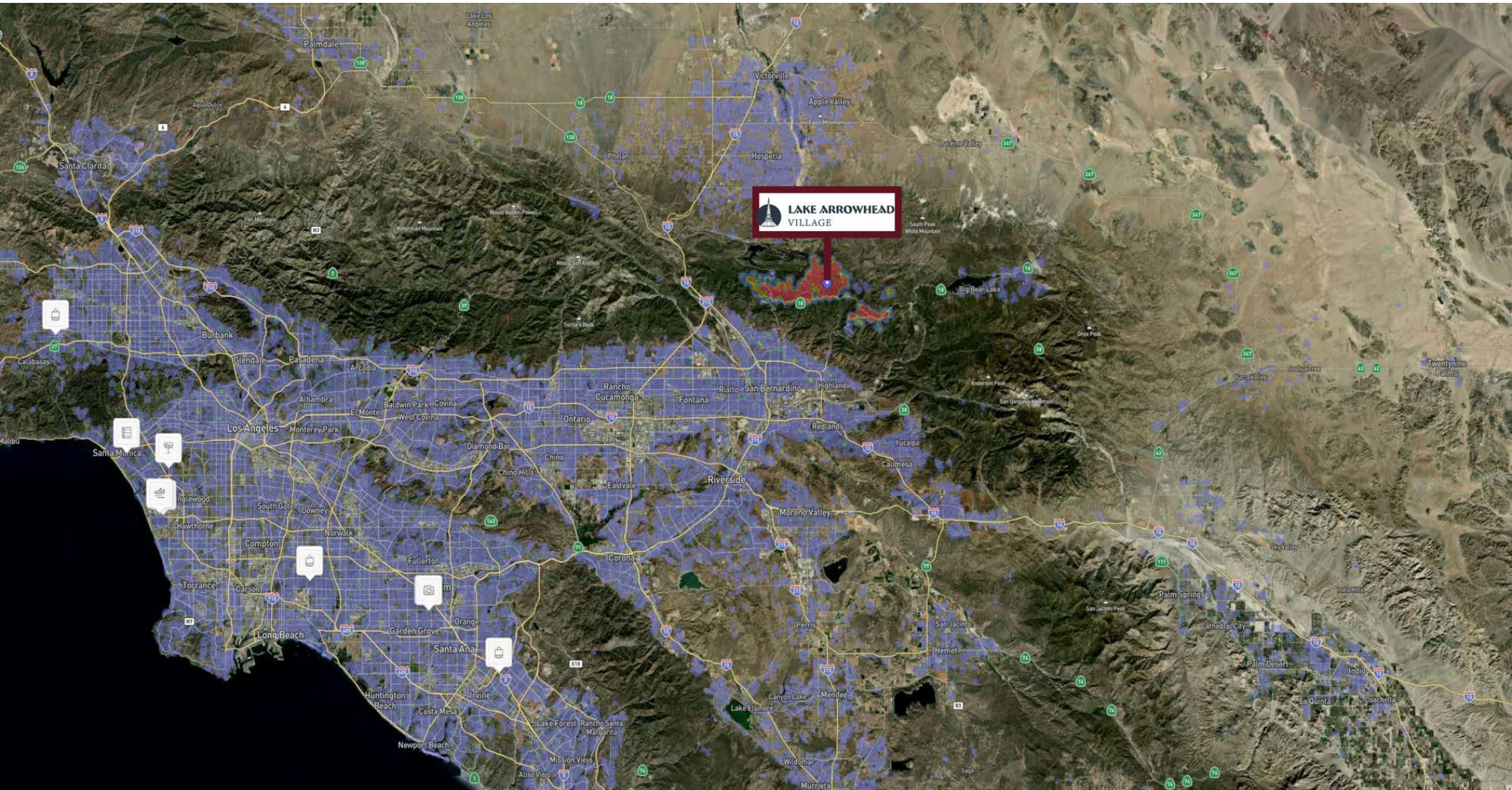
(SOURCE: PLACER.AI)



	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



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**2,000+**  
SALES/LEASES

TOTAL SALES OVER

**\$2B+**