

BIG BEAR RETAIL

# DRIVE THRU PAD FOR LEASE

42167 Big Bear Blvd, Big Bear Lake, CA 92315

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## LOCATION DESCRIPTION

Prime 2 acre development situated within the main retail node in Big Bear, a popular year-round resort destination attracting millions of visitors every year. The site has cross access with the Stater Bros' anchored Lakeview Center, and is directly across the street from Interlake Shopping Center, anchored by Vons and Petco. Conveniently located off Big Bear Blvd between Big Bear Lake to the north, and the Ski Resorts of Snow Summit and Bear Mountain to the south.

## PROPERTY HIGHLIGHTS

- Co-tenancy with Chipotle (lease executed)
- Additional opportunities available - BTS or ground lease
- Great visibility off Big Bear Blvd with 22,200 CPD
- Full access ingress/egress off a signalized intersection with sufficient and accessible surface parking totaling 87 spaces
- Adjacent to two daily needs grocery-anchored centers with excellent national co-tenancy

## AREA COTENANTS



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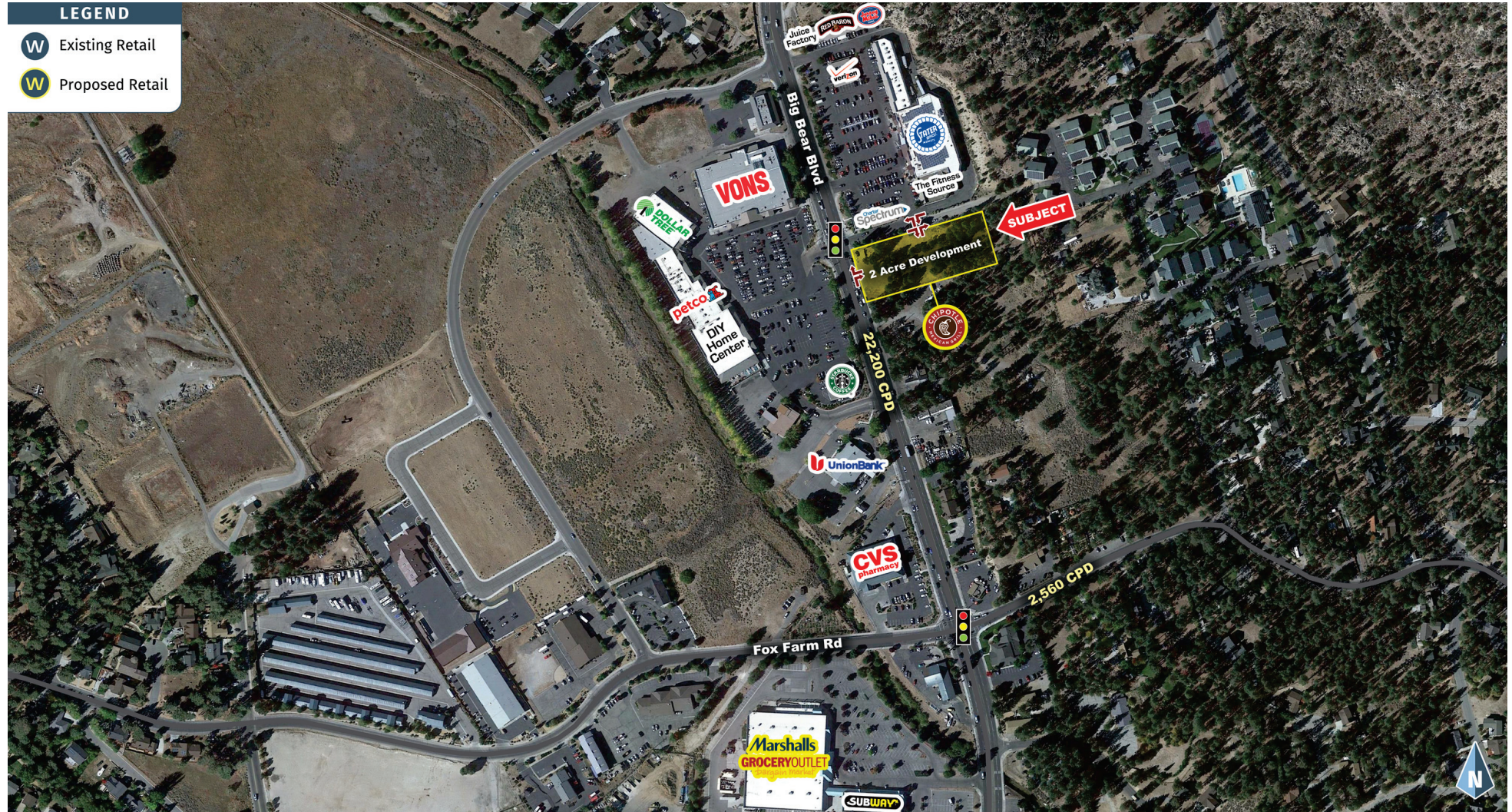


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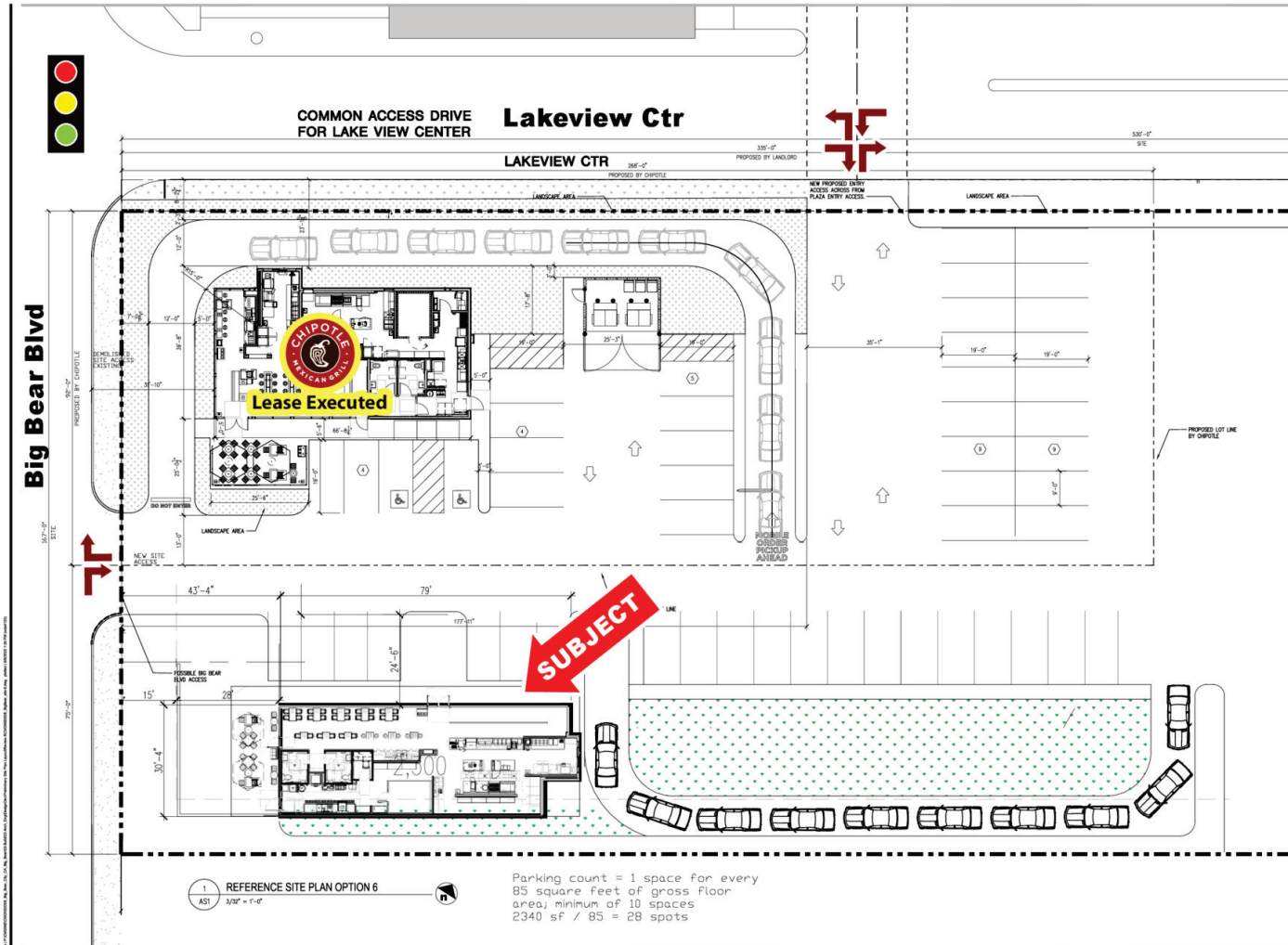


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<b>POPULATION SUMMARY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,018	11,165	17,938
Total Population in 5 years	2,064	11,456	18,440
Annual Growth Rate	0.45%	0.52%	0.55%
Median Age	53.7	47.4	48.3
<b>INCOME SUMMARY</b>			
Median Household Income	\$63,102	\$55,993	\$57,321
Average Household Income	\$90,204	\$77,040	\$78,054
<b>BUSINESS SUMMARY</b>			
Total Businesses	264	809	926
Total Employees	4,632	9,341	9,867
Daytime Population	5,805	15,761	20,130
<b>POPULATION 25+ by EDUCATIONAL ATTAINMENT</b>			
Associate's Degree	13.2%	11.3%	10.2%
Bachelor's Degree	19.0%	15.2%	15.0%
Graduate / Professional Degree	8.6%	7.7%	7.6%
Percent of Population with Degrees	40.85%	34.15%	32.75%
<b>EMPLOYED POPULATION 16+ by OCCUPATION</b>			
Total	843	4,745	7,674
White Collar	59.6%	56.3%	56.3%
Service Industry	15.5%	19.1%	18.6%
Blue Collar	24.6%	24.7%	25.0%
<b>HOUSEHOLD SUMMARY</b>			
Households	856	4,731	7,599
Average Household Size	2.34	2.35	2.35
Average Family Size	2.73	2.88	2.87
Median Home Value	\$606,299	\$486,305	\$459,162

\* 2020 Demographic data derived from ESRI

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