FOR SALE

40645 VILLAGE DR

BIG BEAR LAKE, CA

MIXED-USE INVESTMENT

+ FULLY ENTITLED DEVELOPMENT LOT

A RARE OPPORTUNITY IN THE HEART OF BIG BEAR'S VILLAGE



CONCEPTUAL RENDERING – PROPOSED IMPROVEMENTS
FOR ILLUSTRATION PURPOSES ONLY. SUBJECT TO FINAL CITY APPROVALS.

±3,190 SF EXISTING MIXED-USE

Ground-floor retail plus 2 bed / 2 bath residential unit above

FULLY ENTITLED ADJACENT LOT

Approved plans for second mixed-use building (retail + two 2 bed / 2 bath apartments)

SIGNIFICANT INCOME UPSIDE

New building projected to nearly double income upon completion

PRIME VILLAGE LOCATION

High foot traffic, year-round demand

kw LA HARBOR
KELLERWILLIAMS. REALTY

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INVEST
DEVELOP
PROSPER

40645 VILLAGE DR

BIG BEAR LAKE, CA

STABILIZED INCOME
+ ENTITLED EXPANSION
IN THE HEART OF BIG BEAR VILLAGE

PROPERTY OVERVIEW

40645 Village Drive is a fully leased ±3,190 SF mixed-use property in the heart of Big Bear Lake's Village district. The existing building includes a ground-floor delicatessen and a two-bedroom, two-bath residential unit above.

The adjacent fully entitled vacant lot has approved plans for a second mixed-use structure with ground-floor retail and two two-bedroom apartments above. The prior offering materials project that completion could nearly double the property's income.

OFFERING PRICE

$1,395,000

Existing Building	±3,190 SF
Lot Size	±9,249 SF
Existing Use	Retail + 2 Bed / 2 Bath
Zoning	Village Specific Plan (VSP)
Occupancy	Tenant Occupied
Year Built	1966

EXISTING RESIDENTIAL INTERIORS - ACTUAL PROPERTY PHOTOS



KITCHEN



LIVING / FIREPLACE



PRIMARY BEDROOM



BATH



DEVELOPMENT UPSIDE

- Fully entitled adjacent vacant lot
- Approved second-building plans
- Ground-floor retail in proposed building
- Two 2-bedroom apartments above
- Prime pedestrian-oriented Village location
- Projected income upside after buildout

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KELLER WILLIAMS - LA HARBOR

Information deemed reliable but not guaranteed. Buyer to independently verify all information.