

VACANT RETAIL OPPORTUNITY

328 W Big Bear Blvd | Big Bear, CA 92314



MATTHEWS™

**Retail
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



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Broker of Record

David Harrington

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328 W Big Bear Blvd
Big Bear, CA 92314

±2,020 SF

GLA

±0.22 AC

Year Built

±17,550

Vehicles Per Day

Fee Simple

Ownership

\$321

Price Per SF



INVESTMENT HIGHLIGHTS

Property Highlights


- **Turnkey Retail Building:** Retail building zoned for most retail uses with some included equipment (Contact Broker)
- **High Barrier Market:** High Barrier to entry due to Legal/regulatory hurdles, intense market knowledge requirements, and the scarcity of developable land within the greater Big Bear Market. Average household incomes within 3-miles top \$100,000, while the median home value within 3-miles is \$518,000 both well above the national average.
- **Main Arterial Access:** Located along Big Bear Blvd the main thoroughfare that extends through 15 miles of Big Bear Valley. Big Bear Blvd can see up to +20,000 during peak Ski Season
- **Local Economy/Travel Destination:** Big Bear's local economy is heavily driven by year-round tourism, with 99% of its economic activity linked to visitors. As of May 2026, the economy relies on a, primarily, two-season model—skiing in winter and lake activities/hiking in summer—attracting over a million visitors annually from Southern California.

Property Overview

Ownership	Fee Simple
Price	\$650,000
Zoning	C-2
Units	2
Utilities	Water, Sewer, Electric, Gas
Parcel ID	0311-118-66





 **North Shore Elementary**
±3,000 Students



Big Bear Airport

Subject Property 

Interlaken Shopping Center



 **The Lodge at Timberline Trail**
Vacation Rental Homes



W Big Bear Blvd ± 17,550 VPD



Thelma's Family Restaurant & Bakery



W Big Bear Blvd ± 17,550 VPD

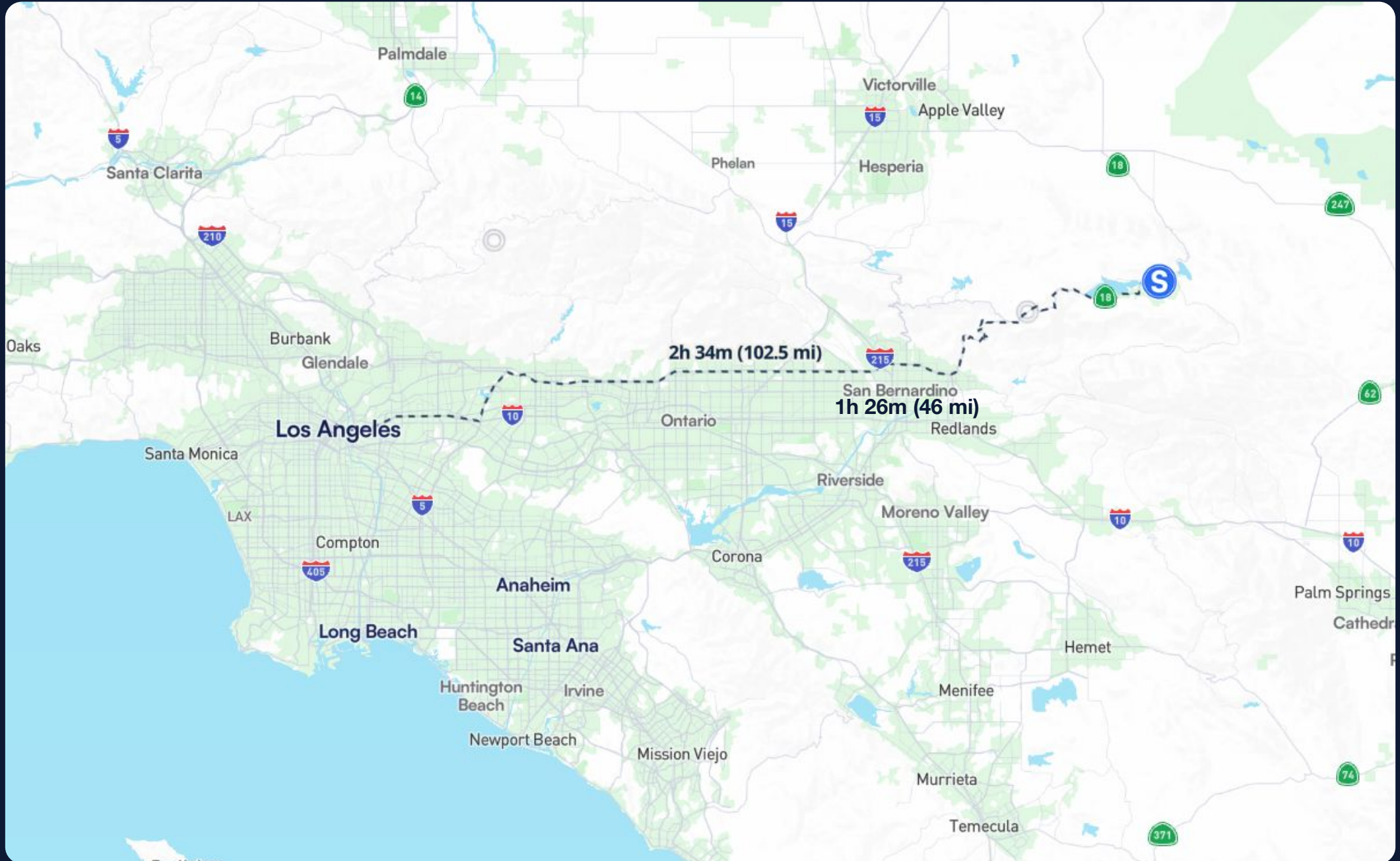


±0.23 Acres



MARKET OVERVIEW

Vacant Retail Opportunity
328 W Big Bear Blvd Big Bear, CA 92314



BIG BEAR, CA



Market Demographics

7 Million+
Annual Visitors

4.7M+
Annual Vehicle Trips to Big Bear

\$118,747
Median HH Income

\$235.8M
Annual Retail Sales

Local Market Overview

Big Bear Lake, California has a tourism-driven economy supported by year-round outdoor recreation, hospitality, and small business activity. The area attracts visitors for skiing and snowboarding in the winter and hiking, mountain biking, fishing, and lake recreation during the warmer months. Tourism supports local hotels, vacation rentals, restaurants, retail shops, and entertainment businesses, creating steady demand for seasonal and full-time employment. The region also benefits from its proximity to Southern California population centers, making it a popular destination for weekend travel and short-term stays.

In recent years, Big Bear has seen continued investment in tourism infrastructure, lodging, and community development projects that support long-term economic stability. The local economy is strengthened by a mix of independent businesses, property investment, and outdoor recreation industries that contribute to tax revenue and local services. Real estate activity and demand for vacation homes have also supported construction, property management, and related service sectors. Overall, Big Bear's economy is supported by a combination of natural attractions, visitor spending, and a business environment centered on recreation and hospitality.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,767	27,098	33,736
Current Year Estimate	7,719	27,026	33,648
2020 Census	4,901	14,119	17,586
Growth Current Year-Five-Year	0.61%	0.27%	0.26%
Growth 2020-Current Year	57.50%	91.41%	91.33%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,342	12,027	14,977
Current Year Estimate	3,363	12,141	15,107
2020 Census	2,077	6,196	7,748
Growth Current Year-Five-Year	-0.62%	-0.94%	-0.86%
Growth 2020-Current Year	61.88%	95.95%	94.97%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$94,301	\$118,747	\$114,194

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 328 W Big Bear Blvd, Big Bear, CA, 92314 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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