



**PACIFIC HAWK VENTURES**  
CONNECTING VISION WITH OPPORTUNITY

## Project Overview: 40277 Big Bear Blvd Big Bear Lake, California



<b>Zoning: C-3 (Commercial - Visitor)</b> Allows a wide range of uses including retail, restaurants, lodging, mixed-use, and experiential businesses.	<b>Lot Size: Approximately 0.58 acres / 25,000 SF</b> Spacious lot ideal for phased development, ample parking, outdoor patio space, and optional vertical expansion, accommodating its three distinct existing structures.	<b>Traffic Counts and Site Prominence</b> <ul style="list-style-type: none"><li>Exceptional daily traffic of 22,000 AADT / 31,000 MADD, ensuring high visibility and consistent customer exposure (Source: Caltrans).</li><li>Gateway entry into Big Bear, ideally situated between Boulder Bay and the Village.</li><li>Surrounded by complementary retail, dining, and lodging establishments.</li></ul>
<b>Retail Corner Unit (1,242 SF)</b> <ul style="list-style-type: none"><li>Immediately available for retail use.</li><li>Adaptable for a café, bistro, or other food and beverage establishment with buildout.</li></ul>	<b>Rebuild Canvas (3,735 SF)</b> Ideal for a custom mixed-use vision: hospitality, vibrant restaurant, brewery, or bespoke retail. Capitalize on prime visibility and flexible zoning for your next concept.	<b>Private Cabin Unit</b> Fully furnished live/work cabin with flexible lease options, dedicated parking spaces, and private outdoor space—ideal for residents seeking convenience, flexibility, and a distinctive mountain lifestyle.
<b>Ideal Uses</b> <ul style="list-style-type: none"><li>Retail</li><li>Restaurant</li><li>Hospitality</li><li>Pop-Up Market</li><li>Live/Work</li><li>EV Charging Hub</li><li>Equipment Rental</li><li>Brewery/Distillery</li><li>QSR/Drive-thru</li><li>Wellness/Spa Retreat</li><li>Snack Kiosk</li><li>Boutique Lodging</li><li>Artisan Retail</li><li>Visitor Services</li></ul>	<b>Frontage</b> Highly visible corner location with exceptional signage opportunities and easy site access from multiple dedicated entry points. <ul style="list-style-type: none"><li>275+ feet frontage along Big Bear Blvd, the primary commercial artery.</li><li>260+ feet frontage along Mill Creek Road, maximizing exposure and accessibility.</li></ul>	<b>Room to Grow, Gather &amp; Park</b> <ul style="list-style-type: none"><li>Outdoor patio dining, special events, and community-focused gatherings.</li><li>Expanded amenities and enhanced guest experience.</li><li>Ample parking for convenience and operational efficiency.</li></ul>

### Prime Commercial Investment at Big Bear's Gateway

Strategically located at the gateway to Big Bear Lake-voted the #1 Best Lake in the U.S. by USA TODAY (2025)-this 0.58-acre (25,000 SF) corner parcel offers 275+ feet of frontage on Big Bear Blvd and 260+ feet on Mill Creek Road, maximizing visibility and access for visitors and locals alike.

### Zoning & Development Opportunity

Zoning: C-3 (Commercial - Visitor), supporting a wide range of uses including:

- Quick-Service & Full-Service Restaurants
- Specialty Retail & Experiential Businesses
- Lodging / Mixed-Use Developments

The zoning allows flexible planning for retail, dining, live/work, and hospitality, with options for phased development, vertical expansion, and outdoor activations.

### Existing Structures & Leasing Opportunities

1. Retail Corner Unit (1,242 SF)
  - Immediately available
  - Ideal for café, bistro, or retail shop
2. Rebuild Opportunity (3,735 SF)
  - Flexible canvas for mixed-use, boutique hospitality, or specialty F&B concepts
3. Private Cabin Unit (786 SF)
  - Fully furnished live/work space
  - Seasonal or long-term rental potential

All units available August 1, 2025 | Rental Rates: Upon Request

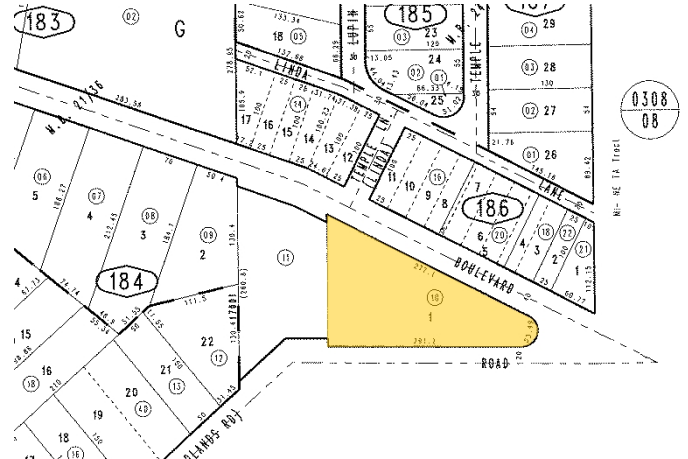
## Market & Traffic Insights

- 22,000 AADT / 31,000 MADT (peak tourism months)
- Over 6 million visitor days/year
- Draws affluent visitors from LA, Orange, San Diego & Riverside Counties
- \$437M+ in direct visitor spending (2021)

## Ownership & Flexibility

Ownership is tenant-focused and adaptable, open to:

- Joint venture discussions
- Tenant improvements
- Custom build-outs



## Contact

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