



Join Tenants:



And Over 50 other national, local & regional businesses serving this exciting resort community!





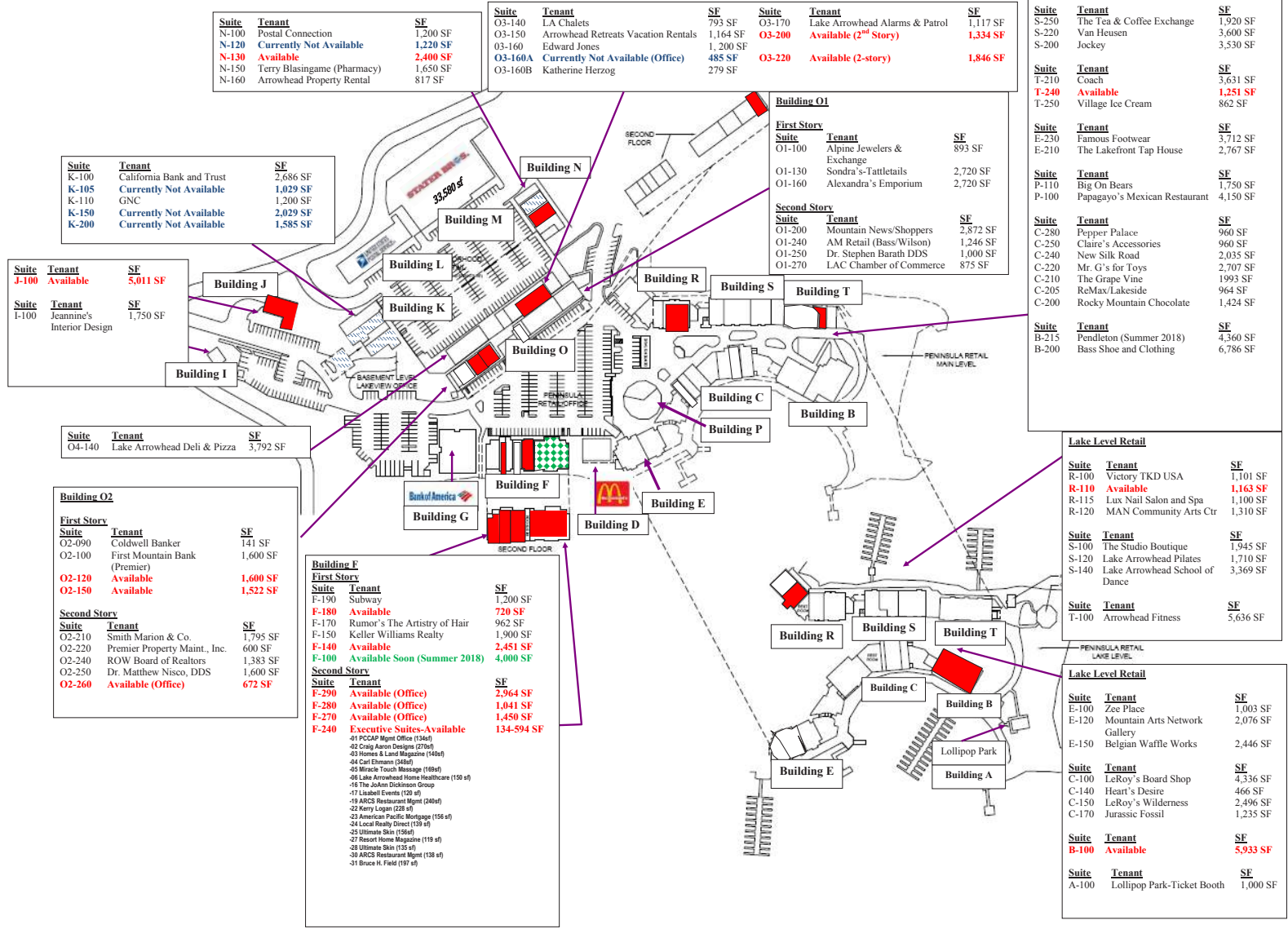
Progressive Real Estate Partners is pleased to present the opportunity to lease at the entertainment destination of Lake Arrowhead Village

- **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** - There are over 25,000 full time residents in the trade area plus approximately 4 million visitors to Lake Arrowhead Village each year. The project is a short walk for guests of the Lake Arrowhead Resort & Spa, Arrowhead Lake Inn, & Lake Arrowhead Chalets.
- **The Neighborhood District** - A top performing Stater Bros., California Bank & Trust & the U.S. Postal Service anchors the neighborhood portion of the project;
- **The Outlet District** - Coach, Wilsons Leather, Famous Footwear, Bass Shoe, Van Heusen & Jockey anchor the outlet 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, Lollipop Park (a small amusement park with a Carousel, Go Karts, and more), 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!



SITE PLAN

LAKE ARROWHEAD VILLAGE



Suite	Tenant	SF
N-100	Postal Connection	1,200 SF
N-120	Currently Not Available	1,220 SF
N-130	Available	2,400 SF
N-150	Terry Blasingame (Pharmacy)	1,650 SF
N-160	Arrowhead Property Rental	817 SF

Suite	Tenant	SF
O3-140	LA Chalets	793 SF
O3-150	Arrowhead Retreats Vacation Rentals	1,164 SF
O3-160	Edward Jones	1,200 SF
O3-160A	Currently Not Available (Office)	485 SF
O3-160B	Katherine Herzog	279 SF

Suite	Tenant	SF
O3-170	Lake Arrowhead Alarms & Patrol	1,117 SF
O3-200	Available (2 nd Story)	1,334 SF
O3-220	Available (2-story)	1,846 SF

Suite	Tenant	SF
K-100	California Bank and Trust	2,686 SF
K-105	Currently Not Available	1,029 SF
K-110	GNC	1,200 SF
K-150	Currently Not Available	2,029 SF
K-200	Currently Not Available	1,585 SF

Suite	Tenant	SF
J-100	Available	5,011 SF
I-100	Jeannine's Interior Design	1,750 SF

Suite	Tenant	SF
O4-140	Lake Arrowhead Deli & Pizza	3,792 SF

Building O2		
First Story	Tenant	SF
O2-090	Coldwell Banker	141 SF
O2-100	First Mountain Bank (Premier)	1,600 SF
O2-120	Available	1,600 SF
O2-150	Available	1,522 SF
Second Story	Tenant	SF
O2-210	Smith Marion & Co.	1,795 SF
O2-220	Premier Property Maint., Inc.	600 SF
O2-240	ROW Board of Realtors	1,383 SF
O2-250	Dr. Matthew Nisco, DDS	1,600 SF
O2-260	Available (Office)	672 SF

Building F		
First Story	Tenant	SF
F-190	Subway	1,200 SF
F-180	Available	720 SF
F-170	Rumor's The Artistry of Hair	962 SF
F-150	Keller Williams Realty	1,900 SF
F-140	Available	2,451 SF
F-100	Available Soon (Summer 2018)	4,000 SF
Second Story	Tenant	SF
F-290	Available (Office)	2,964 SF
F-280	Available (Office)	1,041 SF
F-270	Available (Office)	1,450 SF
F-240	Executive Suites-Available	134-594 SF

Building O1		
First Story	Tenant	SF
O1-100	Alpine Jewelers & Exchange	893 SF
O1-130	Sondra's-Tattletails	2,720 SF
O1-160	Alexandra's Emporium	2,720 SF
Second Story	Tenant	SF
O1-200	Mountain News/Shoppers	2,872 SF
O1-240	AM Retail (Bass/Wilson)	1,246 SF
O1-250	Dr. Stephen Barath DDS	1,000 SF
O1-270	LAC Chamber of Commerce	875 SF

Main Level Retail		
Suite	Tenant	SF
R-200	Wilson's Leather	3,222 SF
R-205-210	The Grill	4,375 SF
R-215	Available	3,375 SF

Suite	Tenant	SF
S-250	The Tea & Coffee Exchange	1,920 SF
S-220	Van Heusen	3,600 SF
S-200	Jockey	5,330 SF
Suite	Tenant	SF
T-210	Coach	3,631 SF
T-240	Available	1,251 SF
T-250	Village Ice Cream	862 SF

Suite	Tenant	SF
E-230	Famous Footwear	3,712 SF
E-210	The Lakefront Tap House	2,767 SF
Suite	Tenant	SF
P-110	Big On Bears	1,750 SF
P-100	Papagayo's Mexican Restaurant	4,150 SF

Suite	Tenant	SF
C-280	Pepper Palace	960 SF
C-250	Claire's Accessories	960 SF
C-240	New Silk Road	2,035 SF
C-220	Mr. G's for Toys	2,707 SF
C-210	The Grape Vine	1,993 SF
C-205	ReMax/Lakeside	964 SF
C-200	Rocky Mountain Chocolate	1,424 SF

Suite	Tenant	SF
B-215	Pendleton (Summer 2018)	4,360 SF
B-200	Bass Shoe and Clothing	6,786 SF

Lake Level Retail		
Suite	Tenant	SF
R-100	Victory TKD USA	1,101 SF
R-110	Available	1,163 SF
R-115	Lux Nail Salon and Spa	1,100 SF
R-120	MAN Community Arts Ctr	1,310 SF

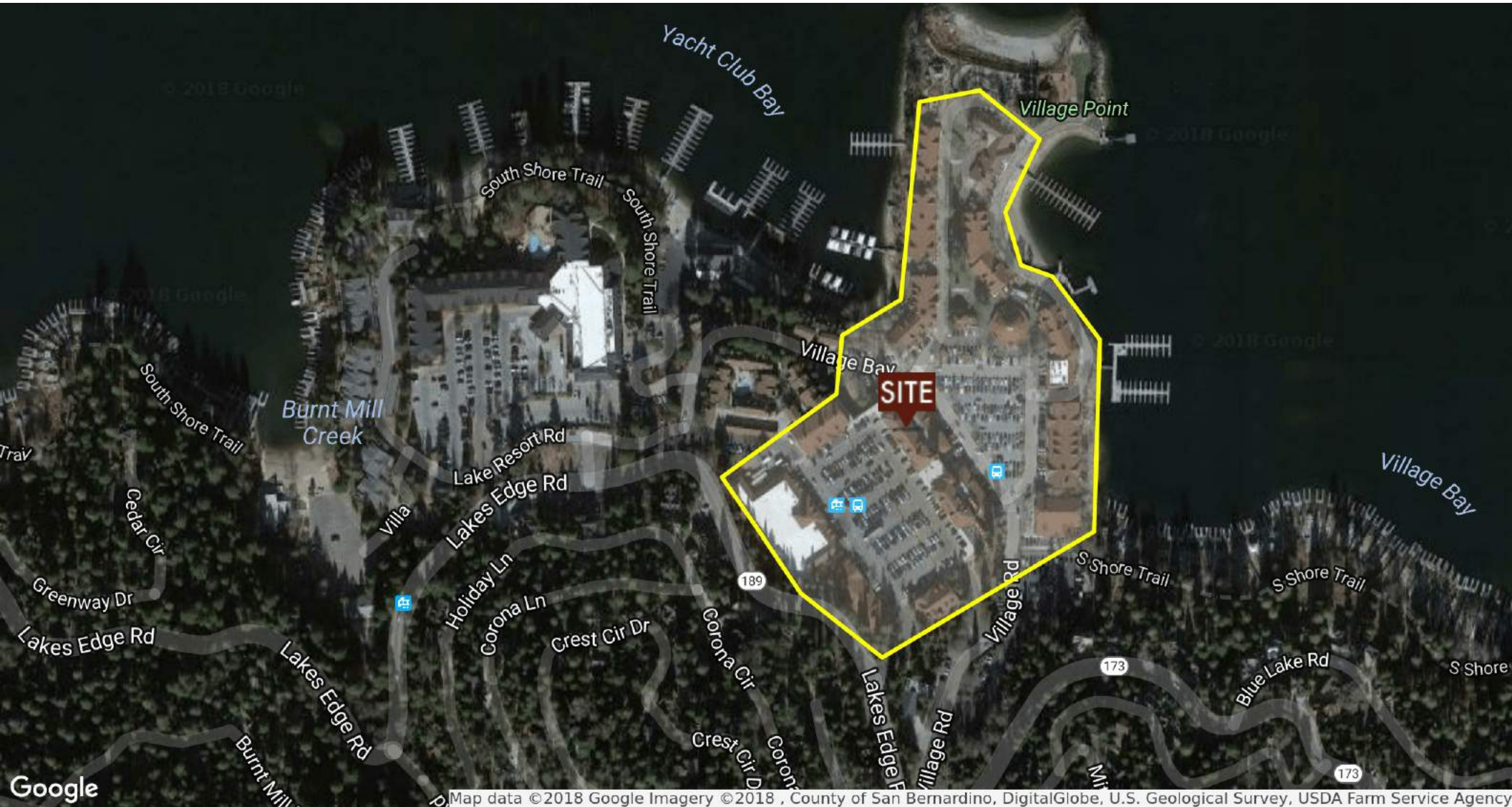
Suite	Tenant	SF
S-100	The Studio Boutique	1,945 SF
S-120	Lake Arrowhead Pilates	1,710 SF
S-140	Lake Arrowhead School of Dance	3,369 SF
Suite	Tenant	SF
T-100	Arrowhead Fitness	5,636 SF

Lake Level Retail		
Suite	Tenant	SF
E-100	Zee Place	1,003 SF
E-120	Mountain Arts Network Gallery	2,076 SF
E-150	Belgian Waffle Works	2,446 SF
Suite	Tenant	SF
C-100	LeRoy's Board Shop	4,336 SF
C-140	Heart's Desire	466 SF
C-150	LeRoy's Wilderness	2,496 SF
C-170	Jurassic Fossil	1,235 SF

Suite	Tenant	SF
B-100	Available	5,933 SF

Suite	Tenant	SF
A-100	Lollipop Park-Ticket Booth	1,000 SF

AERIAL MAP | Lake Arrowhead Village



DEMOGRAPHICS | Lake Arrowhead Village

	5 minutes	10 minutes	20 minutes
Population			
2000 Population	1,562	8,446	24,440
2010 Population	1,544	8,407	24,174
2017 Population	1,603	8,723	25,084
2022 Population	1,652	8,986	25,857
2000-2010 Annual Rate	-0.12%	-0.05%	-0.11%
2010-2017 Annual Rate	0.52%	0.51%	0.51%
2017-2022 Annual Rate	0.60%	0.60%	0.61%
2017 Male Population	51.5%	51.3%	50.9%
2017 Female Population	48.5%	48.7%	49.1%
2017 Median Age	42.6	43.8	44.7

In the identified area, the current year population is 25,084. In 2010, the Census count in the area was 24,174. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 25,857 representing a change of 0.61% annually from 2017 to 2022. Currently, the population is 50.9% male and 49.1% female.

Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	79.3%	81.9%	83.5%
2017 Black Alone	0.9%	1.0%	1.0%
2017 American Indian/Alaska Native Alone	0.6%	1.0%	1.0%
2017 Asian Alone	1.0%	1.3%	1.5%
2017 Pacific Islander Alone	0.4%	0.3%	0.2%
2017 Other Race	14.0%	10.0%	7.0%
2017 Two or More Races	3.7%	4.6%	5.8%
2017 Hispanic Origin (Any Race)	33.1%	29.2%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	621	3,056	9,096
2010 Households	618	3,135	9,441
2017 Total Households	638	3,233	9,738
2022 Total Households	655	3,318	9,996
2000-2010 Annual Rate	-0.05%	0.26%	0.37%
2010-2017 Annual Rate	0.44%	0.43%	0.43%
2017-2022 Annual Rate	0.53%	0.52%	0.52%
2017 Average Household Size	2.51	2.69	2.57

The household count in this area has changed from 9,441 in 2010 to 9,738 in the current year, a change of 0.43% annually. The five-year projection of households is 9,996, a change of 0.52% annually from the current year total. Average household size is currently 2.57, compared to 2.55 in the year 2010. The number of families in the current year is 6,731 in the specified area.

DEMOGRAPHICS | Lake Arrowhead Village

	5 minutes	10 minutes	20 minutes
Median Household Income			
2017 Median Household Income	\$56,940	\$66,163	\$63,681
2022 Median Household Income	\$65,301	\$75,847	\$72,164
2017-2022 Annual Rate	2.78%	2.77%	2.53%
Average Household Income			
2017 Average Household Income	\$78,559	\$90,442	\$86,378
2022 Average Household Income	\$91,288	\$102,351	\$97,721
2017-2022 Annual Rate	3.05%	2.50%	2.50%
Per Capita Income			
2017 Per Capita Income	\$30,822	\$33,950	\$33,543
2022 Per Capita Income	\$35,675	\$38,263	\$37,767
2017-2022 Annual Rate	2.97%	2.42%	2.40%

Households by Income

Current median household income is \$63,681 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$72,164 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$86,378 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$97,721 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$33,543 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$37,767 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,251	8,094	19,439
2000 Owner Occupied Housing Units	425	2,260	6,806
2000 Renter Occupied Housing Units	196	796	2,291
2000 Vacant Housing Units	1,630	5,038	10,342
2010 Total Housing Units	2,352	8,422	20,231
2010 Owner Occupied Housing Units	412	2,238	6,830
2010 Renter Occupied Housing Units	206	897	2,611
2010 Vacant Housing Units	1,734	5,287	10,790
2017 Total Housing Units	2,404	8,584	20,632
2017 Owner Occupied Housing Units	410	2,243	6,856
2017 Renter Occupied Housing Units	228	990	2,882
2017 Vacant Housing Units	1,766	5,351	10,894
2022 Total Housing Units	2,474	8,829	21,221
2022 Owner Occupied Housing Units	417	2,286	7,031
2022 Renter Occupied Housing Units	238	1,032	2,965
2022 Vacant Housing Units	1,819	5,511	11,225

Currently, 33.2% of the 20,632 housing units in the area are owner occupied; 14.0%, renter occupied; and 52.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 20,231 housing units in the area - 33.8% owner occupied, 12.9% renter occupied, and 53.3% vacant. The annual rate of change in housing units since 2010 is 0.88%. Median home value in the area is \$293,937, compared to a median home value of \$207,344 for the U.S.

DEMOGRAPHIC MAP | Lake Arrowhead Village

