

# 39226 NORTH SHORE DR, *BIG BEAR LAKE*



**CAFE +  
HOUSE**

## CO-LISTED BY:

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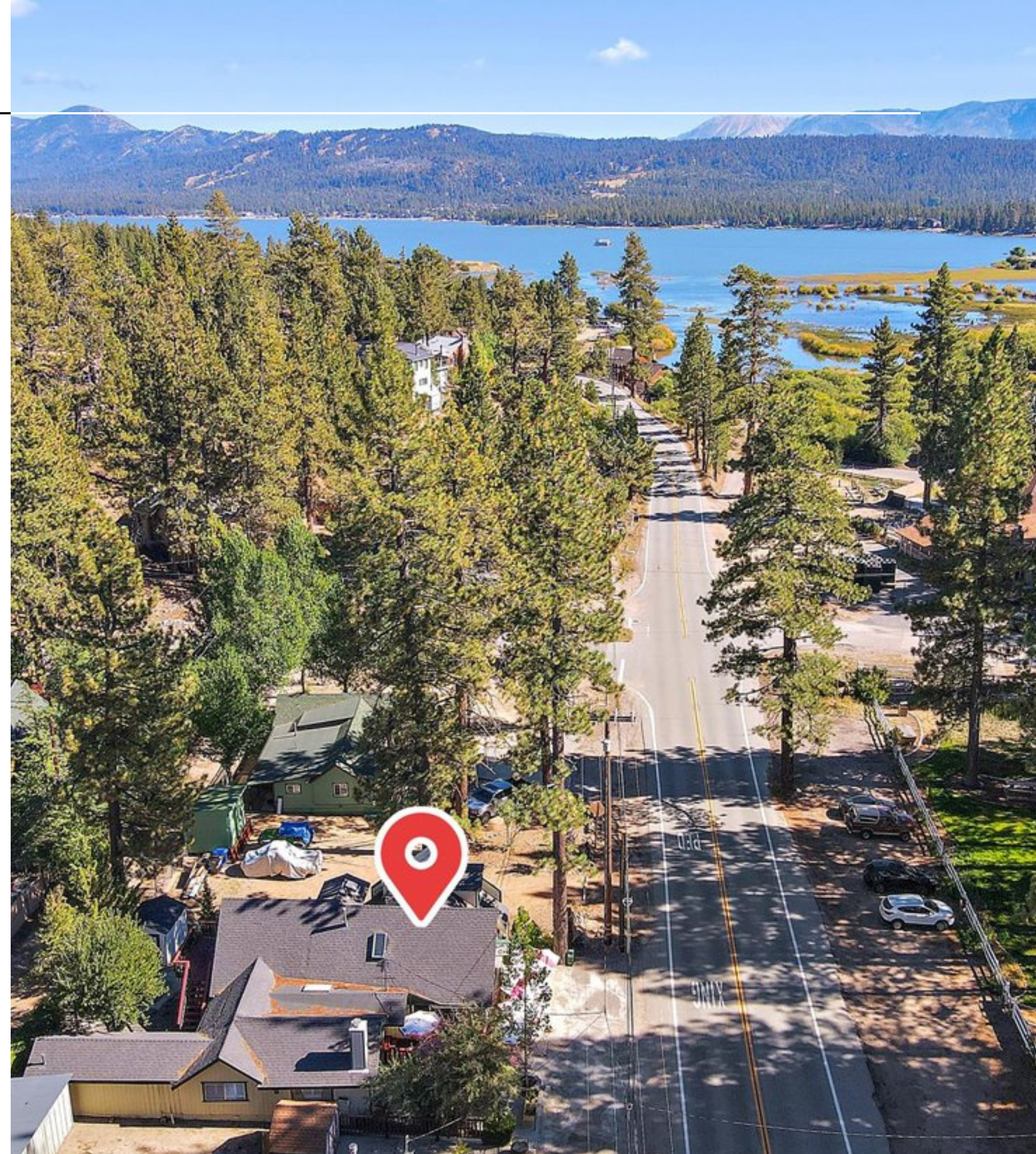




# ABOUT

39226 NORTH SHORE DR,  
BIG BEAR LAKE

The North Shore Cafe opened its doors in 1994 on the north side of Big Bear Lake. This mixed-use property currently hosts both a fully equipped & functioning cafe along with an attached 3 bed + 2 bath residence. Come see all of the magic that this mountain town gem has to offer!





# 39226 NORTH SHORE DR, FAWNSKIN, CA

**LISTED AT: \$1,199,000**

- Established Cafe
- Fully Equipped Commercial Kitchen
- 3 Bed + 2 Bath Living Space
- Up and Coming Area





# THE CAFE

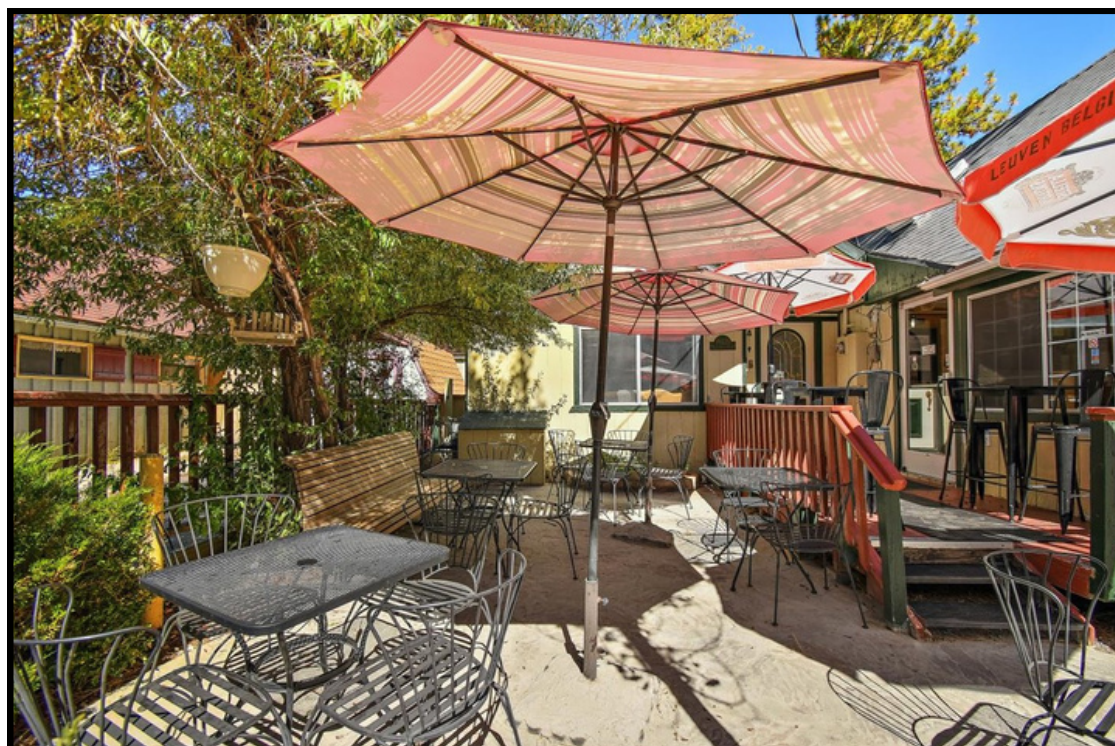


The North Shore Cafe has been a Big Bear Lake mainstay for 3 decades, providing a memorable dining experience for locals and visitors alike. With both indoor and outdoor dining space, this cozy eatery is able to accommodate up to 70 guests in the warmer months and 40 in the winter. The fully equipped kitchen features:

- 72" Royal double range with griddle + 2 burners & 32" charbroiler
- Large walk-in refrigerator
- 8' stainless sink area
- Prep room with 2 additional refrigerators, prep sink & freezer
- Over 200 sq ft storage room with shelving







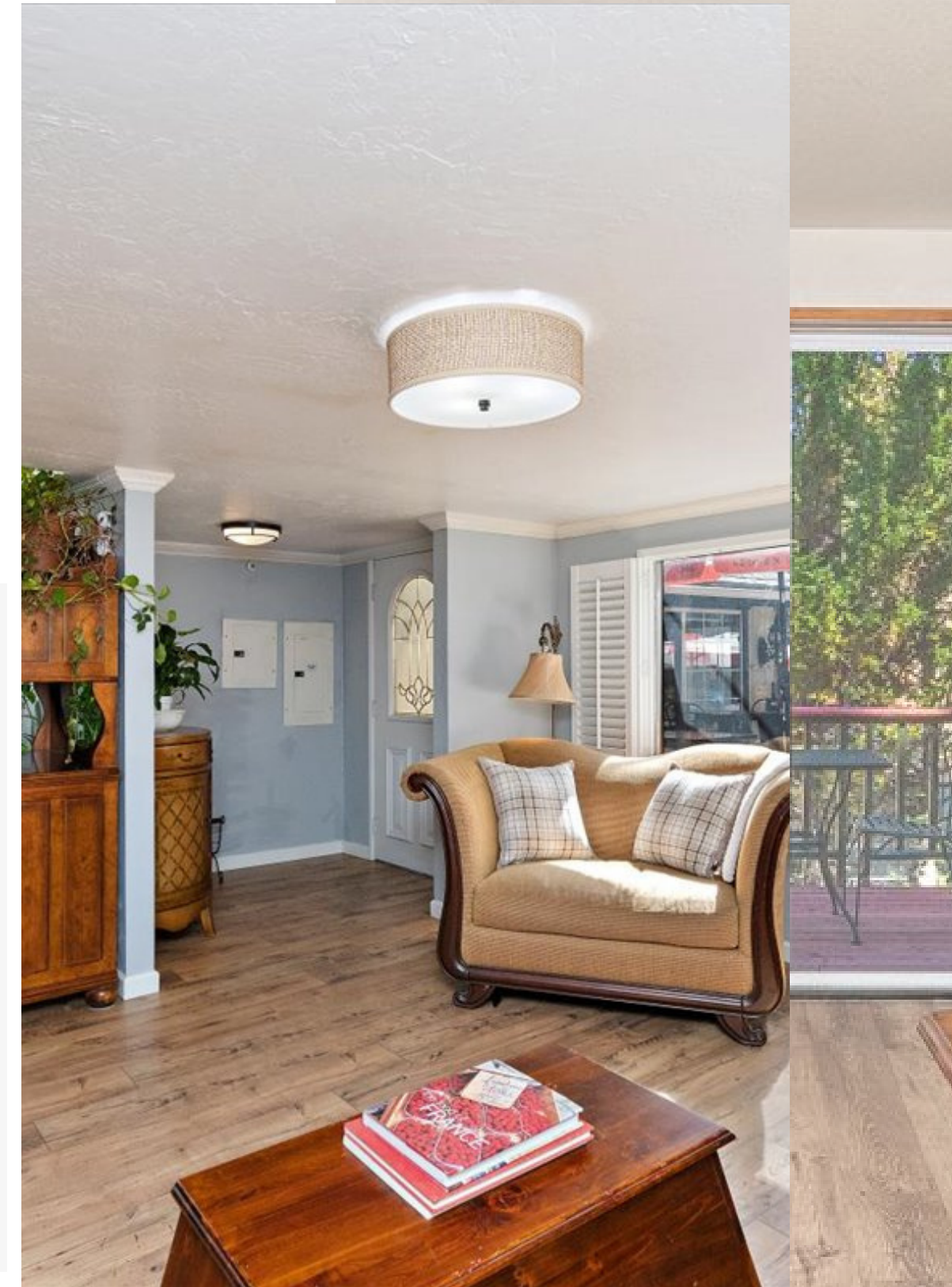




# THE HOME

This charming two story home is attached to the cafe for ultimate ease of work/life balance. The 1,200 sq ft living space features:

- 3 bedrooms + 2 full bathrooms
- Updated kitchen
- Remodeled bathroom with spa tub
- Downstairs family room + wood stove
- New roof installed 2019
- Upstairs den or bedroom with private deck
- Large primary bedroom with office space









# APPRAISAL INFO

## DATA ANALYSIS

### *Residential Portion:*

**1,200 sq. ft. X 501.92(\$/sq. ft.) = \$602,304**

### *Commercial Portion:*

**1,200 sq. ft. X 203.39(\$/sq. ft.) = \$244,068**

**Estimated Equipment & Fixture Replacement  
Cost = \$363,740**

**Total Asset Cost = \$1,210,112**

**Goodwill value: \$187,575 X 1.3 = \$243,848**

**\$1,210,112 + \$243,848 = Estimated Fair Market Value \$1,453,960**

## GOODWILL

The amount attributed to intangible assets the buyer is acquiring. This includes business reputation, brand recognition, customer and supplier lists, employee knowledge, internal process, etc. The SBA usually restricts the value of goodwill that is more than \$500,000.

Using a rule of thumb published by investment real estate firms, the multiplier would be between 25%-40%. The appraiser chose 30% for this restaurant.

***Estimated gross income for 2022/2023 is \$187,575. Based on being open 3 days per week serving breakfast and lunch only\*\****

**\*\*Estimated gross income at full service  
is approx. \$600,000/per year**



# INCOME HISTORY/POTENTIAL



The North Shore Cafe has been owned and operated by Barbara & Richard Oriz since 1994. For many decades it has been a bustling, very successful full-service restaurant. With Covid restrictions and Chef Richard looking towards retirement, the Cafe now operates part time with 6 services - breakfast & lunch Friday - Sunday with only the husband and wife team operating the cafe. Even with this light schedule they still have a volume of \$187,575 with very strong profit margins.

If you were to take the existing figures and turn it into a 3 meal per day service, 7 days a week this translates into approximately \$600,000 per year in gross sales and does not take into account higher prices for dinner + alcohol sales. This is an incredible opportunity to take over an existing, successful business or turn the cafe into your dream.



# ABOUT BIG BEAR

Big Bear Lake is a picturesque year-round destination located in Southern California. Surrounded by the San Bernardino National Forest, it offers visitors a stunning natural landscape that is perfect for outdoor activities such as hiking, fishing, and skiing. The lake itself is a popular spot for swimming, boating, and jet skiing. Visitors can also take a stroll along the Big Bear Lake Village, which is home to a variety of shops, restaurants, and entertainment options. In the winter, Big Bear Lake transforms into a winter wonderland, with plenty of opportunities for skiing, snowboarding, and sledding. The area is home to several ski resorts, including Snow Summit and Bear Mountain, which offer a variety of runs for skiers of all levels.

## FAWNSKIN HIGHLIGHT

Fawnskin is a historical area on the north side of Big Bear Lake and is known for its serene and tranquil atmosphere. Fawnskin offers a variety of outdoor activities, including hiking, fishing, and boating on the lake. This charming corner of Big Bear Lake is on the rise, with new businesses and popular events (like Oktoberfest) attracting tourists throughout the year.





# FOR MORE INFORMATION

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Scan the QR code for video, 3D walk through, floor plans, and more!

Or visit:

<https://realestateconnectpro.com/39226-N-Shore-Dr>



# GET IN TOUCH

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# THANK YOU

