

# EXCLUSIVE LISTING - GOLDEN MOTEL

6343-53 Rosemead Blvd, San Gabriel, CA 91775

184-room Motel (21 units are apartment), Value-Add Deal, Long-time owner for more than 20 years!



## Property Overview

Subject Property: 6343 - 6353 Rosemead Blvd,  
San Gabriel, CA 91775

Year Built:	1967
Price:	\$16,500,000
Price per Room:	\$89,700
Building Area:	±61,701 SF (assessor info - buyer to verify)
Lot Size:	±1.9 acre (assessor info - buyer to verify)
APN:	5381-035-029 (old APN 005, 021)
Zoning:	C2

## Investment and Property Highlights

- Long-time owner for more than 20 years!
- Upside potential through corrective management!
- Extremely RARE motel investment opportunity in this sub-market
- Large lot size of ±84,720 SF in San Gabriel Valley (C2 Zoning – Unincorporated area of Los Angeles County)!
- Superb frontage on Rosemead Blvd, surrounded by local & national retailers and other amenities the City of San Gabriel has to offer
- Attractive income demographics of ±\$95,562 average household income within a-mile radius
- Surrounded by high-priced SFR communities
- Ease of access to FWY 210, FWY 10; Other major attractions

within short distance are Westfield Santa Anita Mall, Santa Anita Race Track, Los Angeles Arboretum, Valley Blvd retail corridor, Temple City and San Gabriel Downtown district, Old Town Pasadena, and much more.

- Garden style property with lush center courtyard
- Prominent frontage on Rosemead Blvd which provides excellent exposure for leasing purpose
- Self-contained 184-motel rooms
- Two separate lots that provides flexibility for redevelopment purpose



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## Executive Summary

The Growth Investment Group is proud to offer Golden Motel, a 184-room motel (21 units are being run as apartment - grandfathered by the county) investment opportunity located in the City of San Gabriel, CA (unincorporated area of Los Angeles County). This offering provides a rare opportunity for investors to acquire a well-located motel with tremendous repositioning potential through corrective management to reduce current expenses. The current vacancy is  $\pm 56\%$  and current expenses are 70% from Effective Gross Income. The property has been with the same ownership for more than 20 years.

The property is located on Rosemead Blvd and is surrounded by single family residential communities, neighborhood shopping centers, and other residential community amenities. The property is a three-story garden style property that was built in 1967. It has an estimated size of  $\pm 61,701$  SF and situated on a  $\pm 1.9$  acres lot. It is zoned C2 (Neighborhood Commercial) which allows multiple uses and require CUP for its current operation as a motel. It provides a center courtyard with lush landscaping and fenced swimming pool.

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