



PASADENA, CA

Holiday Inn Express & Suites Pasadena

Los Angeles by IHG — Pasadena Portfolio

OFFERING MEMORANDUM

RADCRE

The Team

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EXECUTIVE SUMMARY

Signature Hospitality Advisors, in cooperation with RAD Capital Group as Capital Advisor, exclusively presents a rare dual-income acquisition opportunity purpose-built for passive investors, family offices, and institutional buyers — a stabilized hotel-and-retail campus at 3500 E. Colorado Boulevard on the iconic Rose Parade route in Pasadena, California. The portfolio is offered at \$21,980,000, with the hotel allocation at \$16,800,000 and retail allocation at \$5,200,000. The offering combines IHG-branded lodging demand, Pasadena event and institutional demand drivers, and durable retail cash flow.



Property Summary

| | |
|--------------------------|--|
| Address: | 3500 E. Colorado Blvd, Pasadena, CA |
| Guestrooms: | 93 |
| Franchise: | Holiday Inn Express & Suites (IHG) |
| Management: | Unencumbered |
| Interest: | Fee Simple |
| Amenities: | Outdoor Pool, Whirlpool, Fitness Center, Business Center |
| Asking Price: | \$21,980,000 |
| Blended Cap Rate: | ~6.5% |



INVESTMENT HIGHLIGHTS

#1 REVPAR IN COMPETITIVE SET

The hotel ranked #1 in RevPAR within its 7-property STR competitive set on a trailing 12-month basis through January 2026, achieving an RGI of 1.292 and MPI of 111.5 — outperforming occupancy, ADR, and RevPAR simultaneously.



DUAL-INCOME CASH FLOW — HOTEL + RETAIL

Two income streams under one ownership: hotel T-12 NOI of \$1,000,623 plus retail T-12 NOI of \$324,392 at a 99.3% margin. Combined T-12 NOI: \$1,325,015.

IHG FLAG + 100M MEMBER LOYALTY NETWORK

Holiday Inn Express & Suites benefits from IHG centralized revenue management, global distribution, and IHG One Rewards — one of the largest hotel loyalty programs in the world.



INVESTMENT HIGHLIGHTS

ROSE PARADE ROUTE — IRREPLACEABLE LOCATION

Situated directly on the historic Tournament of Roses Parade route at 3500 E. Colorado Blvd, with event demand from the Rose Bowl, Caltech, JPL, Huntington Memorial, and the Pasadena Convention Center.



SUPPLY-CONSTRAINED MARKET — HIGH BARRIER TO ENTRY

Strict zoning, high land costs, and entitlement complexity limit new hospitality supply in Pasadena, supporting durable pricing power for well-positioned existing assets.

BIFURCATION FLEXIBILITY

The portfolio may be acquired at \$21,980,000 or bifurcated into \$16,800,000 for the hotel and \$5,200,000 for the retail component.



Financial Analysis

| | |
|-------------------------------------|---------------------|
| Total Portfolio Asking Price | \$21,980,000 |
| Hotel Asking Price | \$16,800,000 |
| Retail Asking Price | \$5,200,000 |
| Blended Cap Rate (T-12 NOI) | ~6.5% |
| Hotel NOI (T-12) | \$1,000,623 |
| Retail NOI (T-12) | \$324,392 |
| Total Portfolio NOI (T-12) | \$1,325,015 |
| Price Per Key | \$180,645 |

Hotel + Retail — Combined Portfolio

Property Photos



EXCLUSIVELY LISTED BY

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VIEW FULL LISTING DETAILS

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