



 **NewGen**
ADVISORY

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EXCLUSIVE LISTING:

Grand Luxe Hotel & Resort

1365 W Grant Rd.
Tucson, AZ 85706

Jigar "Jay" Desai

Senior Vice President
AZ# SA675144000

Dinesh "Dan" Rama
NewGen Advisory AZ, LLC
DESIGNATED BROKER
AZ #BR515223000

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NewGen Advisory is proud to present the Grand Luxe Hotel & Resort (GLH) located in Tucson, Arizona. Listed well under replacement cost at less than \$44k/Unit, this hotel is a great opportunity for an owner/operator looking for a multiple revenue stream property with tremendous upside. This property offers an opportunity for an investor seeking an alternative use project. The City is in full support for these conversion projects due to Tucson's severe housing shortage. Whether the property be kept as a motel or be changed into apartments, affordable housing or operate as a non-profit shelter, the property will thrive.

The property sits on close to 6 acres of land and features 148 guest rooms with over 520 parking spaces. While the property has solar panels installed, they are 20 years old and are not producing energy. The property receives about \$13,200 a month from the leased out restaurant on-site. The property has its own liquor license in which they serve and sell full liquor to the guests, adding tremendous value. There is a large ballroom in back with 25k sqft catering to very large groups and conventions.



OFFERING SUMMARY

	Sale Price:	\$6,500,000
	Building Size:	91,308 SF
	Lot Size:	5.95 ACRES
	Year Built:	1967
	Number of Rooms:	148
	Stories:	2

PROPERTY HIGHLIGHTS

- Prime location in Central Tucson off of Interstate – 10 and in close proximity to University of Arizona and Downtown Tucson
- Priced right for either hotel owner/operator or adaptive reuse project for affordable housing / non-profit organization / student housing
- Steady income generated at over \$13,000/month from leased restaurant on-site: Angry Crab & BBQ
- Liquor license is included with the sale of property
- Large 25,000 +/- sq ft banquet facility included
- All rooms feature adjoining doors to making it easy to combine units

STRENGTHS

Strategic Location - Located just off Interstate-10 with easy access to downtown Tucson, the University of Arizona, and Tucson International Airport — a convenience for both business and leisure travelers

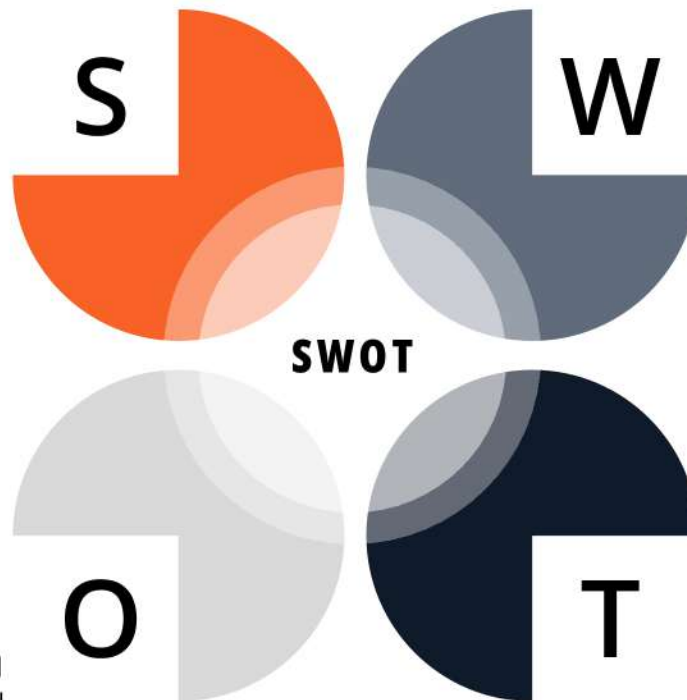
Large Land Parcel & Accommodations - The property sits on close to 6 acres of land and consists of 148 guest rooms. There is a large ballroom that is 25k sqft that can accommodate up to 1,000 people and large commercial kitchen on-site

Multiple Revenue Streams- Sale includes liquor license, tobacco license, revenue from leased out restaurant, revenue from meeting space/ballroom space rental.

OPPORTUNITIES

Renovation and Rebranding - The property has been noted as undergoing some improvements, and a thorough renovation could materially boost appeal and address core weaknesses.

Adaptive Reuse / Investment Interest - Due to Tucson's evolving hotel market and property value, there's potential for redevelopment into alternative uses (e.g., extended-stay, student housing, assisted living, transition housing) if hotel operations continue to struggle.



WEAKNESSES

Poor Management - Owner owns multiple other hotels in and out of Arizona that are limited service. Very experienced in operating a limited service. Has no prior experience managing a larger property like the GLH.

Distressed Condition - Property in a distressed condition due to being absentee management

THREATS

Perception & Reviews- Property needs a whole uplift with new management and renovations. Whether it be kept as an economy motel or boutique or even an alternative use, the perception will need to change by renovations and name change.



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PROPERTY IMPRESSIONS

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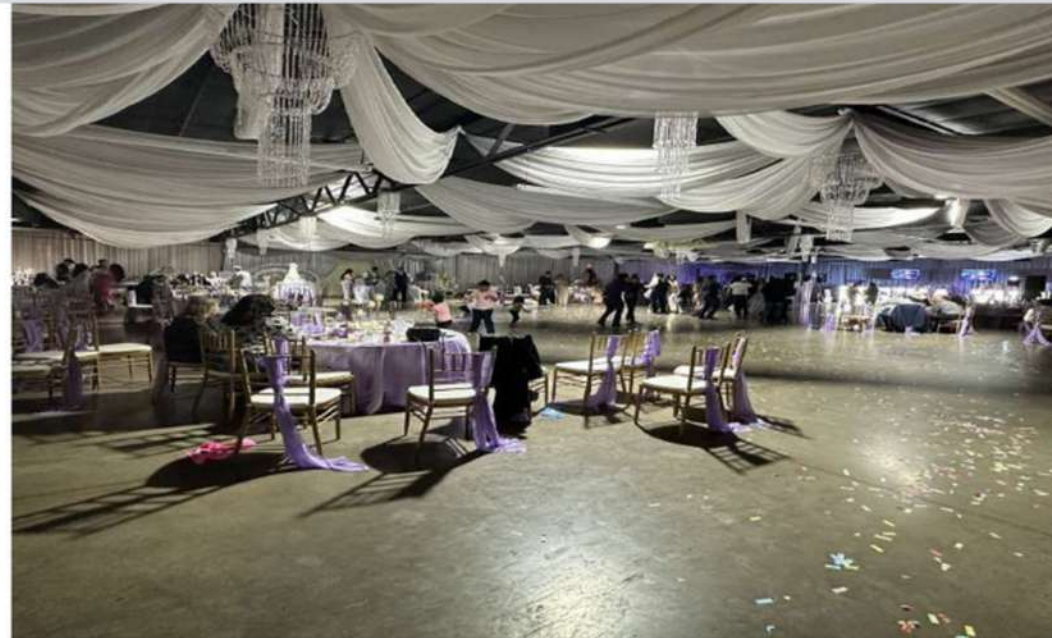
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EVENT SPACE & MEETING ROOM

Grand Luxe Hotel & Resort
Tucson, AZ









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Tucson, Arizona, is a vibrant, sunny desert city of over 1 million residents (metro area) known for its rich cultural, Native American, and Mexican heritage. Located in the Sonoran Desert and surrounded by five mountain ranges, it offers a laid-back lifestyle with over 300 days of sunshine, mild winters, and hot summers. It is home to the University of Arizona, a renowned culinary scene (UNESCO City of Gastronomy), and top-tier outdoor activities like hiking in Saguaro National Park. Tucson's economy is supported by key industries, including aerospace, defense, and tourism. The University of Arizona and Raytheon are two of the major economic drivers for the city.

The subject property is the 148-room Grand Luxe Hotel & Resort located in the Tucson North/West submarket of Tucson, AZ. The market benefits from the strong manufacturing (aerospace, defense, and electronics), government (federal, state, and local) sectors, and growing education and healthcare sectors.



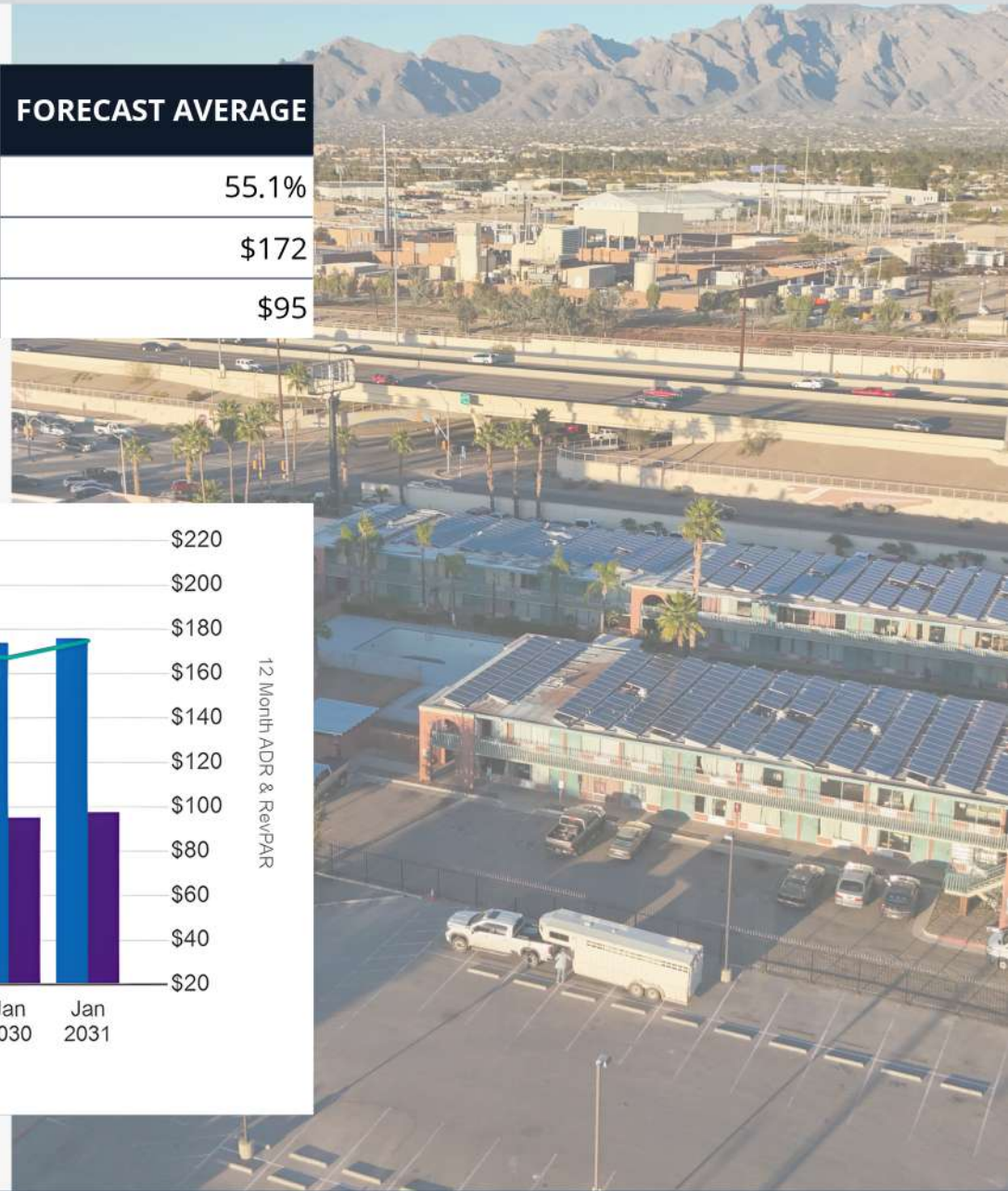
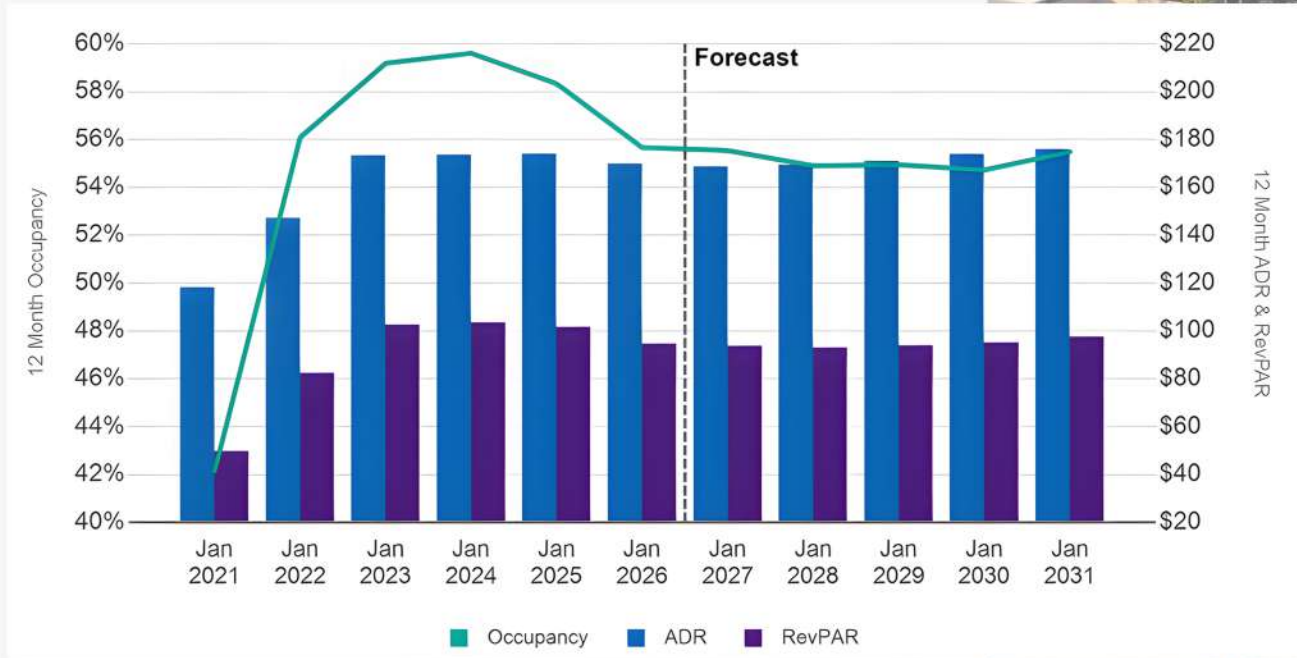
	DEMOGRAPHICS		
	2 MILES	5 MILES	10 MILES
Population			
2024 Population	49,564	229,169	625,318
Annual Growth 2020-2024	0.9%	0.5%	0.2%
Annual Growth 2024-2029	0.8%	0.8%	0.7%
Median Age	34.3	34	36.9
Bachelors Degree or Higher	24%	31%	30%
Households & Income			
2024 Households	22,018	102,295	264,596
Average Household Size	2.2	2.1	2.3
Median Home Value	\$171,356	\$230,885	\$245,554

DEMAND GENERATORS DISTANCE FROM PROPERTY	
Casino Del Sol Vahi Taa'am (Opening 2027)	0.7 miles
Tucson Convention Center	2.8 miles
Downtown Tucson	2.9 miles
Historic 4 th Avenue	3.0 miles
University of Arizona	3.9 miles
Arizona Stadium	4.1 miles

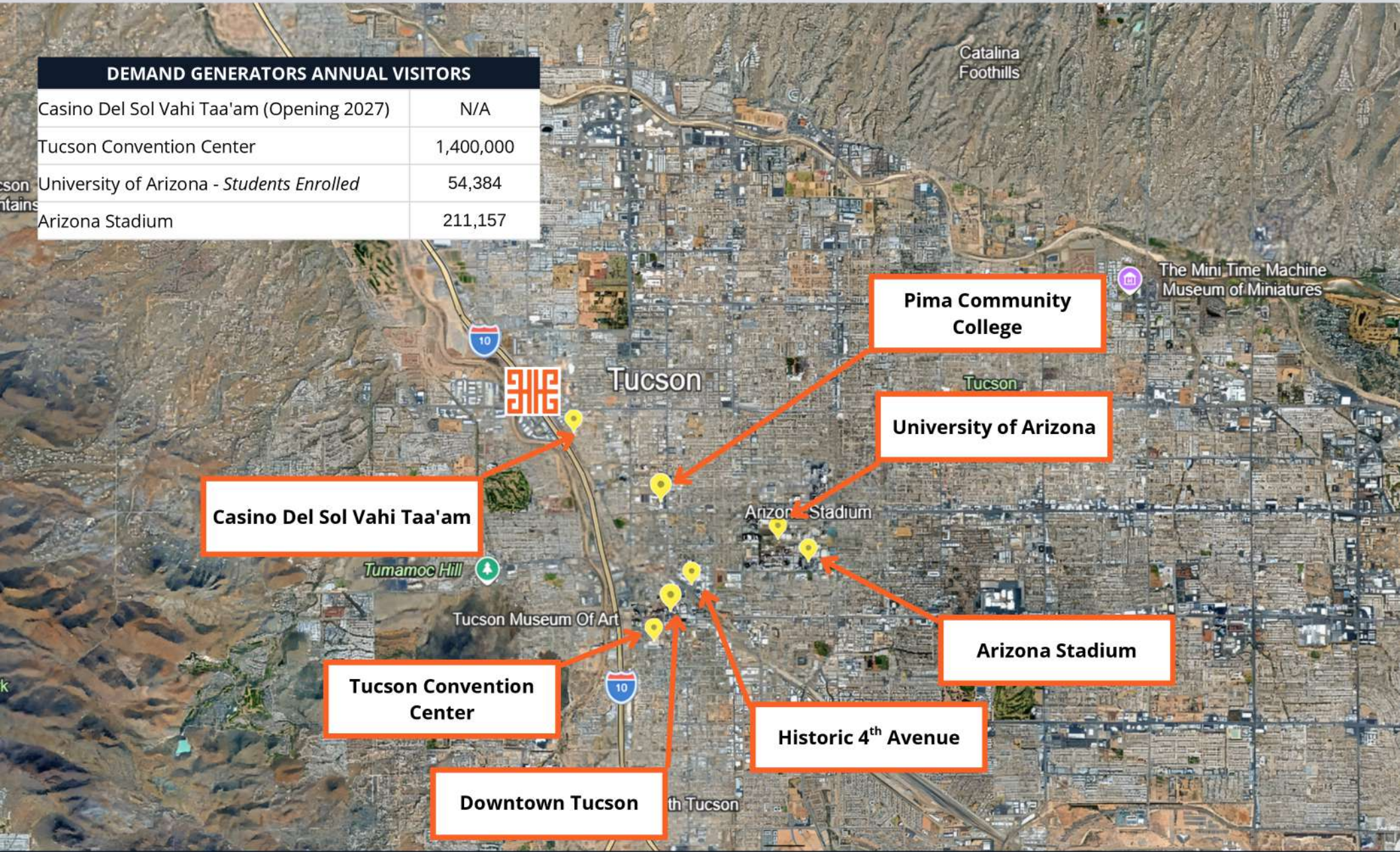
PERFORMANCE	SUBMARKET MIDSCALE & ECONOMY	SUBMARKET	FORECAST AVERAGE
12 Mo Occupancy	53.9%	55.7%	55.1%
12 Mo ADR	\$75	\$170	\$172
12 Mo RevPAR	\$41	\$95	\$95

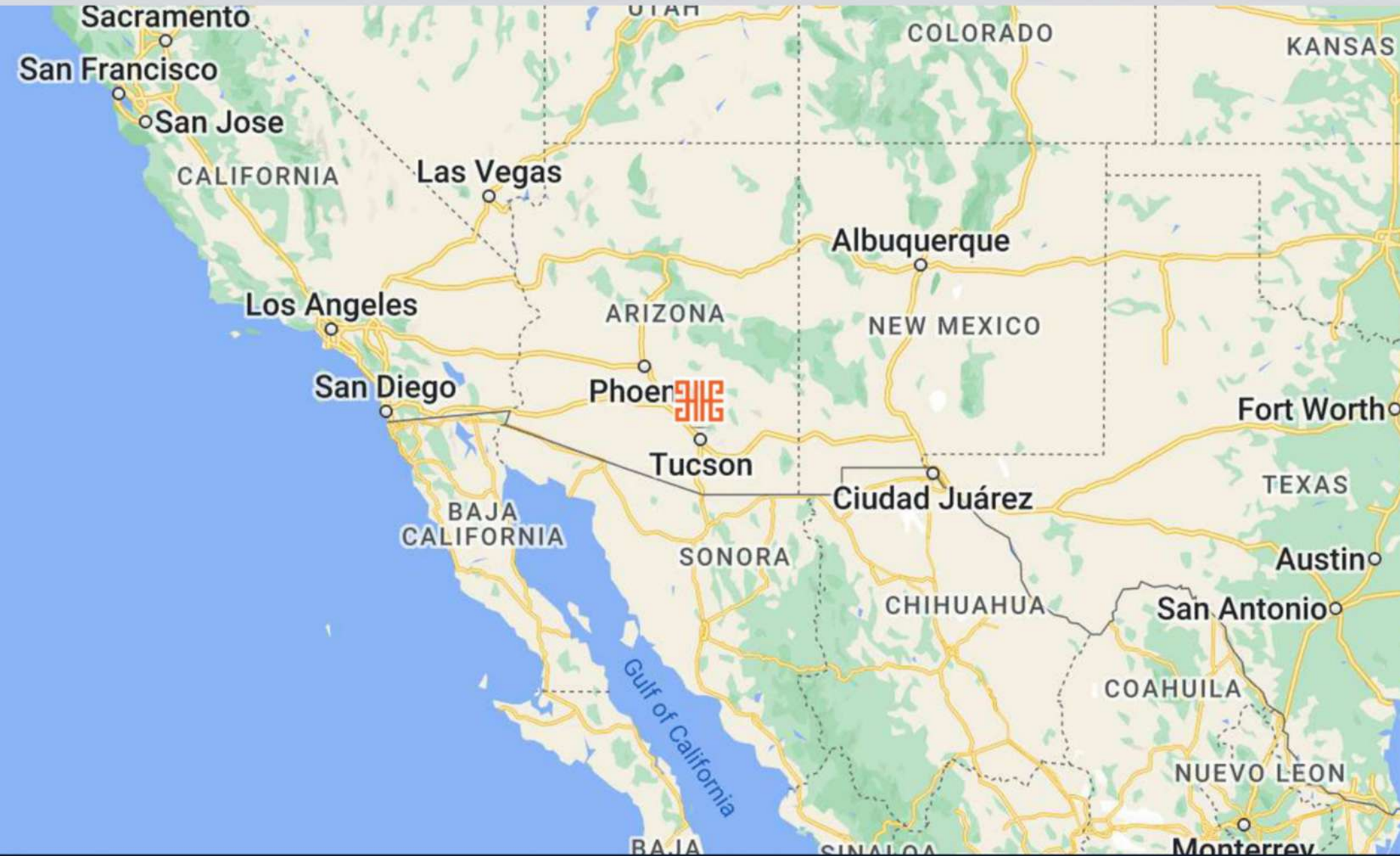
*Data is from January 2026.

OCCUPANCY, ADR & REVPAR



DEMAND GENERATORS ANNUAL VISITORS	
Casino Del Sol Vahi Taa'am (Opening 2027)	N/A
Tucson Convention Center	1,400,000
University of Arizona - <i>Students Enrolled</i>	54,384
Arizona Stadium	211,157







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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



ARIZONA
1747 E Morten Ave
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7900 E Union Ave
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2nd Floor
Kansas City, MO 64105

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