

OFFERING MEMORANDUM

MORADA INN & SUITES

GARDEN GROVE, CA 92844

BEARDWALK
REAL ESTATE

km Kidder
Mathews

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EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF GARDEN GROVE

Kidder Mathews & Boardwalk Real Estate, Inc. are proud to present the sale of the Morada Inn & Suites, located at 8062 Garden Grove Blvd, Garden Grove CA 92844. This well maintained, three story, exterior corridor motel features 125 guest rooms (with an additional 5 rooms for management and ownership) and is independently operated. It is strategically positioned right off Highway 22, at the intersection of Garden Grove Blvd & Beach Blvd providing excellent visibility and accessibility for travelers. Additionally, there is prominent freeway signage at the Beach Blvd exit off of Highway 22, maximizing exposure to the heavy traffic flow in the area. The property features guest rooms, the lobby and check in area, guest laundry, back of house laundry room, staff break rooms, maintenance rooms, and storage rooms.

The Morada Inn has undergone a full renovation completed in 2024, ensuring updated interiors that appeal to both leisure and business guests. The property offers ample parking surrounding the motel, with a secure and gated lot dedicated to employees. The trade area has limited new construction for competitive projects, limiting future competition. This is a rare opportunity to acquire a well-positioned hospitality asset in a high-demand market. With its recent renovations, strategic location, and proximity to major attractions, the Morada Inn offers tremendous potential for investors looking to capitalize on Southern California's thriving tourism and hospitality industry.



ADDRESS	8062 Garden Grove Blvd, Garden Grove, CA 92844
PRICE	\$13,900,000
YEAR BUILT	1971 / 2023-2024 (Renovated)
KEYS	125 (Potential to convert to 130 keys)
TYPE	Motel
BUILDING SIZE	±19,578 SF
LOT SIZE	±1.54 AC

*Cell phone tower not included in sale

INVESTMENT HIGHLIGHTS

Rare Hospitality Investment Property in Orange County

Limited New Construction of Competitive Projects in Immediate Market Area

Low Price Per Key \$111,200/key

20+ Years of Current Ownership

Incredible Exposure at the Beach Boulevard Exit off the 22 Freeway

All rooms have recently been renovated, ensuring updated interiors

Major attractions nearby include Rodeo 39 Public Market, Anaheim Convention Center, & Disneyland



An abstract graphic consisting of a complex network of thin, light-colored lines that form a grid-like structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a complex architectural structure. The lines are set against a dark teal background.

PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY DETAILS

Property Address	8062 Garden Grove Blvd Garden Grove, CA 92844	
MSA	Orange County	
Motel Name	Morada Inn & Suites	
Investment Type	Investment	
Year Built	1971	
Gross Building Area	±19,578 SF	
Lot Size	±67,175 SF / 1.54 AC	
Parcel Number	096-282-15	
Zoning	Commercial (General)	
Ownership Interest	100% Fee Simple	
Rooms	125	Room Mix: 5 suites, 99 standard rooms, & 21 small rooms.
Stories	3	

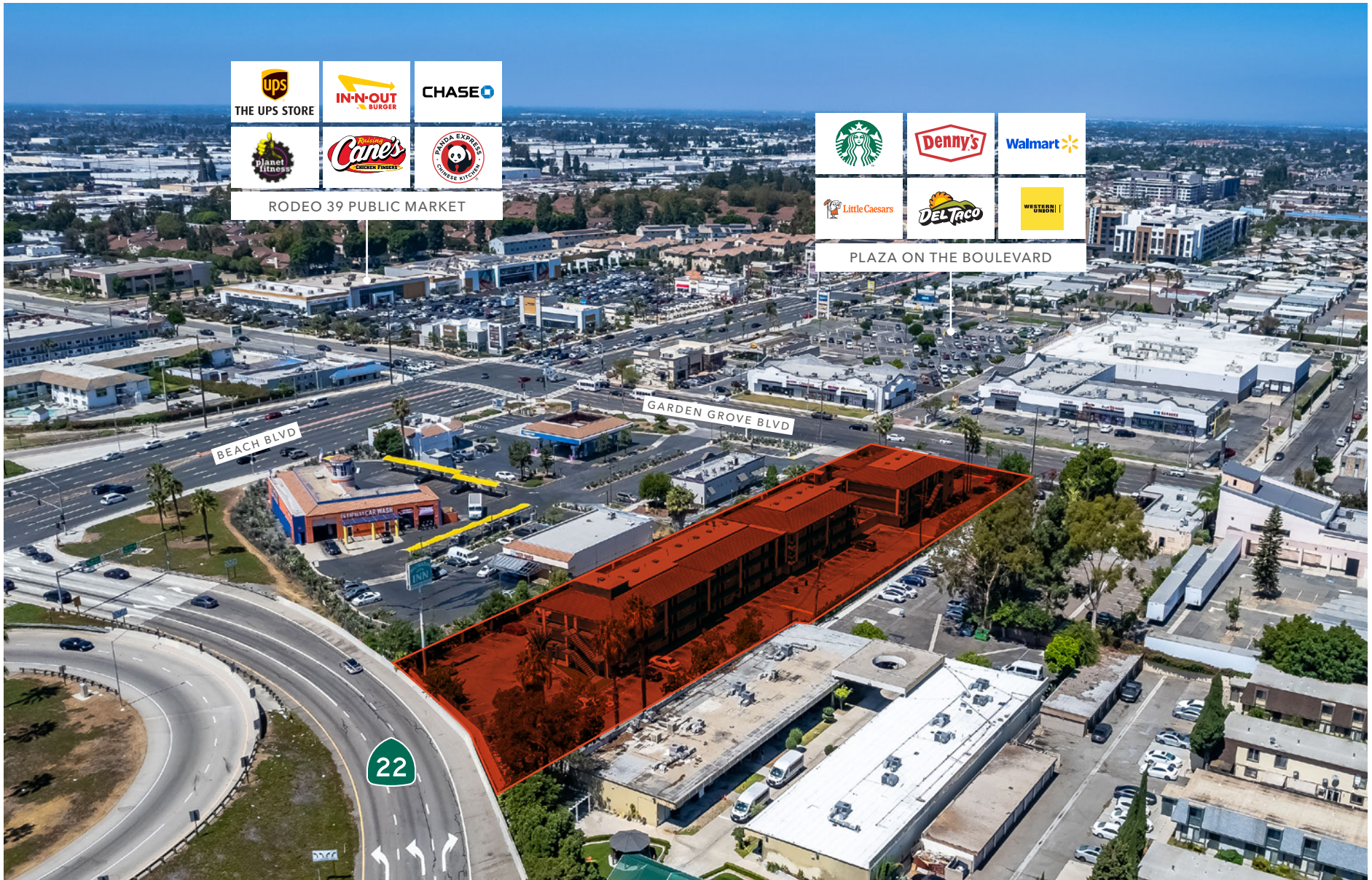
VALUATION

Price	\$13,900,000	
Gross Building Area	±19,578 SF	
Building PSF	\$709	
Lot Size	±67,175 SF	
Land PSF	\$206	
Gross Income	\$1,935,272	
Price Per Key	\$111,200	
Average Daily Rate	\$76.78	
RevPar	\$38.77	
Occupancy	50.49%	



PHOTO EDITED FOR ILLUSTRATIVE PURPOSES & MAY NOT REPRESENT THE PROPERTY'S ACTUAL CONDITION.

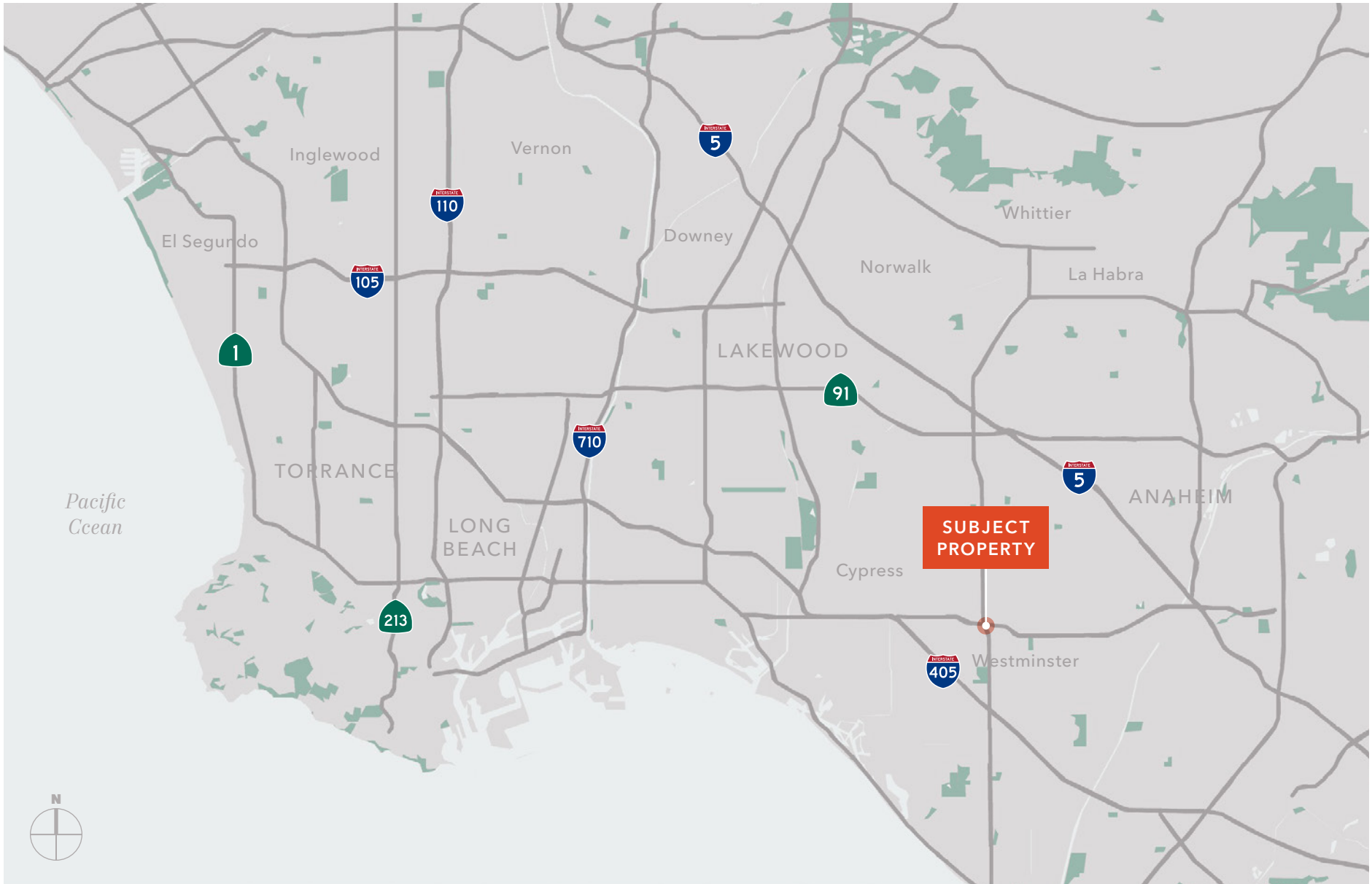
PROPERTY OVERVIEW



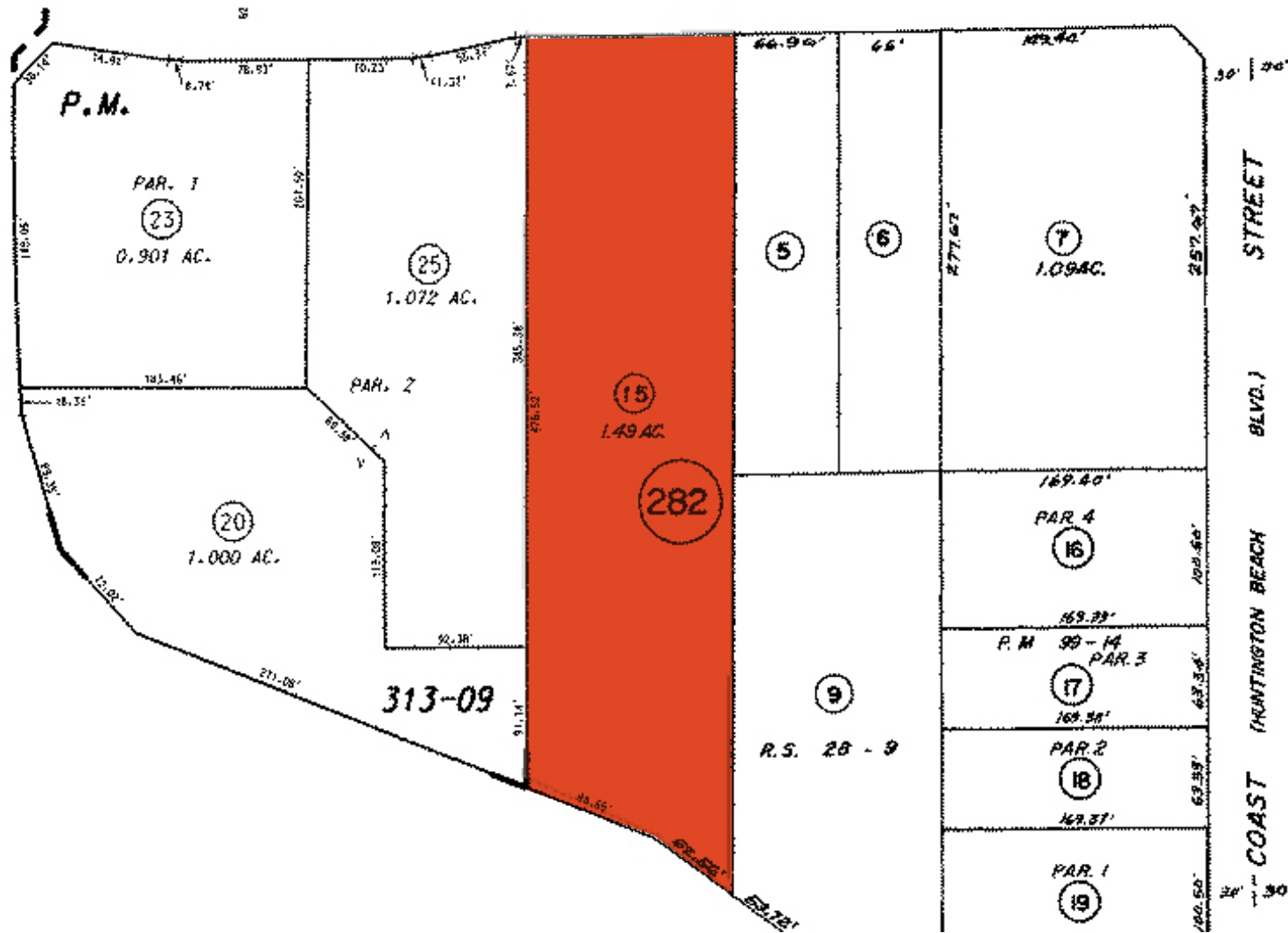
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PARCEL MAP



3
STORIES

124
ROOMS

3
BUILDINGS

PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW



GARDEN GROVE

A HIDDEN GEM IN ORANGE COUNTY

Today, Garden Grove is the fifth largest city in Orange County with nearly 172,000 residents.

A drive through the city reveals the large parks, thriving businesses, both established neighborhoods and new housing developments, and a wonderful cultural diversity, yet cohesive population.

One of the City's biggest claim to fame is the annual Strawberry Festival, which debuted in 1958. The Strawberry Festival is the second largest community sponsored event in the western U.S., second only to the Rose Parade. The festival features a star-studded parade and the world's largest strawberry shortcake. The event's most famous Grand Marshal, Bobby Kennedy, presided over the parade in 1964. Proceeds from the event are donated to local charities serving Garden Grove residents.

Garden Grove has grown to become a dynamic and thriving city with a strong sense of community and colorful history. Desire for improvement and the driving spirit of community were the strengths of Garden Grove's past and now they represent the building blocks for the future.

649K

TOTAL POPULATION
(5 MI RADIUS)

\$106K

AVG HH INCOME
(5 MI RADIUS)

39.8

MEDIAN AGE
(5 MI RADIUS)

THINGS TO DO

Tour Crystal Cathedral

Crystal Cathedral is an iconic landmark in Garden Grove and is a must-visit for its stunning architecture and rich history. The Cathedral, which was designed by renowned architect Philip Johnson, features more than 10,000 glass panes and a unique design that looks like a giant geometric puzzle. The Cathedral is also home to the Hazel Wright Organ, which is one of the largest musical instruments in the world.

Strawberry Picking At Tanaka Farms

Strawberry picking at Tanaka Farms is a favorite among locals. Visitors can pick their own strawberries straight from the family owned field, which is a fun and unique way to experience the area's rich agricultural history and some fresh strawberries. Locals know that the best time to visit is during the summer months, when the strawberries are in season and the weather is warm and sunny.

Walk & Shop On Historic Main Street

This street is a local favorite for its variety of unique shops, restaurants, and historic buildings. Locals know that some of the best restaurants and bars are hidden away on the side streets, so it's worth exploring the area to find some hidden gems. There are also several annual events that take place on Main Street, including the Garden Grove Classic Car Show and the Garden Grove Strawberry Festival.



LOCATION OVERVIEW

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2020 POPULATION	115,428	663,140	2,111,662
2024 POPULATION	115,766	649,520	2,056,846
2029 POPULATION PROJECTION	114,873	641,519	2,023,504
ANNUAL GROWTH 2020-2024	0.1%	-0.5%	-0.7%



Household Income

	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$92,232	\$106,932	\$114,158
2020 HOUSEHOLDS	33,187	200,252	674,244
2024 HOUSEHOLDS	33,224	195,184	654,500
2029 HOUSEHOLD PROJECTION	32,947	192,535	643,039



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