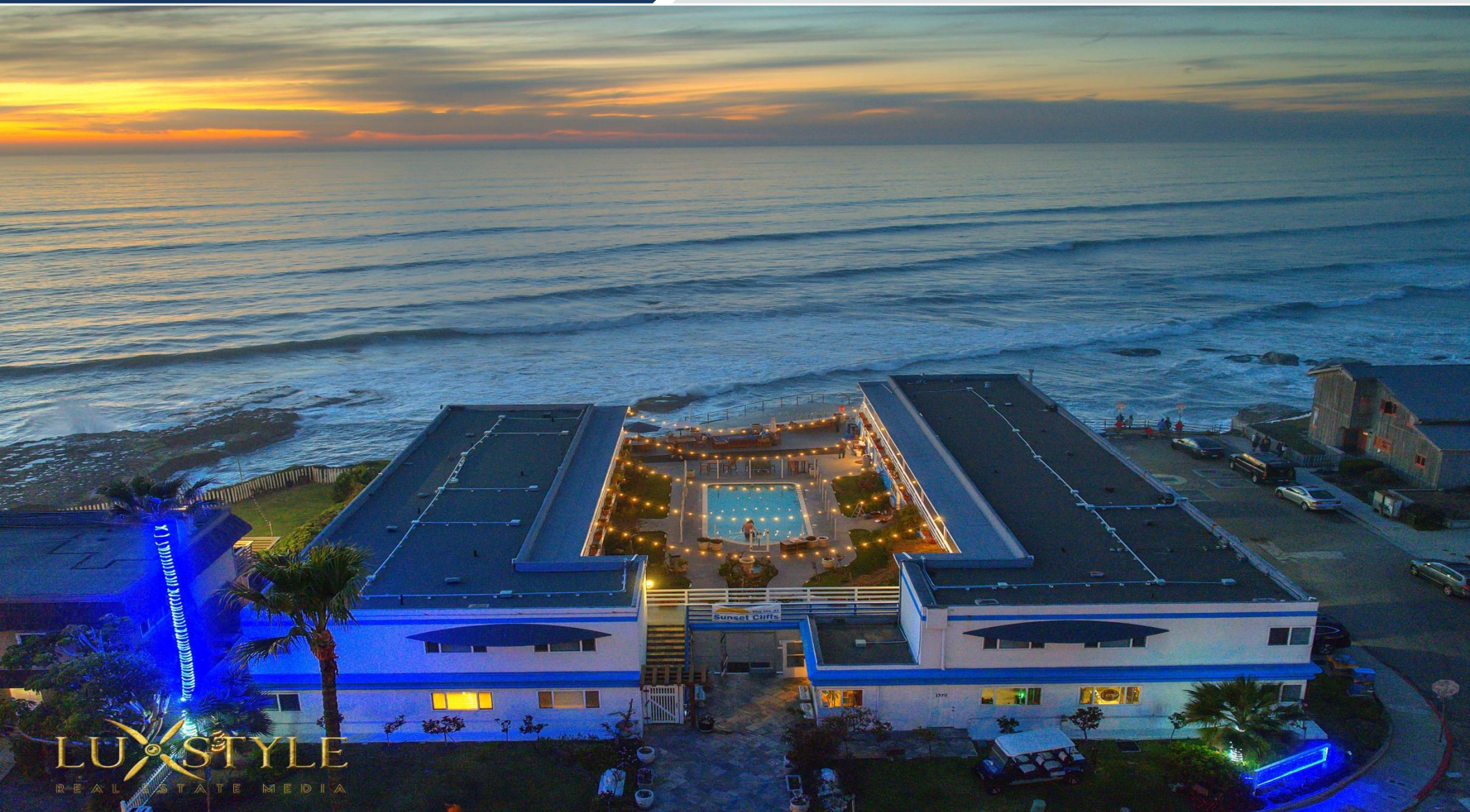


The Inn At Sunset Cliffs

*25 Unit Inn On The Beach
Offered @ \$8,995,000*



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Property Description

Welcome to the Inn at Sunset Cliffs located in historical Point Loma / Ocean Beach, California. We are one of only a few San Diego hotels truly located on the Pacific Ocean, just steps away from Ocean Beach. 3 minutes from SeaWorld San Diego. Originally built in the 1950's, with a 2018 update, the 24-room inn creates a tranquil and relaxing atmosphere to accommodate any San Diego visitor. Designed after Santorini, Greece. Inn at Sunset Cliffs is truly one of the only San Diego beach hotels that is actually a waterfront hotel.

Oceanfront suites with the sea breeze just outside your door. Sunset Cliffs creates scenic atmospheres all year long, with million-dollar views everyday. Being a quiet privately owned San Diego hotel, we support our locals and want to help our community. San Diego Beaches are near, being just a few blocks away from us. Experience the great San Diego surfing with an awesome location to scope where to ride for your session just a few steps away from your room. Wake up to the sounds of the waves crashing onto our property. Look out at the Pacific Ocean to see the beauty San Diego has to offer. When you feel like relaxing, our ocean view terrace allows you to view out over the horizon of the Pacific Ocean. Kick your feet up and let the waves take you away

Rare opportunity to own a 25-unit inn, perched on the cliffs, overlooking the Pacific Ocean! Located next to Sunset Cliffs Natural Park, this property takes advantage of its unique location providing guests areas to relax while enjoying the expansive views. This intimate, laid-back cliff-side setting is ideal for attracting visitors year-round. Beautiful rose gardens, heated courtyard pool, and view deck provide a tranquil environment. The Inn provides an ideal venue for weddings and special events. Built in 1953 on a 23,648 sq ft lot (per tax records), this property boasts 11,818 est sf of structures. Most rooms enjoy spectacular views of the Pacific Ocean, San Diego coastline and courtyard gardens, while providing a variety of room configurations for guests to choose from. Room options range from 2-bedroom suites w/full kitchens, many with lock off doors to join units for those guests needing more bedrooms, to pool-side studio suites. Additional amenities include, golf cart (for beach & local shuttle services), 12 garages currently used for storage, facilities workshop and on-site laundry.

The Inn At Sunset Cliffs, Located at 1370 Sunset Cliffs Blvd, San Diego, CA 92107, The property is being offered @ \$8,995,000.

The Inn At Sunset Cliffs is a 25-unit Boutique hotel/motel with the following room mix:

- 3 units are 2 bed one bath with living rooms & kitchens
- 1 additional 2-bedroom one bath unit with living room kitchen previously a manager's unit (now offices and coffee area)
- 4 units are 1 bed one bath with living rooms & kitchens
- 9 units are 2 bedroom with living rooms & no kitchens
- 5 units are poolside Queen suites
- 2 units are king suites
- 1 Presidential Suite
- 12 garages with parking aprons (garages currently used for in house laundry area, supplies, storage and workshop areas)..
- Golf Cart Shuttle Vehicle service provided with added option to room rate.
- The Inn at Sunset Cliffs has become a sought-after local venue for wedding planners and occasional special events.

**** DRIVE BY ONLY**

About the hotel (continued)

This is a small boutique-style oceanfront inn originally built in the 1950s and renovated over the years into a relaxed coastal property inspired by Santorini-style architecture. It's known more for its location and atmosphere than for luxury amenities.

Some key highlights:

- Directly on the cliffs overlooking the Pacific Ocean
- Large ocean-view terraces and sunset seating areas
- Pool and courtyard
- Many rooms have kitchens or suites
- Popular for weddings and romantic weekend stays
- Free parking and Wi-Fi
- Walking distance to Sunset Cliffs and Ocean Beach

Guest reviews are generally very positive about:

- The ocean views,
- Quiet atmosphere,
- Friendly staff

Completion of Seawall.

Description For Seawall

The hotel obtained emergency permits to do permanent Repair / Replacement to the first half of The sea wall. Section has been completed. The second section did not call for emergency repair/replacement And required going through standard permitting process. They Expect to have Remaining permits Fully approved within the next 6 to 8 months depending on City scheduling. Second phase of the project will include demolition of the old seawall and returning the lower terrace and seawall back to natural habitat. To finish second half of seawall will cost up to 5 million including removal of debris for the second fortune of the job. All planning And engineering is in place in Contractor standing by. Have estimate upon request. It's more of a matter of time than a question if it will be approved due to the fact that they've already approved the portion of the seawall and are requiring the Hotel to remove the old sea wall and lower deck and established the new wall in the new location, extending from the end of the first step of the new wall.

*** Hotel \$8,995,000. New ownership of Hotel will be responsible for the construction and payment of the sea wall. Total cost of \$13,895,000.**

HOTEL AMENITIES

- 24/7 Office Staff
- Teak Outdoor Furniture
- Heated Swimming Pool
- Complimentary Morning Coffee
- High Speed Wi-Fi
- HD Satellite Television
- Free Parking (limited)
- Computer / Printing Access (Lobby)
- Spacious Rooms
- Air-Conditioning
- Coffee Maker
- Microwave
- Mini Refrigerator
- Full Bath



This information has been secured from sources we believe to be reliable, however we make no representation or warranties, express or implied to the accuracy of this information. References to square footage, age, or pro-forma expectations are approximate. Buyer must verify all information.

Disclaimer

This Comparative Market Analysis is provided for informational purposes only and is not an appraisal. While information has been obtained from sources believed to be reliable, no warranty or representation, express or implied, is made as to its accuracy or completeness. All measurements, including square footage, building age, and proforma are approximate and must be independently verified by the Buyer, who assumes all risk for inaccuracies.

Any rent or income figures presented, other than historical collections, are projections only and not guarantees of future performance. Attainability of projected rents may be subject to local, state, and federal laws or market conditions. Buyers and their advisors are responsible for conducting independent due diligence to determine whether such projections are legally permissible and reasonably achievable

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