

LIGHTHOUSE HOTEL

Pacifica, California

Offered at: \$25,000,000

Address: 101-195 Rockaway Beach Avenue, Pacifica, CA 94044

Brand: Trademark Collection by Wyndham

EXECUTIVE SUMMARY

The Lighthouse Hotel is a rare opportunity to acquire an irreplaceable oceanfront hospitality asset located directly along the Pacific Coast in the City of Pacifica, California. Branded as **Pacifica Lighthouse Hotel, Trademark Collection by Wyndham**, the property is the **only full-service hotel in Pacifica**, offering a highly defensible competitive position within a supply-constrained coastal market.

Situated approximately 12 miles south of San Francisco and within close proximity to Silicon Valley, San Francisco International Airport (SFO), and regional transit (BART), the hotel benefits from strong leisure, drive-to, corporate, and event-driven demand. The property combines direct beach access, unobstructed ocean views, full-service amenities, and a recognized global brand, making it a compelling long-term investment.

INVESTMENT HIGHLIGHTS

- **Irreplaceable Oceanfront Location:** Direct Pacific Ocean frontage with beach access and panoramic coastal views.
 - **Only Full-Service Hotel in Pacifica:** Highly differentiated asset with limited local competition.
 - **Recognized National Brand:** Trademark Collection by Wyndham provides distribution strength while allowing operational flexibility.
 - **Diverse Demand Drivers:** Leisure tourism, weddings, social events, corporate travel, and proximity to San Francisco and Silicon Valley.
 - **Supply-Constrained Market:** Coastal development restrictions limit future competing hotel supply.
 - **Event & Food-and-Beverage Revenue:** On-site oceanfront restaurant and dedicated event space enhance revenue diversification.
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PROPERTY OVERVIEW

The Pacifica Lighthouse Hotel offers guests an exceptional coastal lodging experience with modern accommodations, premium amenities, and a scenic oceanfront setting. The property caters to a wide range of guests including vacationers, business travelers, wedding parties, and event attendees.

- **Hotel Type:** Full-service, beachfront hotel
 - **Guest Rooms:** 77 guest rooms and 20 suites
 - **Event Space:** Approximately 4,500 square feet
 - **Parking:** Complimentary on-site parking
 - **Connectivity:** Complimentary high-speed Wi-Fi
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ACCOMMODATIONS

The hotel features a total of **97 keys**, consisting of thoughtfully designed guest rooms and suites with spacious layouts and modern comforts. Select rooms and suites offer direct ocean views.

Guest Room Features Include: - Non-smoking rooms and suites - Ocean-view rooms (select categories) - In-room coffee machines with complimentary coffee and tea - Complimentary high-speed Wi-Fi - Private bathrooms with bathrobes and hairdryers - Cable/Satellite television - Refrigerators - Room service (5:00 PM – 9:00 PM) - Irons and ironing boards - Complimentary local calls - Cribs available upon request

FOOD & BEVERAGE

Moonraker Restaurant

Moonraker Restaurant is a signature oceanfront dining destination located on-site. Under the direction of Chef and owner Jason Yeafoli, the restaurant features classic seafood cuisine with a modern California influence, complemented by a curated selection of local wines, craft beers, and specialty cocktails.

The restaurant occupies a historic space with floor-to-ceiling windows overlooking the Pacific Ocean, offering one of the most scenic dining experiences in the Bay Area. Moonraker serves as both a guest amenity and a strong local draw, enhancing the hotel's visibility and ancillary revenue.

MEETINGS & EVENTS

The Lighthouse Hotel provides approximately **4,500 square feet of flexible event space**, making it an ideal venue for weddings, corporate meetings, and social functions. The oceanfront setting and full-service catering capabilities create a highly desirable destination for special events.

Meetings & Events Highlights: - Oceanfront event spaces with Pacific views - Full-service catering - Private dining options - Convenient access via Highway 1 and BART - Close proximity to SFO Airport

LOCATION & MARKET OVERVIEW

Pacifica is a coastal city in San Mateo County stretching along six miles of beaches and coastal hills. Located just south of San Francisco, Pacifica is known for its natural beauty, strong tourism appeal, and outdoor recreation.

The hotel is ideally positioned near major attractions including Linda Mar Beach, Rockaway Beach, Mori Point, Sweeney Ridge, San Pedro Valley County Park, and Milagra Ridge. The area is a well-known regional surfing destination and popular with hikers, families, and weekend travelers from the Bay Area.

Pacifica's proximity to San Francisco, Silicon Valley, and major transportation infrastructure creates a unique blend of resort-style appeal with urban accessibility.

BRAND AFFILIATION

The property operates under **Wyndham's Trademark Collection**, a soft-brand platform designed for distinctive, independent hotels. This affiliation provides access to Wyndham's global reservation system, loyalty program, and marketing channels while preserving the property's independent character and operational flexibility.

INVESTMENT CONSIDERATIONS

- Long-term hold opportunity for coastal hospitality investors
- Potential for operational optimization and revenue enhancement
- Strong appeal to family offices, private investors, and institutional hospitality groups
- Rare opportunity to acquire a stabilized, branded oceanfront hotel in Northern California

CONFIDENTIALITY

This Offering Memorandum is confidential and is intended solely for qualified investors. Additional financial information is available upon execution of a confidentiality agreement (NDA).