

The Iconic Rock Inn

CBG

COMMERCIAL
BROKERS
GROUP
INC.

17539 ELIZABETH LAKE ROAD, LAKE HUGHES, CALIFORNIA 93532



Real Estate (4 Parcels) & Business for Sale

An Iconic Property Portfolio Ready for Its Next Chapter

More than a property—this is an opportunity to create Southern California's next destination. Featuring an iconic restaurant and bar, boutique inn, multiple income-producing buildings, and endless possibilities for hospitality, entertainment, events, and tourism, The Rock Inn is ready for a visionary owner to bring its next chapter to life.

Seffi Toneman BRE #01878066

(661) 600-1269

Seffi@CommercialBrokersGroupInc.com

COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBGCOMMERCIAL
BROKERS
GROUP
INC.

HIGHLIGHTS:

17539 ELIZABETH LAKE RD., LAKE HUGHES, CA 93532

Sale Price:	\$1,499,000
Property Type:	Restaurant & Bar, Entertainment, Hotel, Apartments, Retail
Stories:	3 Story-Main Building, 2 Story-Apartments, 1 Story-Freestanding
Lot Size:	25,021+/- combined SF
Construction:	Predominantly River Rock
Year Built:	1929-Main Building, 1930-Apartments, 1955-Freestanding
Parking:	3 parking lots plus ample motorcycle parking
# of Parcels:	4
APNs:	3241-018-020, 3241-018-021, 3241-014-014, 3242-024-012
Seismic:	Earthquake Retrofitted
Zoning:	Unincorporated LA County-CRU Rural Commercial
Utilities:	Public Power, Public Water, Public Sewer, Propane Gas



Zoning Ordinance



Video Tour

The Iconic Rock Inn



ONCE IN A GENERATION OPPORTUNITY:

An Icon Reimagined — Where the Next Great Chapter Begins

Some properties tell a story. Others invite you to write the next one.

Welcome to the Rock Inn, one of Southern California's most recognizable destination properties. Rich in character and timeless appeal, this landmark has captivated travelers, locals, motorcyclists, and outdoor enthusiasts for generations. While its history is remarkable, its greatest opportunity lies ahead.

Situated on four parcels in the scenic mountain community of Lake Hughes, the property offers an exceptional canvas for a visionary owner. Imagine creating a thriving destination restaurant, boutique inn, live entertainment venue, special events destination, wellness retreat, or hospitality concept that draws visitors from across Southern California.

The offering includes the iconic restaurant and bar, seven uniquely themed guest rooms, a private penthouse, three separate parking lots, a leased salon building, and a fully occupied three-unit apartment building providing additional income. The restaurant business and full liquor license are also available, creating an opportunity to continue operations immediately or introduce an entirely new concept.

Destination properties of this scale, character, and flexibility rarely become available. Whether your vision is hospitality, entertainment, tourism, or investment, the Rock Inn offers the foundation to build something unforgettable.

Don't just own a piece of history—create the destination everyone will be talking about for the next generation.

The Iconic Rock Inn



PROPERTY HISTORY:

The Rock Inn represents a hybrid commercial model. It draws revenue from food, drink, short and long term lodging, entertainment and income from the salon tenant while also acting as a community hub for the immediate area and surrounding communities.

Constructed in 1929 by Joel B. Hurd, the Rock Inn was built to replace a wood structure lost to fire. Using local quarried metamorphic stone—predominantly river rock—the primary three-story building features striking arched windows, expansive stone fireplaces and a rugged aesthetic that resonates with both early 20th-century craftsmanship and modern rustic appeal.

Originally a grocery, post office, gasoline station, hotel and stagecoach stop, the Inn served as a commercial hub for travelers and vacationers visiting nearby lakes and resort cottages. Post-WWII, the upper floors of the hotel were converted into duplex housing for

Hurd's sons. In 1975, world famous actor Paul Koslo acquired the historic property, reinforcing the structure and converting it into a bed-and-breakfast, keeping much of its original character intact. The Koslo family has remained the owners and caretakers of the entire property, maintaining its structural and community integrity for over 50 years.

Situated on Elizabeth Lake Road, the property benefits from proximity to the Pacific Crest Trail, local lakes and the Angeles National Forest. It combines historical charm with easy accessibility that appeals not just to locals but to motorcyclists, classic and performance car enthusiasts, hikers and nostalgia-driven travelers and remains a culinary and social anchor in the area. This iconic roadhouse serves up rustic charm, hearty food, live music, lodging and old-school hospitality that keeps travelers and locals coming back for more.

The Rock Inn exemplifies how rural commercial real estate can balance historical preservation, multi-functionality, sustainability and growth potential. Its blend of architecture, niche positioning and community integration produces a macroscopic value.

With thoughtful enhancements—especially in guest experience, tied services such as terrain utilization—it holds so much potential to an owner-investor. Its true value lies beyond spreadsheets: it's a living heritage asset and regional anchor capable of generating both place-based pride and purposeful, profitable commerce.

The Iconic Rock Inn



DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Seller.

Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property ***"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

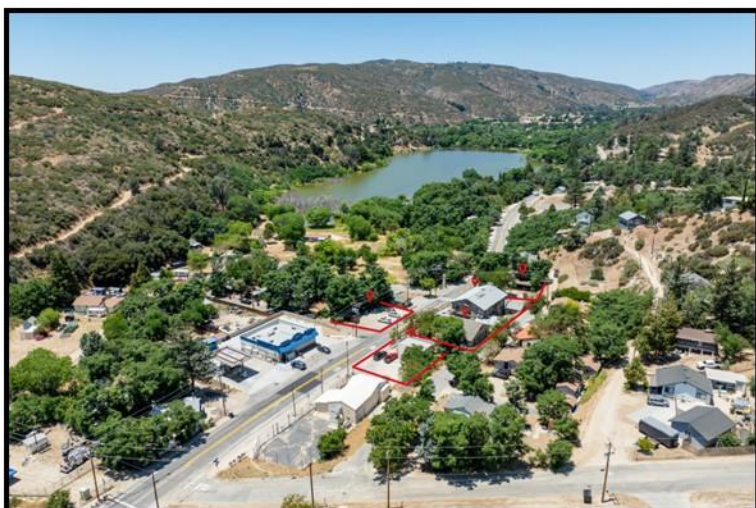
The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG

COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG

COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn

CBG
COMMERCIAL
BROKERS
GROUP
INC.

SITE PHOTOS



COMMERCIAL BROKERS GROUP, INC.

The Iconic Rock Inn



DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Seller.

Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property ***"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.