

OFFERING MEMORANDUM

MORADA INN & SUITES

GARDEN GROVE, CA 92844

BEARDWALK
REAL ESTATE

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

*Exclusively
Listed by*

ELIZABETH CLARK
Kidder Mathews
424.653.1820
elizabeth.clark@kidder.com
LIC N° 01811246

KIDDER.COM



TAI KAGEHIRO
Boardwalk Real Estate
209.640.7983
tai@taicre.com
LIC N° 02068820

BOARDWALKRE.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural drawing or a modern geometric pattern. The graphic is positioned on the left side of the page, extending from the top towards the bottom.

EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF GARDEN GROVE

For the first time in over 20 years, 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 124 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 92841
ASKING PRICE	\$16,250,000
YEAR BUILT	1971 / 2023-2024 (Renovated)
KEYS	124 (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 \$131,048/key

Incredible Exposure off Beach Boulevard Exit off 22 Freeway

All rooms have been recently renovated ensuring updated interiors

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



An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural drawing or a modern geometric pattern. 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	124
Stories	3

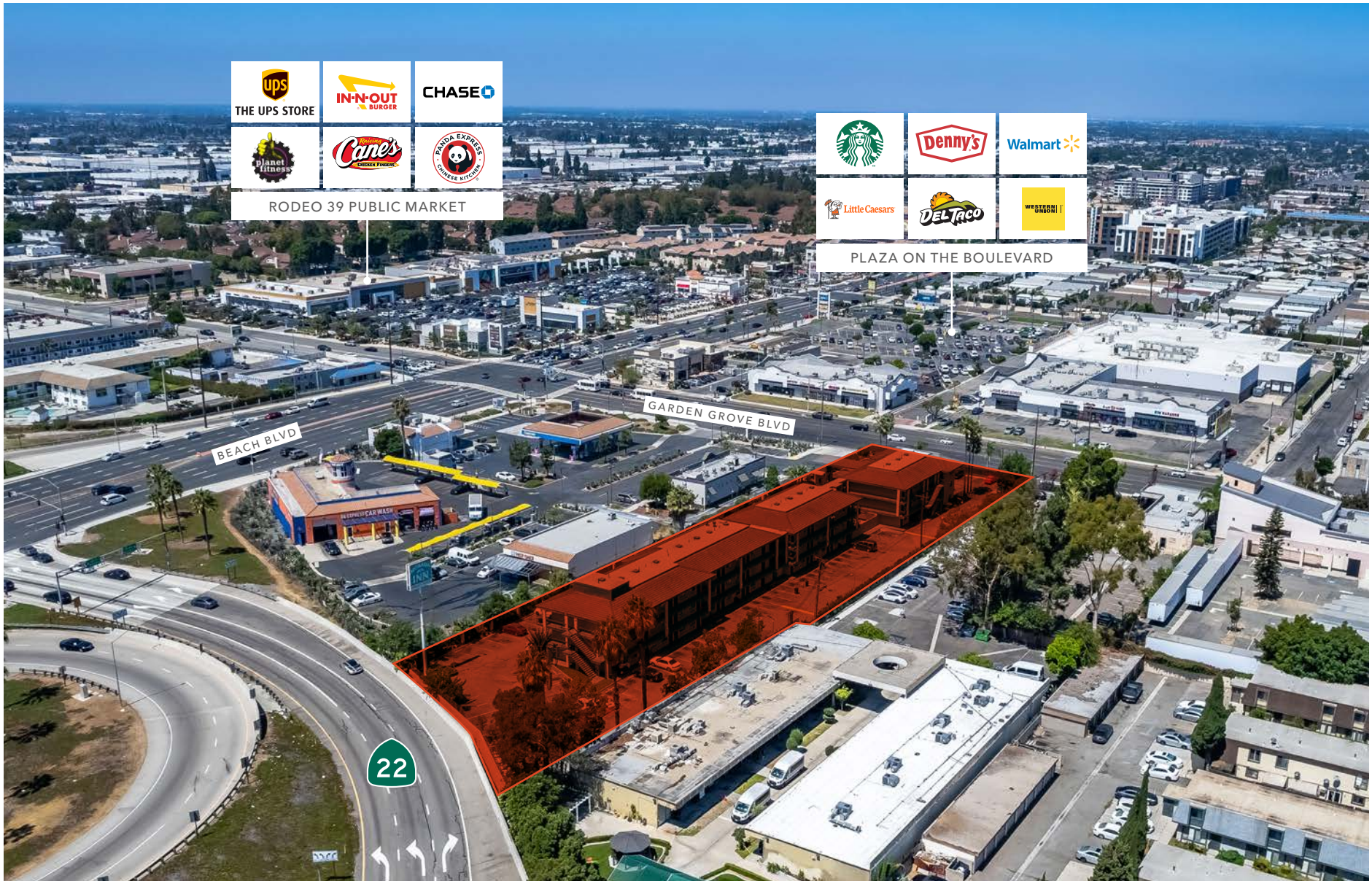
VALUATION

Asking Price	\$16,250,000
Gross Building Area	±19,578 SF
Building PSF	\$830.01
Lot Size	±67,175 SF
Land PSF	\$241.91
Gross Income	\$2,152,787
Price Per Key	\$131,048
Average Daily Rate	\$74.46
RevPar	\$42.94
Occupancy	57.63%



PHOTO EDITED

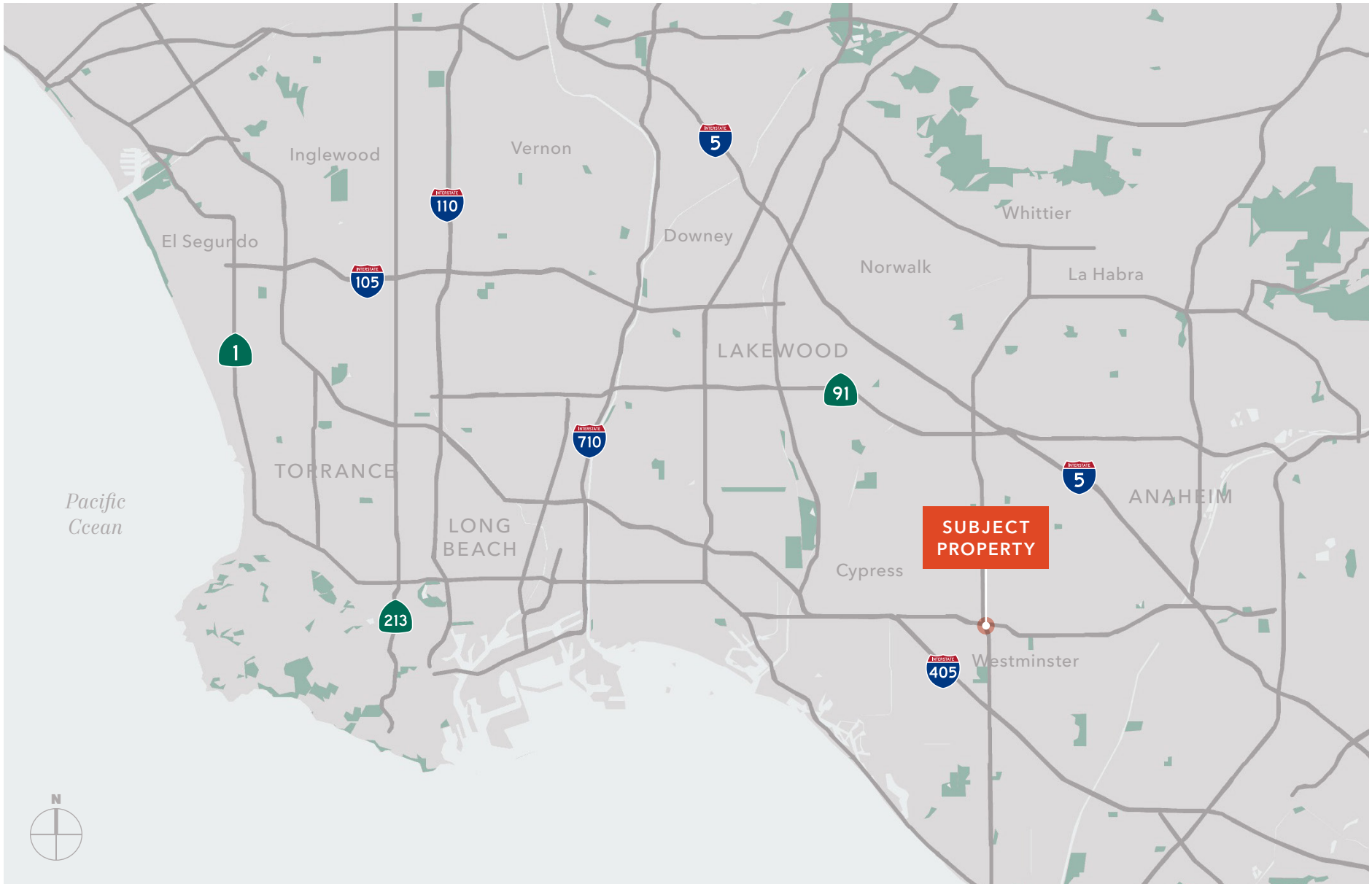
PROPERTY OVERVIEW



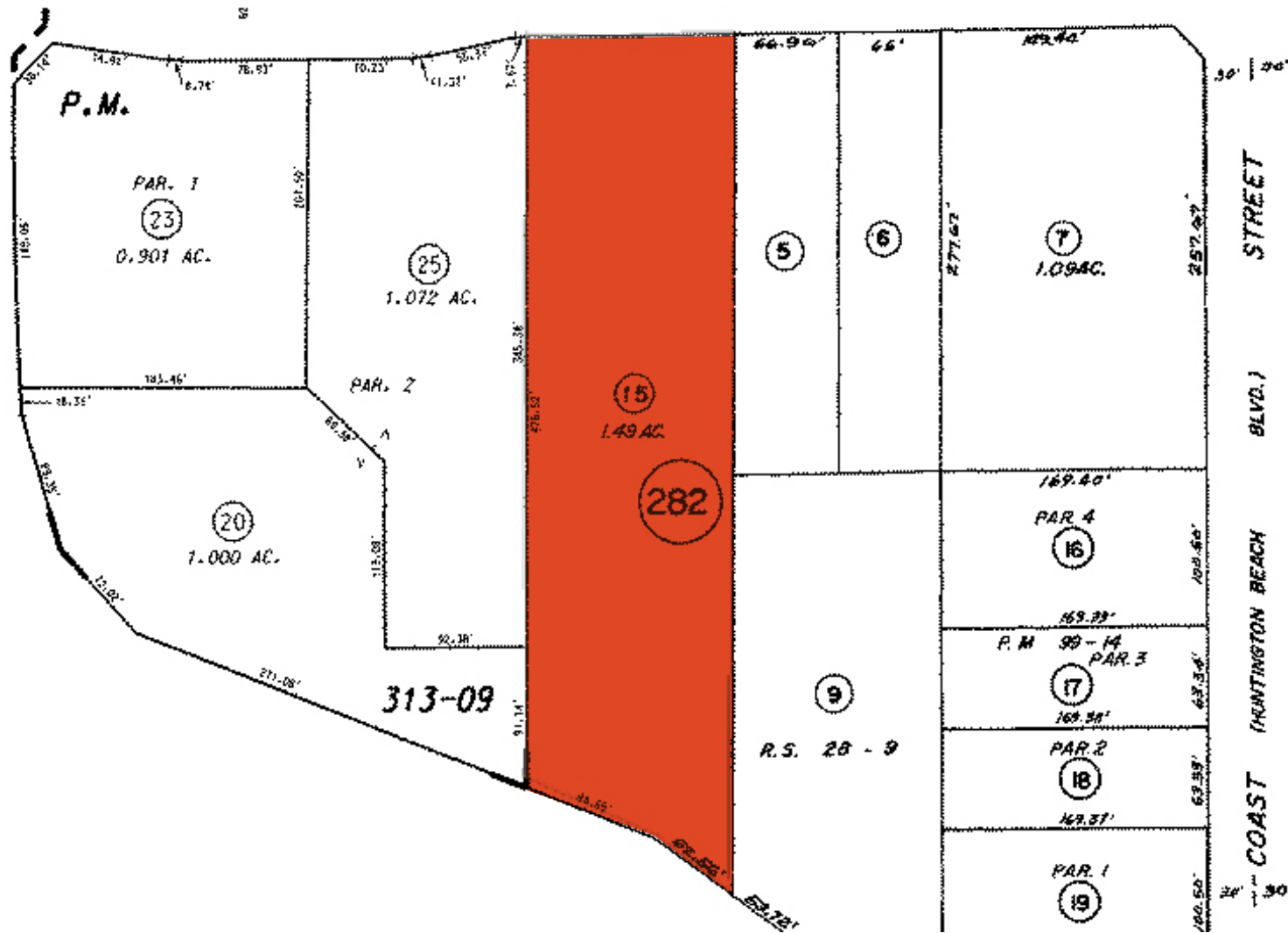
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PARCEL MAP



3
STORIES

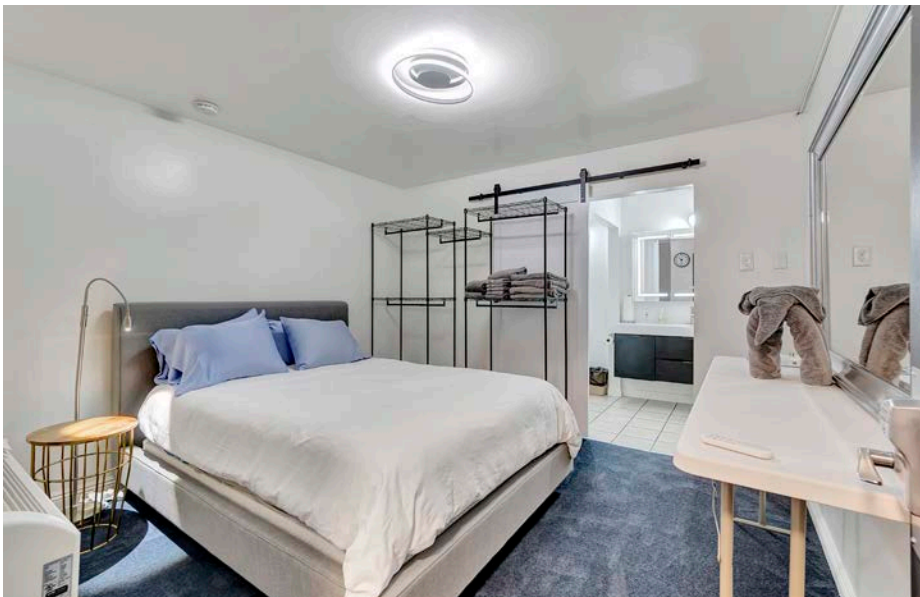
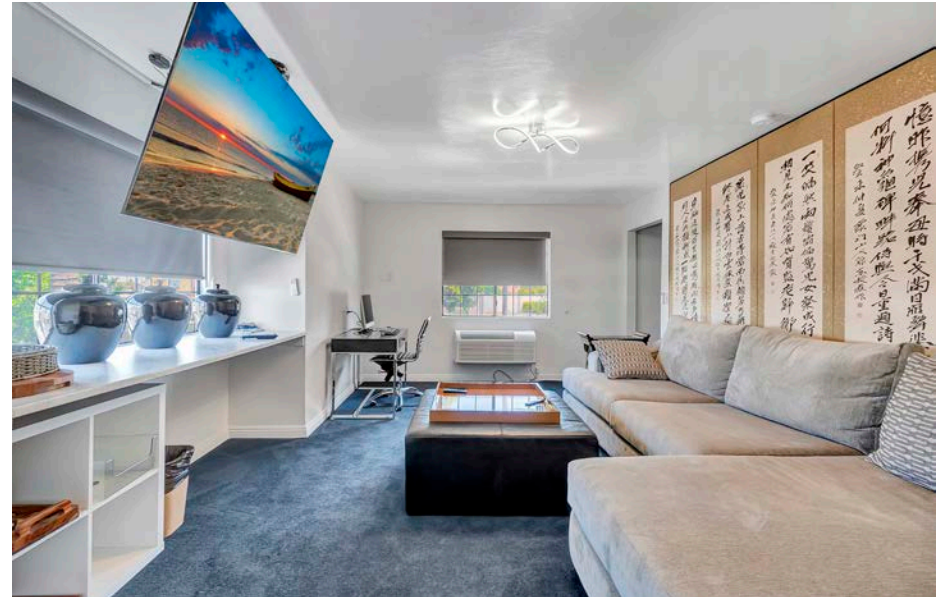
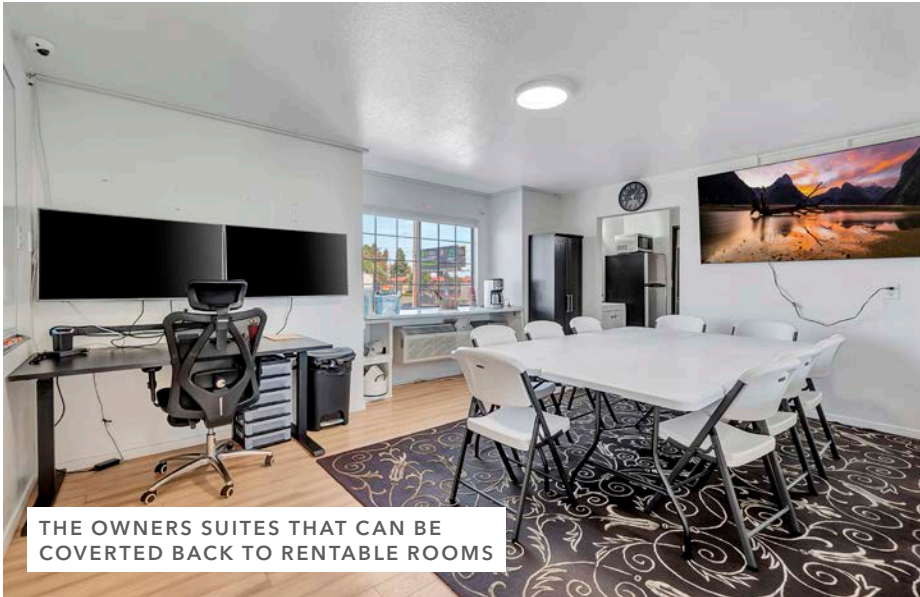
124
ROOMS

3
BUILDINGS

PROPERTY OVERVIEW



PROPERTY OVERVIEW



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.

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



Exclusively listed by

ELIZABETH CLARK

Kidder Mathews

424.653.1820

elizabeth.clark@kidder.com

LIC N° 01811246

TAI KAGEHIRO

Boardwalk Real Estate, Inc

209.640.7983

tai@taicre.com

LIC N° 02068820

KIDDER.COM

BOARDWALKRE.COM

BOARDWALK
REAL ESTATE

km **Kidder
Mathews**