

855 SANDALWOOD DRIVE



Can Be Purchased
Together or
Separate

Current Pricing
Reflects a 10.5%
Cap Rate

OFFERING SUMMARY

47 - 97+ Room, 2 Motel Investment, User, or Adaptive Re-use Opportunity

650 N. MOLLISON AVENUE



CHOICE HOTELS EAST COUNTY

650 N. MOLLISON AVENUE & 855 SANDALWOOD DRIVE | EL CAJON CA 92021

858.360.3000 ■ caacre.com



OFFERING MEMORANDUM

650 N. MOLLISON AVENUE & 855 SANDALWOOD DRIVE | EL CAJON CA 92021

Please direct all inquiries and communications
related to this investment offering to:

858. 360. 3000 ■ caacre.com

TODD SIMONSEN

Sales Associate
todd@caacre.com
DRE#02131564

MIKE CONGER

Principal Broker
mike@caacre.com
DRE#01381193

BRIAN JENKINS

Principal Broker
brian@caacre.com
DRE#01814828

Confidentiality & Agency Agreement

Seller has retained Commercial Asset Advisors as exclusive advisor for the sale of the above referenced property. The Investment Offering Memorandum and/or financial materials hereinafter referred to as “marketing materials” has been prepared by Commercial Asset Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related hereto, nor does it purport to be all inclusive or to contain all of the information which perspective investors may need or desire. All projections have been developed by Seller, Commercial Asset Advisors, and designated sources and are based upon assumptions relating to the general economy, competition, and other forces beyond the control of the Seller and are therefore subject to variation.

The information listed in the marketing materials has been obtained from sources we believe to be reliable, however, no representation is made by Seller or Commercial Asset Advisors as to the accuracy or the completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Seller and its employees, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Seller, Commercial Asset Advisors, and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and Commercial Asset Advisors each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller’s obligations thereunder have been satisfied or waived.

The Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Seller and Commercial Asset Advisors and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller, Seller’s tenants, or Commercial Asset Advisors.

TABLE OF CONTENTS



1

EXECUTIVE
SUMMARY

2

LOCATION
OVERVIEW

3

PHOTO
GALLERY



1

EXECUTIVE SUMMARY

OFFERING

650 N. MOLLISON AVENUE & 855 SANDALWOOD DRIVE | EL CAJON CA 92021

Commercial Asset Advisors, as the exclusive marketing advisor to the Seller, is pleased to present to qualified investors and owner-users, the outstanding opportunity to acquire one or two class B hospitality properties totaling 47-97+ rooms. Both properties are on separate contiguous parcels totaling just over 2 acres, together comprised of approximately 38,261 square feet.

Originally built in 1977 and 1989 respectively, ownership has invested significantly in renovations during its operations. The hotels are currently branded as Clarion Pointe and Quality Inn & Suites with essential amenities that include free WiFi, free parking, free hot breakfast, guest laundry facilities, fitness center, business center, on-site marketplace, and an outdoor pool and hot tub facility. These spacious modern suites include a refrigerator, flat screen TV, and stone-tiled bathrooms. Select suites have fully equipped kitchens with a stove-top and an oven, hot tubs, and seating area with a sofa.

The subject property is located in El Cajon with convenient interstate 8 freeway access, this location offers guests easy access to the multitude of tourist attractions San Diego and East County has to offer. 20 minutes from downtown San Diego, and a short drive to Sycuan Casino Resort, San Diego State University, Lake Jennings, and local regional parks.

VALUE ADD OPPORTUNITY

This one of a kind offering allows an investor to acquire a stable, cash flowing hospitality asset with upside potential. It also presents an opportunity to create value by adaptively reusing the improvements for an alternative use. Uses that could benefit from existing improvements include multi-family apartments, SRO, affordable housing, senior housing, transitional housing, and more. Buyer should consult with their consultants and the City for permissible uses, permit and entitlement processes, and related restrictions.



OPPORTUNITY HIGHLIGHTS

650 N. MOLLISON AVENUE & 855 SANDALWOOD DRIVE | EL CAJON CA 92021

Address	650 MOLLISON AVE	850 SANDALWOOD	COMBINED PROJECTS
Franchise	Quality Inn	Clarion Pointe	
Improvements	19,982 SF	18,279 SF	38,261 SF
No. of Buildings	One (1)	One (1)	Two (2)
Lot Sizes	76,230 SF	23,036 SF	99,316 SF
APN	484-321-09-00	484-321-11-00	
Rooms	50	47	97
Year Built	1977	1989	
Price	Call for Pricing		



Clarion Pointe El Cajon San Diego East is comprised of a three-story, exterior corridor hotel with a total of 47 rooms on a 23,086 SF parcel. Originally built in 1989, the seller has invested in renovations over the last few years. These renovations have established premium carpet-free units, complete with tile bathroom floors, flat screen TV's, and modern furniture. This property features 12 large king suites, 3 of which are equipped with in suite hot tubs.

[VIEW HOTEL SITE](#)



Quality Inn & Suites El Cajon San Diego East is comprised of a two-story, exterior corridor hotel with a total of 50 rooms on a 76,230 SF parcel. Originally built in 1977 with an addition and upgrades in 1988, the seller has invested in renovations over the last few years. These renovations boast carpet-free units, tile bathroom floors, flat screen TV's, refrigerators, fire sprinklers, and modern furniture. This property features 9 larger suites with kitchenettes and a potential for expansion or retail amenities with a large end cap reception area, commercial kitchen, dining area, and a 2 bedroom managers unit (not included in room count).

[VIEW HOTEL SITE](#)

Choice Hotels International, Inc. is an American multinational hospitality company based in Rockville, Maryland. The company, which is one of the largest hotel chains in the world, owns several hotel brands ranging from upscale to economy. As of 2020, Choice Hotels franchised more than 7,100 hotels in more than 40 countries and territories worldwide, representing nearly 600,000 rooms. Choice Hotels International is publicly traded on the New York Stock Exchange under the stock symbol CHH. As of October 2023, Choice Hotels International has a market cap of \$5.80 Billion.

Franchise Agreements: The existing franchise agreement can be terminated without penalty in 2026 and 2028 and may be terminated early by Seller under the right circumstances. This offers the buyer flexibility to negotiate a renewal or enter into a new franchise agreement with another company. In addition to the ability to operate the property as an independent this provides an opportunity to transition the properties into alternative uses.



2

LOCATION OVERVIEW



Only 20 minutes from downtown San Diego and the San Diego International Airport, is our Quality Inn & Suites El Cajon San Diego East hotel in Southern California. We're located close to with 60 miles of hiking trails and a lake for boating and fishing. We're a short drive to Parkway Plaza Shopping Mall with popular restaurants, shops and an IMAX movie theater. Popular city attractions include the Water Conservation Garden and Butterfly Garden, Sycuan Casino and Summers Past Farms. If you want to experience a truly local tradition, visit us the Sunday before Thanksgiving where you'll get to see the Mother Goose Parade, which has taken place every year since 1946.

El Cajon Attractions

Dining/Bars

Starbucks	0 miles
Dennys	0 miles
Subway	0 miles
Wendys	0 miles
Panchos Taco Shop	0 miles
Los Garcias Tacos	0 miles
China 1968	0.3 miles
Monavala Pizza	0.3 miles
El Pollo Loco	0.3 miles
Quarter Deck Inn	0.4 miles

Attractions

Parkway Plaza Shopping Mall	1.1 miles
Boomers	1.2 miles
Grossmont Ctr Shopping Plaza	4.7 miles
Lake Jennings	6.3 miles
Sycuan Casino	9.6 miles
Mission Trails Regional Park	10 miles
Petco Park	12.3 miles
San Diego Convention Center	16.3 miles
Old Town San Diego	16.5 miles
San Diego Zoo	16.6 miles

Business

Gillespie Field	1.3 miles
Sharp Grossmont Hospital	4.7 miles
Grossmont College	6.9 miles
San Diego State University	8.9 miles



10-15 MINS

5-10 MINS

15-20 MINS

20-30 MINS



Data CSUMB SFML, CA OPC

OFFERING SUMMARY

3

PHOTO GALLERY









OFFERING SUMMARY

47 - 97+ Room, 2 Motel Investment, User, or Adaptive Re-use Opportunity



CHOICE HOTELS EAST COUNTY

650 N. MOLLISON AVENUE & 855 SANDALWOOD DRIVE | EL CAJON CA 92021



858. 360. 3000 ■ caacre.com

