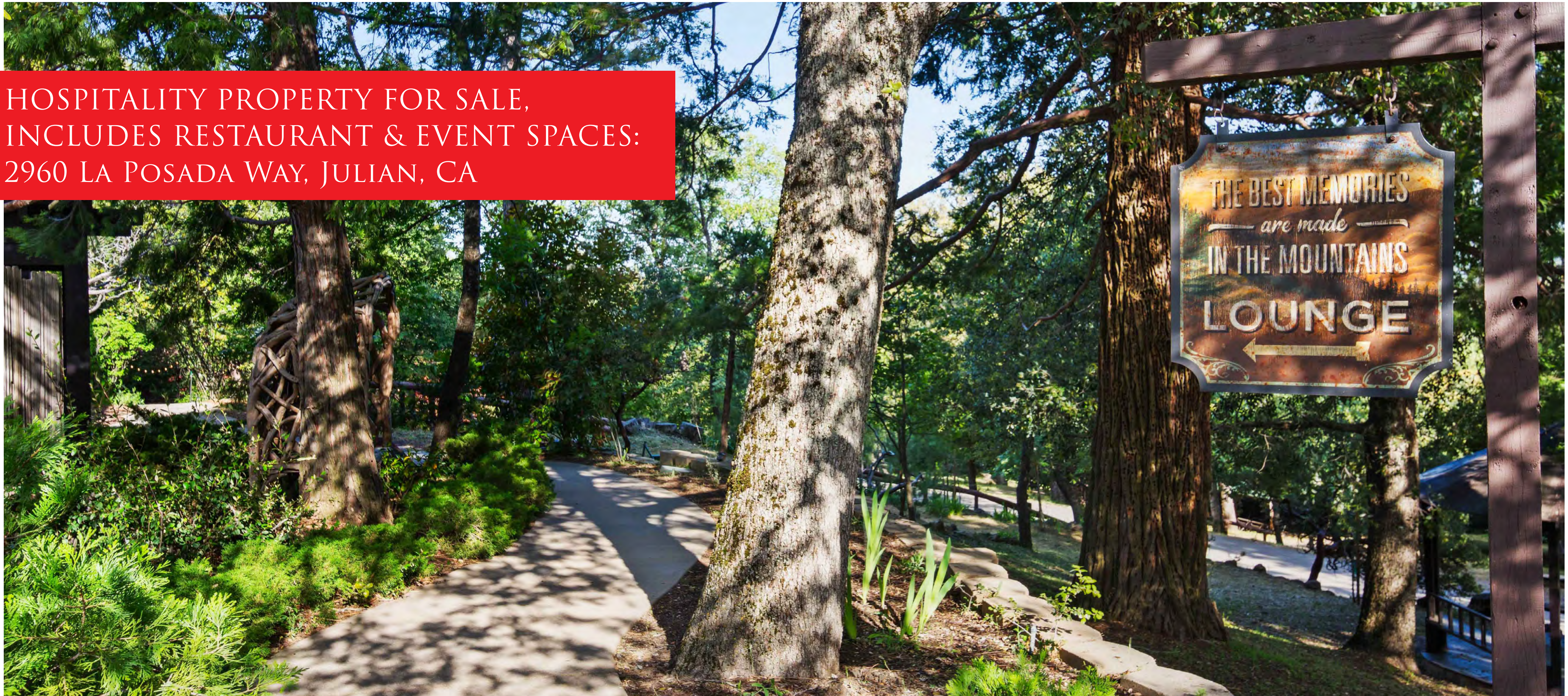


HOSPITALITY PROPERTY FOR SALE,  
INCLUDES RESTAURANT & EVENT SPACES:  
2960 LA POSADA WAY, JULIAN, CA



**BILLY LONG**

Sales Agent

billy@billylongre.com • (310) 663-1177

[www.BillyLongRE.com](http://www.BillyLongRE.com)



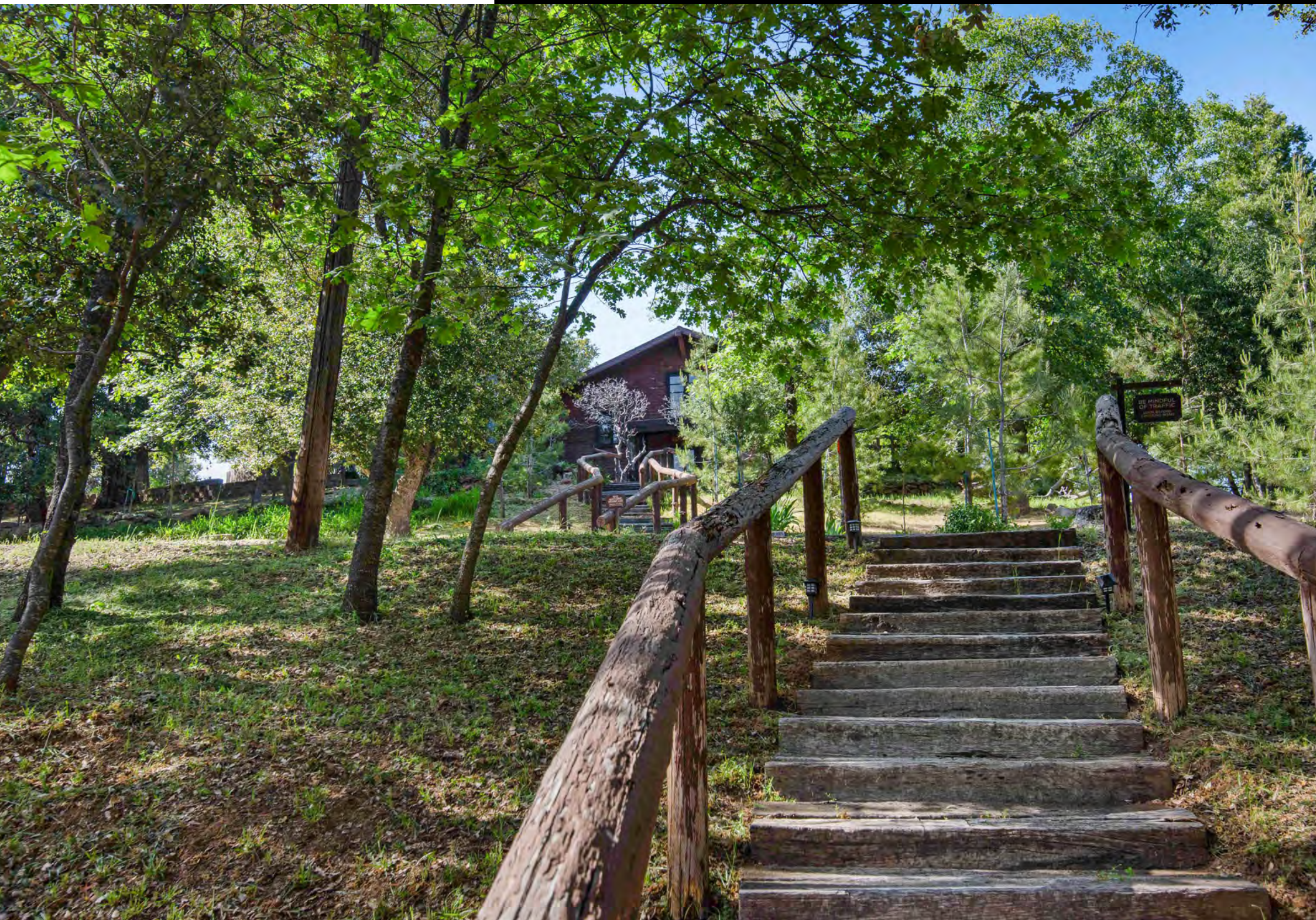
# THE OPPORTUNITY

Nestled in the premier Pine Hills section of the Julian mountain area, the Pine Hill Retreat offers an unparalleled opportunity to own a sprawling property, perfect for a hotel operator, event planner, or wellness retreat. Originally built in 1912 as the Pine Hill Lodge, this historic property features a large building (referred to as "The Barn") now transformed into a stunning venue for indoor events. With 10 rooms across four outbuildings and 7 rooms in the main lodge, the property is perfectly suited for hosting weddings, performances, and other large-scale events.

The restaurant and bar has amazing potential to attract a wider audience while listing the 17 rooms as a hotel stays could generate substantial income. The Barn, besides hosting weddings, has potential for a dinner theater revival or could be used for corporate and holistic events. The Pine Hill Retreat is not just a property but a gateway to multiple lucrative ventures in a breathtaking location.

Contact broker for more information about the opportunity:  
[billy@billylongre.com](mailto:billy@billylongre.com)





# INVESTMENT HIGHLIGHTS

- Formerly owned by world heavyweight champion boxer Jack Dempsey
- Incredible location in the upscale Pine Hills enclave of Julian
- Perfect for hosting a robust schedule of events, performances, and retreats
- Large property that includes 11 total parcels (7.80 acres)
- Fully operational restaurant and tavern included onsite
- One of only three hard liquor licenses in Julian ([C-47 License](#))
- 17 total guestrooms (10 situated among 4 outbuildings, 7 rooms in main lodge)
- 2,944-square-foot event space ("The Barn")
- Ample parking on site



# PROPERTY DETAILS

**LIST PRICE: \$3,999,000**

**ADDRESS**

2960 La Posada Way, Julian, CA 92036

**PROPERTY SIZE**

7.80 Acres

**PARCEL NUMBERS**

(11 parcels total):

289-420-07, 289-420-08, 289-420-09, 289-420-10, 289-420-11, 289-420-16, 289-420-17,  
289-420-18, 289-420-19, 289-420-20, 289-420-21

**ZONING**

C-6: Commercial, zoned for hotel, motel, or Airbnb.

Property also includes a C-47 liquor license (only one of three in Julian).

**CURRENT PROPERTY**

- 6,800+ square-foot Main Lodge, with 7 guestrooms, large dining room, restaurant, tavern, and lobby
- Four outbuildings that collectively contain 10 guestrooms (each with full bath)
- 2,944-square-foot indoor event space ("The Barn")

**INTERIOR SQUARE FOOTAGE**

13,156 SF for all buildings

**ELECTRICAL**

4 electrical meters onsite, 1 generator

**WATER**

1 meter, Pine Hills Water

**SEPTIC SYSTEM**

2 septic tanks onsite

**PROPERTY DETAILS**



# PROPERTY DETAILS

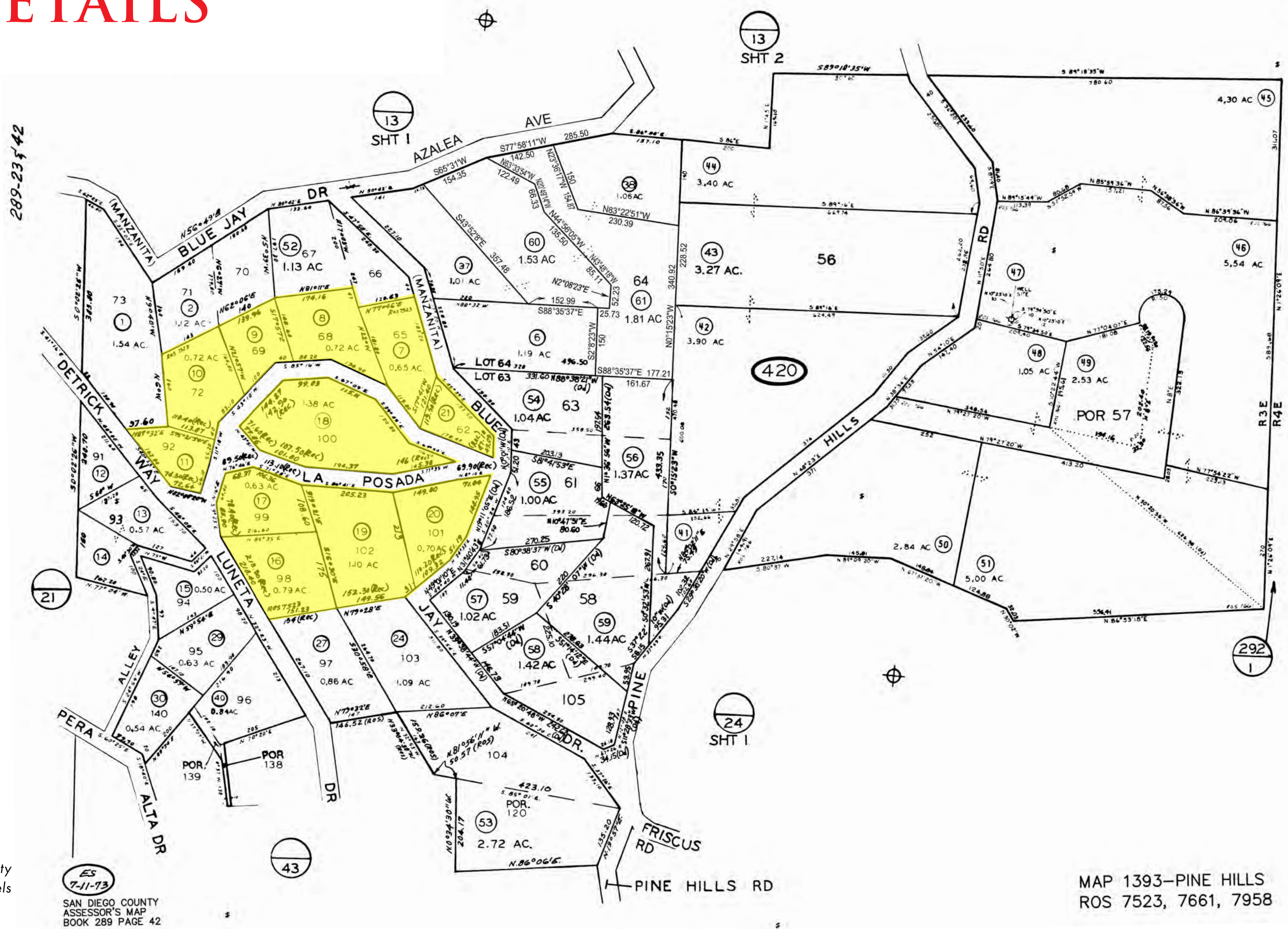
## PROPERTY SIZE

7.80 Acres

## PARCEL NUMBERS

(11 parcels total):

- 289-420-07
- 289-420-08
- 289-420-09
- 289-420-10
- 289-420-11
- 289-420-16
- 289-420-17
- 289-420-18
- 289-420-19
- 289-420-20
- 289-420-21



289-42



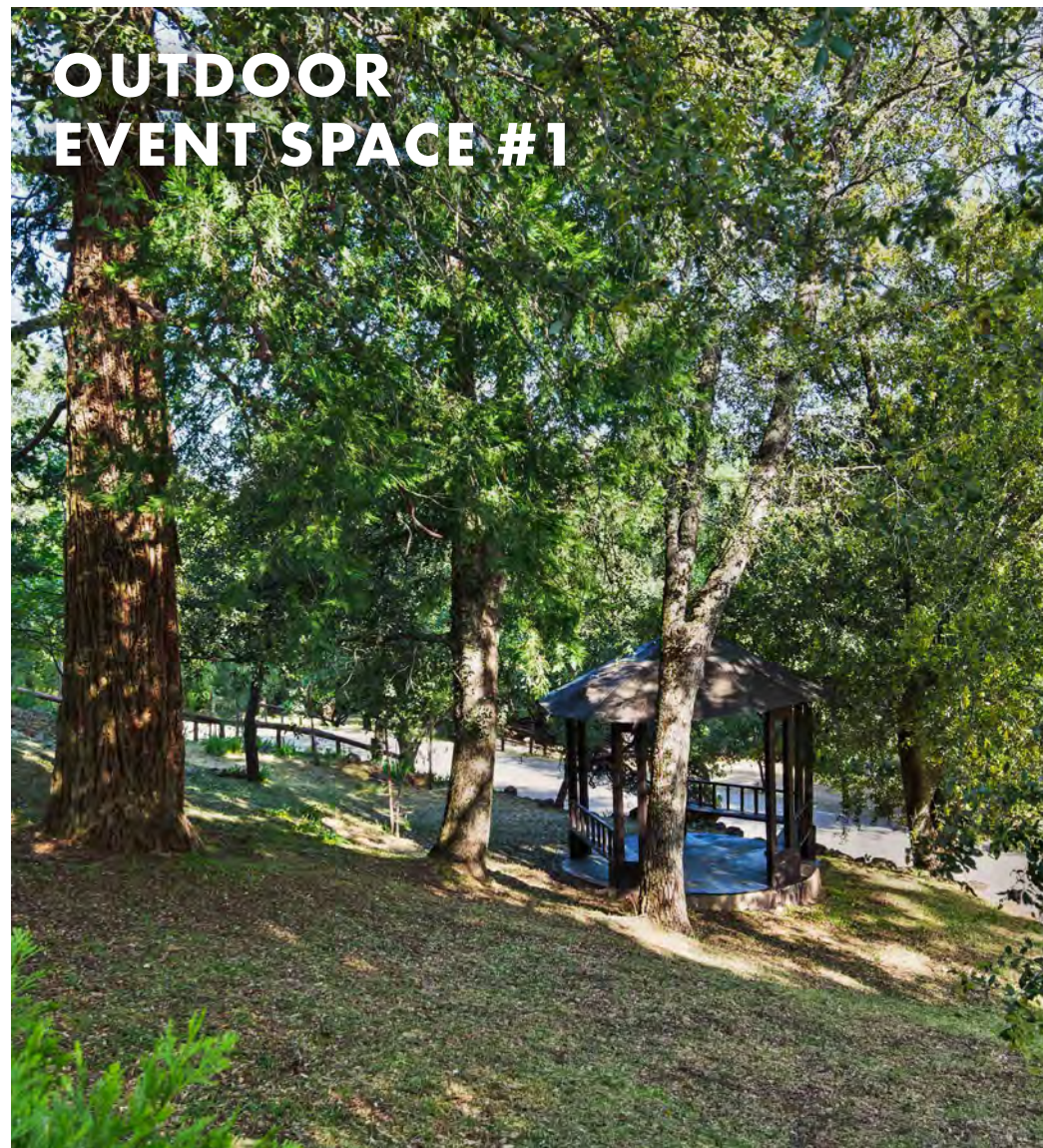
10/01/2003 RMM

CHANGES				
BLK	OLD	NEW	YR	CUT
420	250	41-51	74	10018
420	354	52	76	1155
420	25			
420	289-10	53	76	1156
420	26	20R 430.45	77	657
420	43	AC CHG. 5A-59	77	5692
	22,34,35	5A-59	74	1428
	39	60&61	04	1852

This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data shown. Assessor's parcels may not comply with local subdivision or building ordinances.

MAP 1393-PINE HILLS  
ROS 7523, 7661, 7958

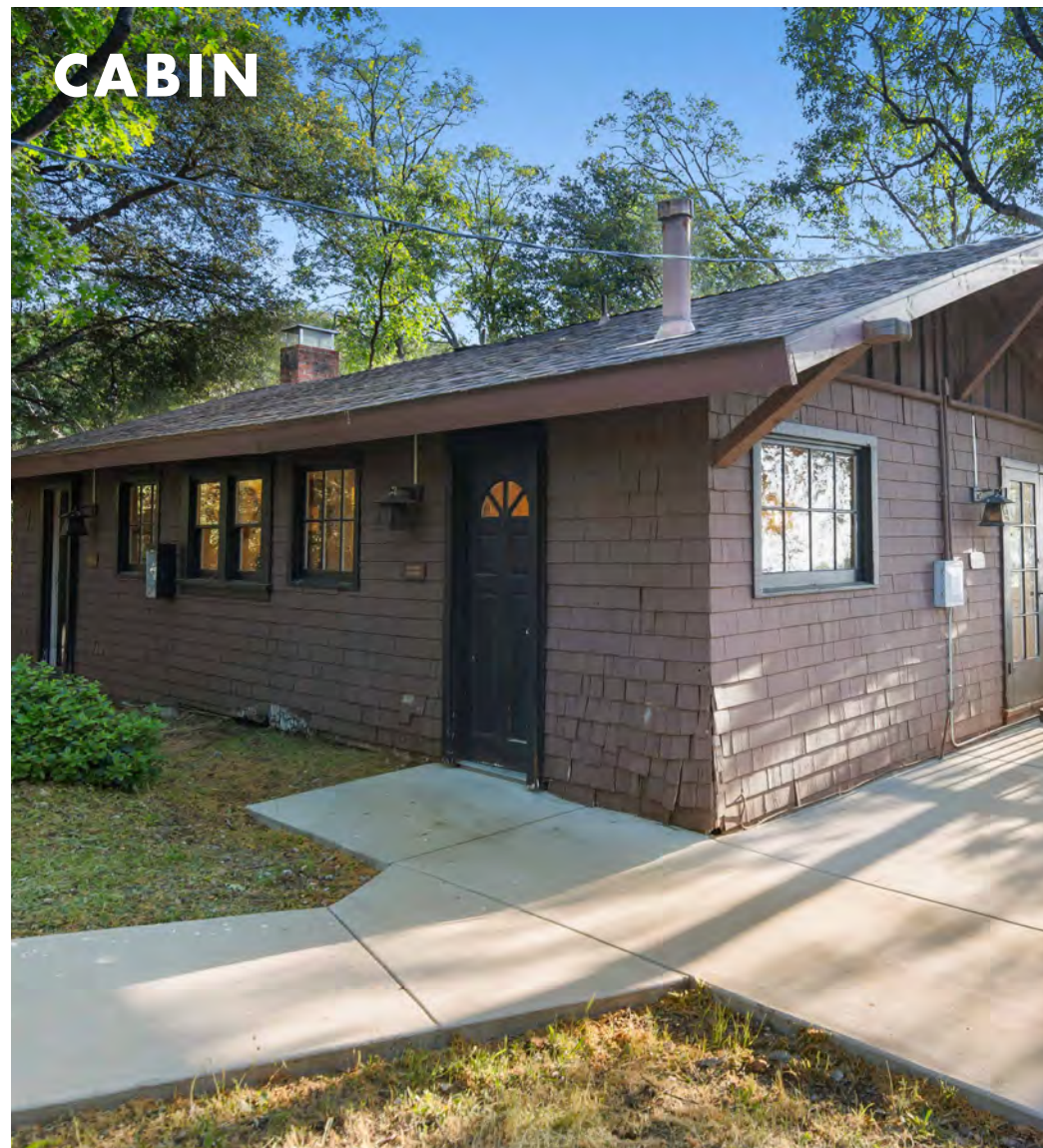
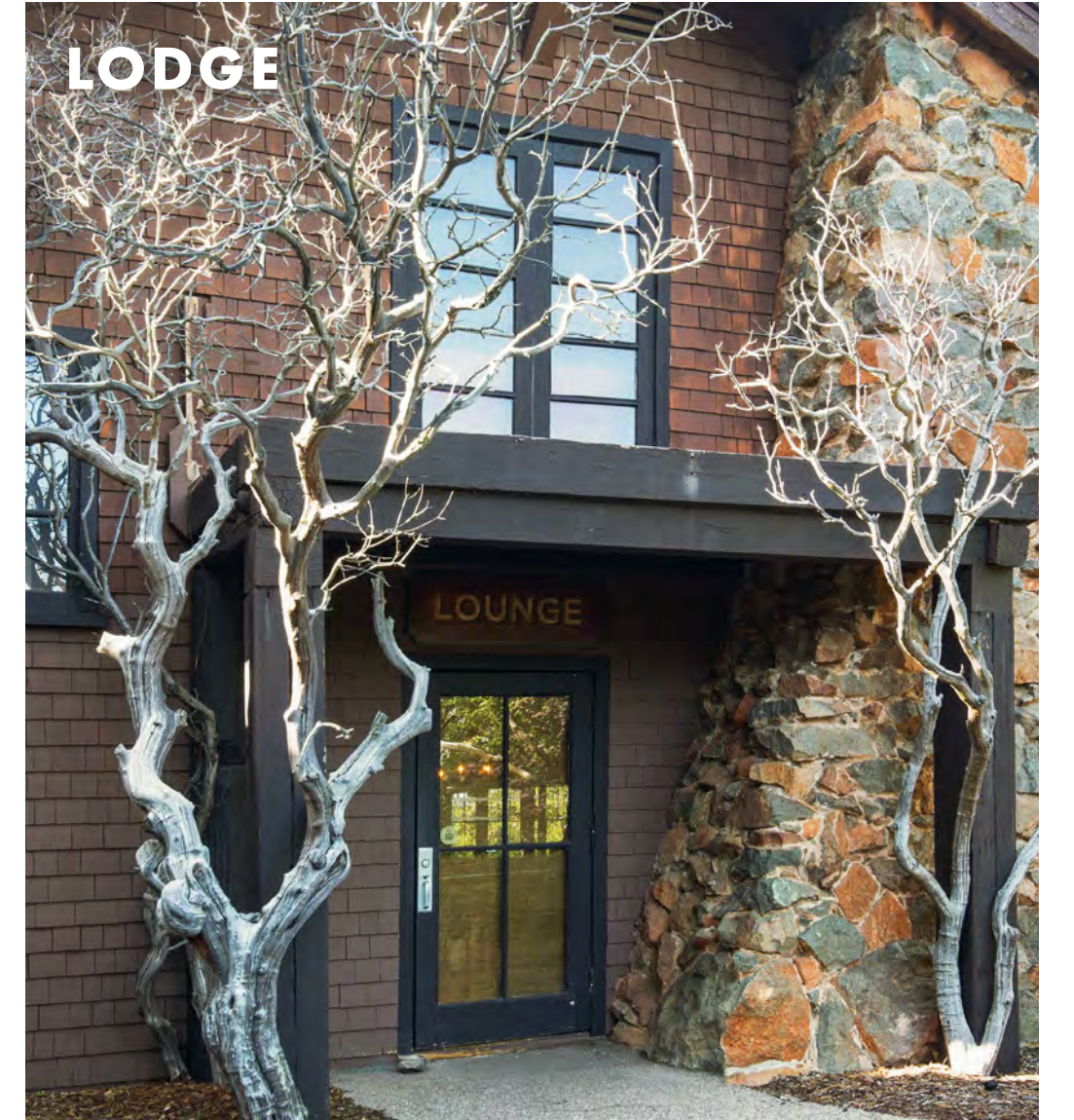


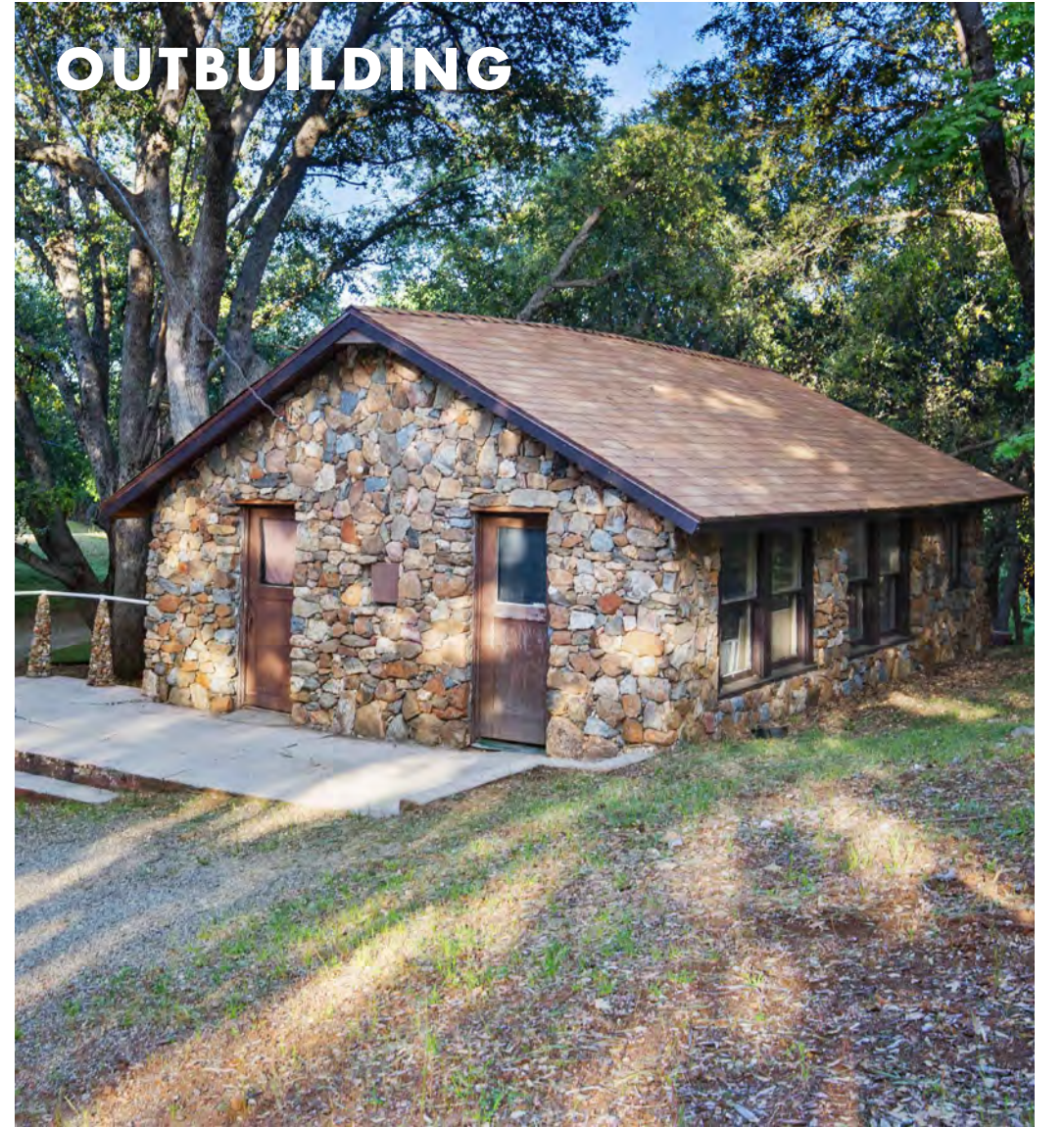


BARN / INDOOR EVENT SPACE

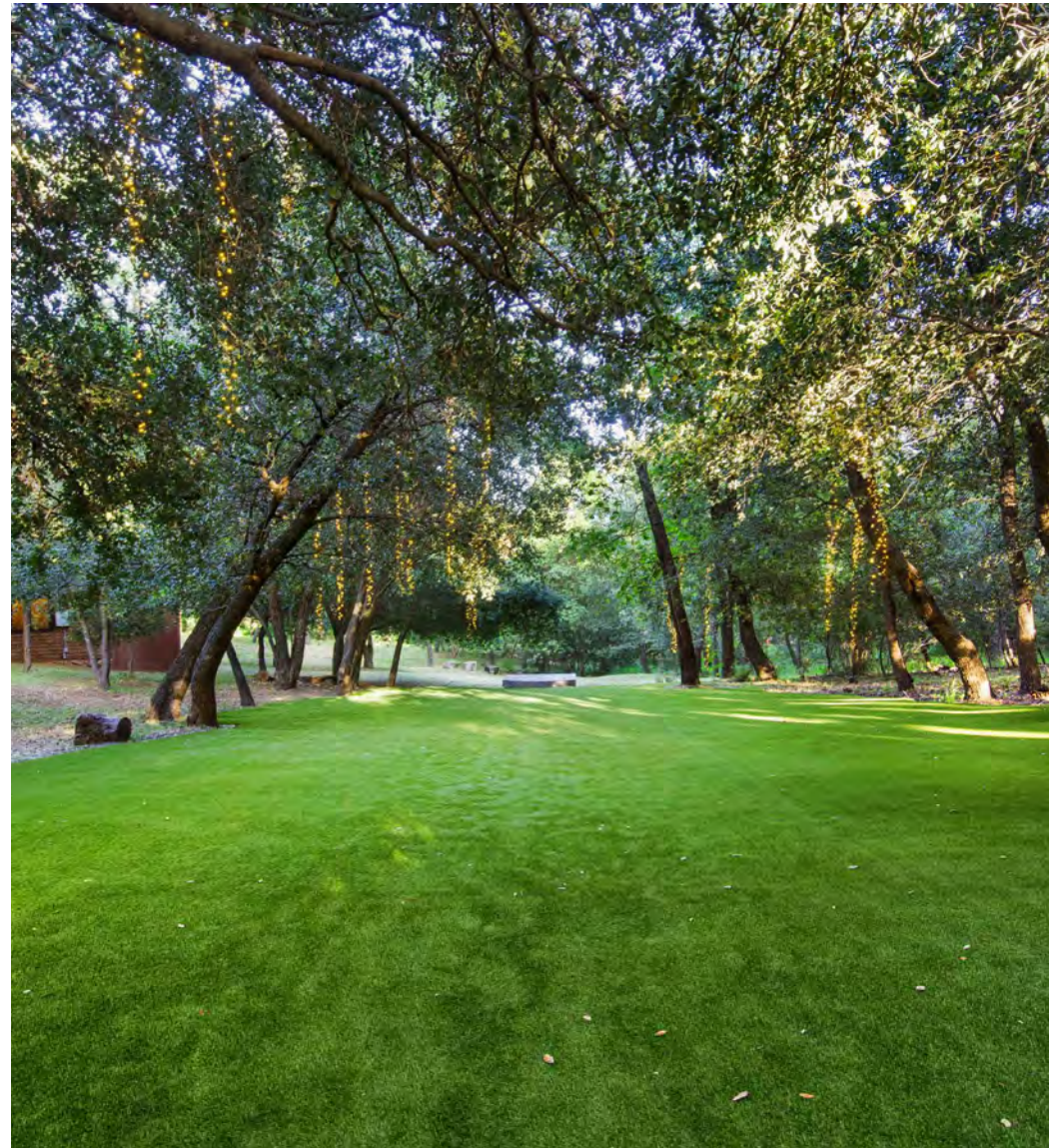








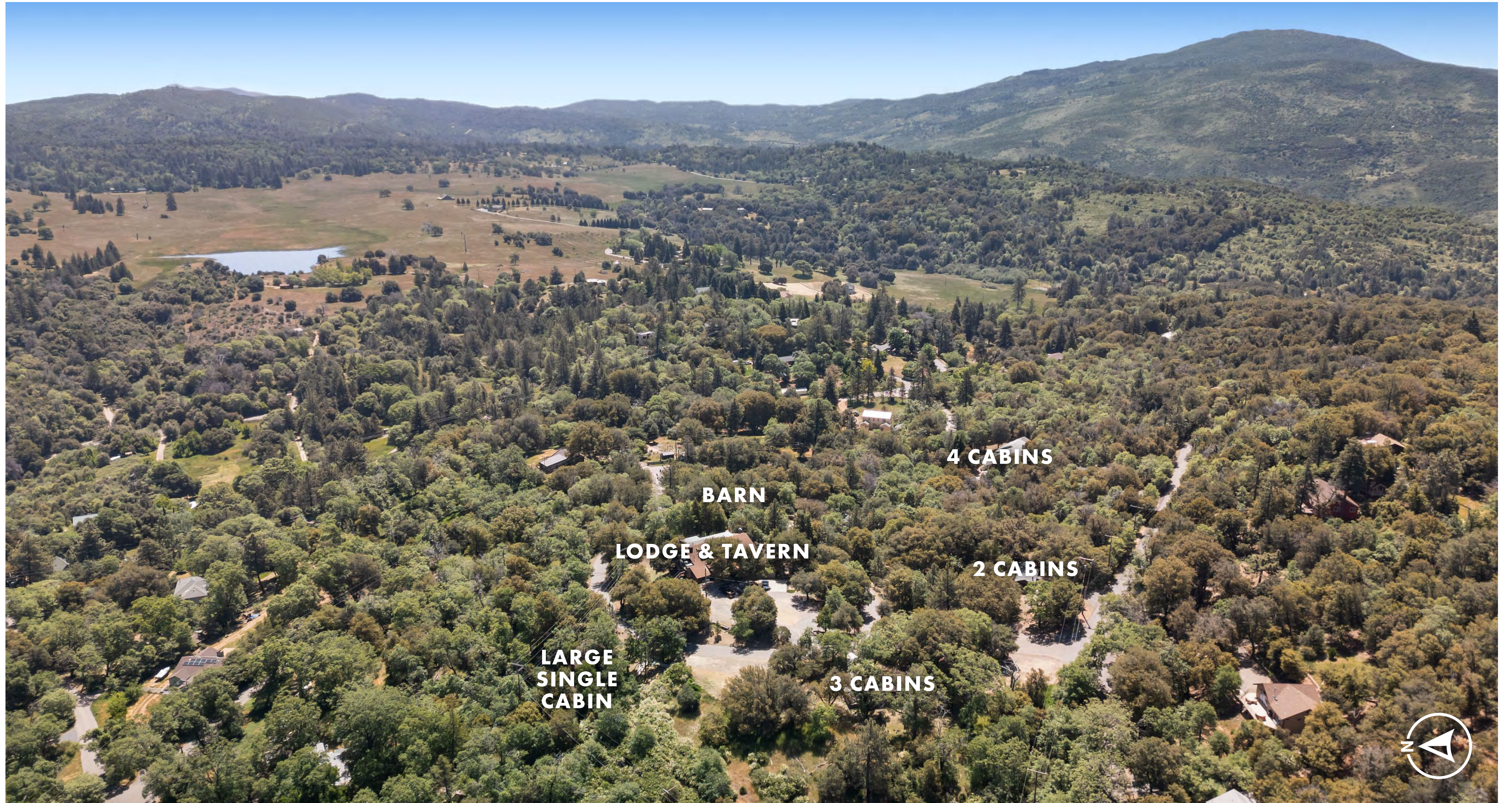
**OUTBUILDING**



**CABINS**



**LOCATION OVERVIEW**



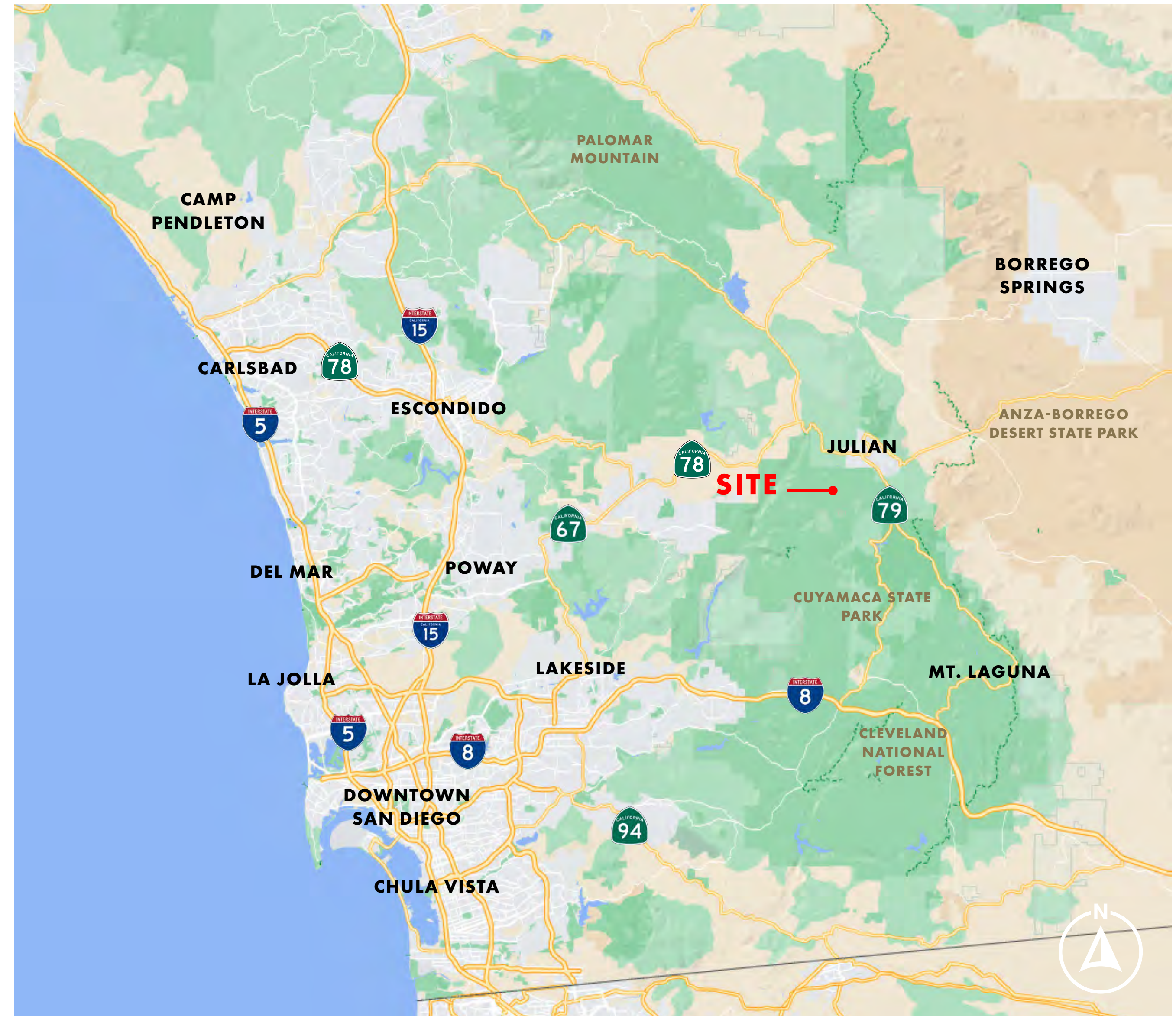
# LOCATION OVERVIEW

## A SERENE MOUNTAIN ESCAPE JUST AN HOUR FROM SAN DIEGO

Julian, California is a charming mountain town located in San Diego County, renowned for its picturesque scenery, historic charm, and vibrant tourism industry. Nestled in the Cuyamaca Mountains, Julian is a favored destination for those seeking a serene escape from the hustle and bustle of city life. The town's rich history dates back to the gold rush era, and its well-preserved architecture, combined with modern attractions, offers visitors a unique blend of past and present. Julian's appeal is further enhanced by its famous apple orchards, inviting visitors to enjoy fresh apple pies, cider, and a variety of seasonal festivals that celebrate this local delicacy.

Just an hour's drive from San Diego, Julian provides an accessible getaway for city residents looking for a peaceful retreat. Its proximity to other major cities like Los Angeles and Riverside makes it an ideal weekend destination. The town's allure lies not only in its natural beauty and historical significance but also in its wide range of outdoor activities, including hiking, fishing, and exploring nearby state parks. Visitors are drawn to Julian for its quaint bed-and-breakfast inns, boutique shops, and the opportunity to experience a slower pace of life, making it a perfect spot for relaxation and recreation.

For those residing in nearby urban areas, Julian offers a refreshing contrast with its crisp mountain air, scenic vistas, and friendly, small-town atmosphere. The town's thriving tourism industry benefits from the steady influx of visitors seeking a taste of its unique charm and natural beauty. Whether it's for a day trip or an extended stay, Julian captivates the hearts of all who visit, making it a beloved destination for those looking to unwind and experience the enchanting allure of California's mountain retreats.



# POTENTIAL INCOME STREAMS

## EVENT VENUE

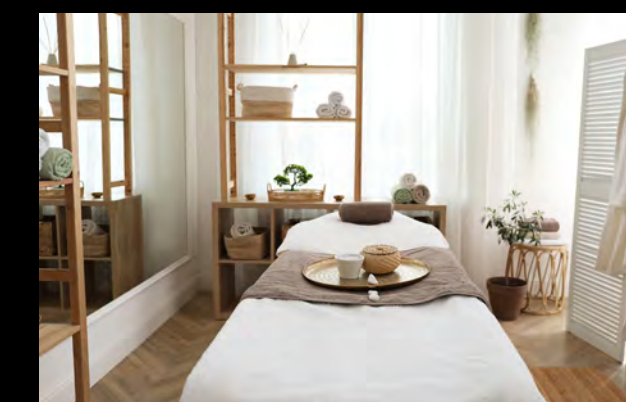
- Wellness / Holistic Retreats
- Weddings
- Corporate Retreats
- Ample indoor event space, outdoor event space, and parking areas

## HOTEL / SPA FOCUSED ON WELLNESS

- Perfect for creating separate guestrooms & spa/massage rooms
- Large outdoor spaces, ideal for yoga and guided meditations

## RESTAURANT & BAR

- Fully functional restaurant and tavern
- Full liquor license (one of only three in Julian)
- Restaurant capacity: 75 people / Tavern capacity: 25 people
- Not many competing restaurants in the vicinity:  
(Jeremy's on the Hill, Wynola Pizza, Bailey's, Romano's)



**BILLY LONG**

Principal & CEO

[billy@billylongre.com](mailto:billy@billylongre.com)

(310) 663-1177

DRE #01982858

[www.BillyLongRE.com](http://www.BillyLongRE.com)



**BILLY LONG**

COMMERCIAL REAL ESTATE GROUP

This document/email has been prepared by Billy Long Real Estate for advertising and general information only. Billy Long Real Estate makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Billy Long Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.