



NewGenAdv.com

EXCLUSIVE LISTING:

Grand Luxe Hotel & Resort (GLH)

1365 West Grant Road
Tucson, AZ 85745

Jigar "Jay" Desai
Senior Vice President



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EXCLUSIVELY LISTED BY:

Jigar "Jay" Desai

Senior Vice President

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AZ #SA675144000



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INVESTMENT PROFILE

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Broker of Record

Dinesh Dan Rama

NewGen Advisory

Principal / Designated Broker

AZ #BR515223000



NewGen Advisory is proud to present the Grand Luxe Hotel & Resort (GLH) located in Tucson, Arizona. **Listed under replacement cost**, this hotel is a great opportunity for an owner/operator looking for a turn key property with a great return.







This property offers an opportunity for an investor seeking an alternative use project. The City is in full support for these conversion projects due to Tucson's severe housing shortage. The property sits on close to 6 acres of land and features 148 guest rooms with over 520 parking spaces.

Whether the property be kept as a motel or be changed into apartments, affordable housing or operate as a non-profit shelter - the property will thrive.





OFFERING SUMMARY

	Sale Price:	7,900,000
	Building Size:	91,308 SF
	Lot Size:	5.95 Acres
	Year Built:	1967
	Stories:	2
	Number of Rooms:	148

PROPERTY HIGHLIGHTS

- **Prime location** in Central Tucson off of Interstate - 10 and in close proximity Near University of Arizona and Downtown Tucson
- Priced right for either hotel owner/operator or adaptive reuse project for affordable housing / non-profit organization / student housing
- Steady income generated at over \$13,000/month from leased restaurant on-site "Angry Crab & BBQ"
- Liquor license is included with the sale of property
- Large 16,000 sq ft banquet facility included
- All rooms feature adjoining doors to making it easy to combine units



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LOCATION INFORMATION

Building Name	Grand Luxe Hotel & Resort (GLH)
Street Address	1365 West Grant Road
City, State, Zip	Tucson, AZ 85745
County	Pima
Market	Tucson
Sub-market	Tucson Central
Cross-Streets	Interstate - 10 / Grant Road

BUILDING INFORMATION

Building Size	91,308 SF
Number of Floors	2
Year Built	1967
Construction Status	Existing
Framing	Block
Condition	Good
Roof	Flat
Free Standing	Yes
Number of Buildings	2
Corridors	Exterior
Pool	Yes, Exterior
Spa	Yes, Exterior Heated
Door Locks	RFID
Housekeeping Washers	3 - 75lb Unimac, 75lb Milnor, 65lb Luxe
Housekeeping Dryers	2 - 75lb Unimac, 75lb Luxe



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PROPERTY IMPRESSIONS

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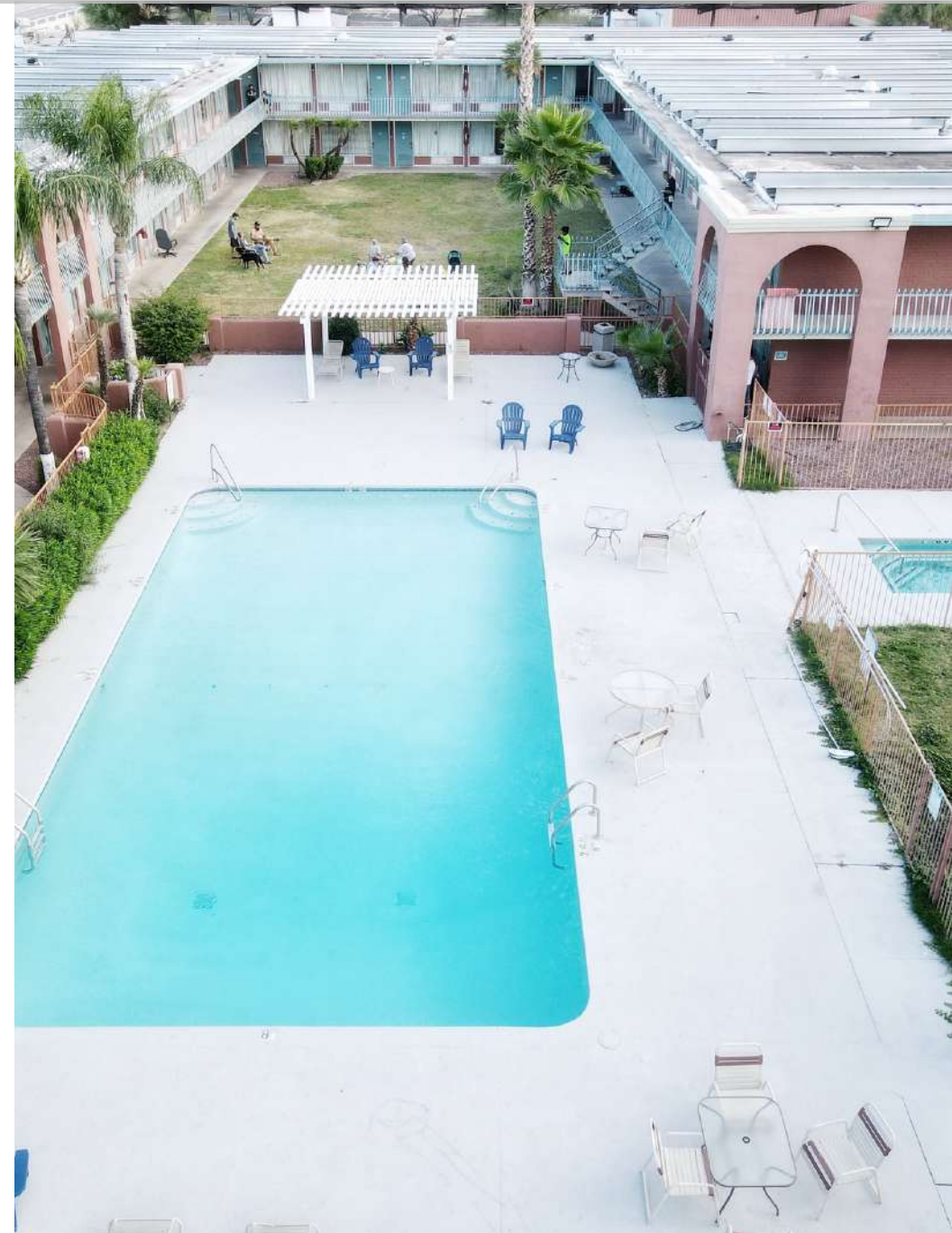




ROOM OPPORTUNITIES

All rooms feature adjoining doors making it easy to combine units. This opens the doors to more possibilities to improve unit layouts and converting units to better fit adaptive reuse plans.





EVENT SPACE & MEETING ROOM

GRAND LUXE HOTEL & RESORT (GLH) TUCSON, AZ





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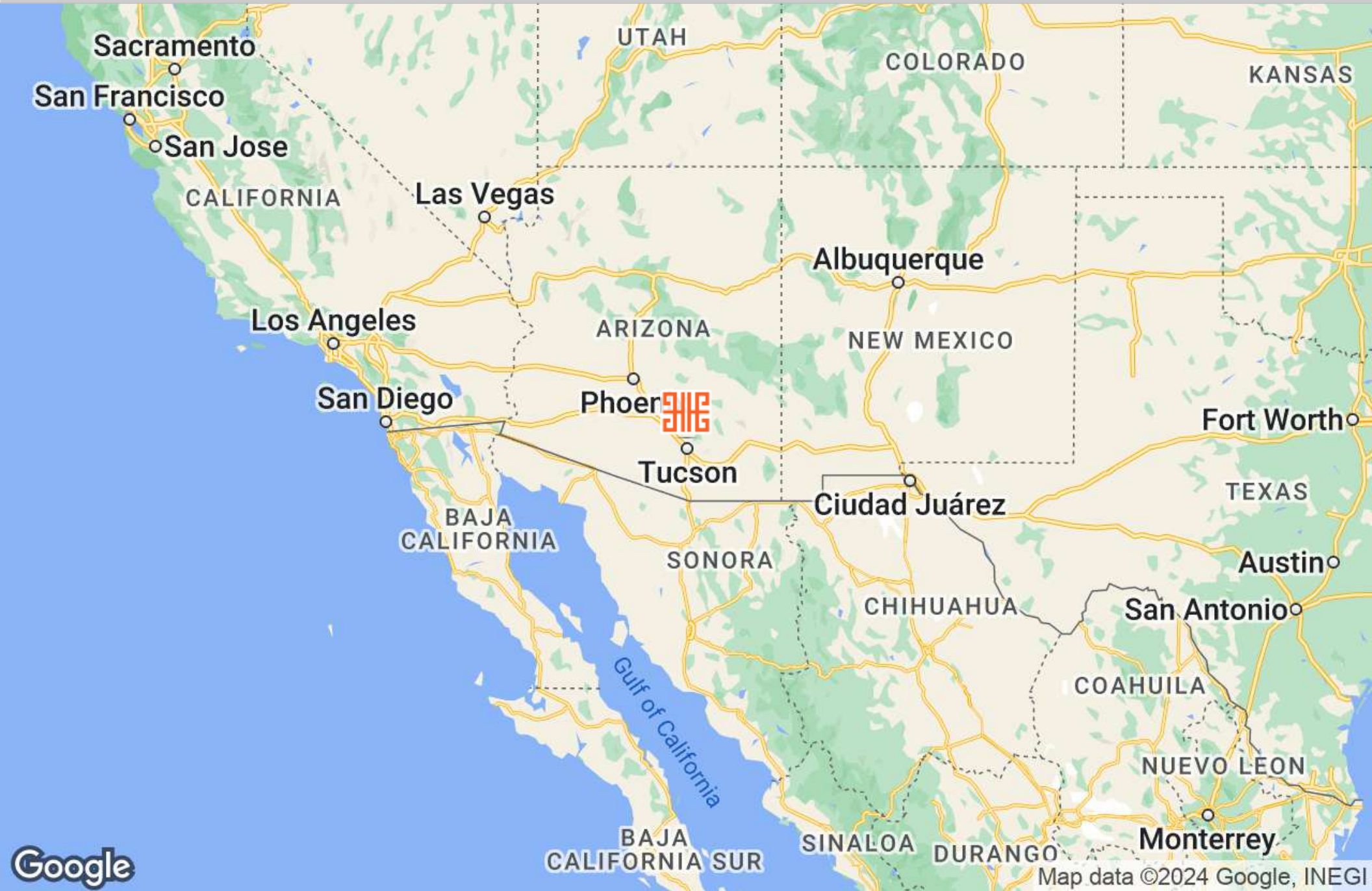
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,708	98,838	232,313
Median age	31.2	33.1	33.6
Median age (Male)	30.0	32.5	33.0
Median age (Female)	32.1	34.6	34.8
Total households	3,443	41,907	97,394
Total persons per HH	2.5	2.4	2.4
Average HH income	\$33,458	\$38,560	\$45,774
Average house value	\$108,207	\$142,657	\$197,572

Google

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SALE COMPARABLES

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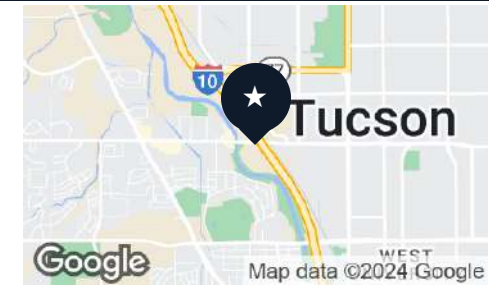
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GRAND LUXE HOTEL & RESORT (GLH)

1365 West Grant Road, Tucson, AZ 85745

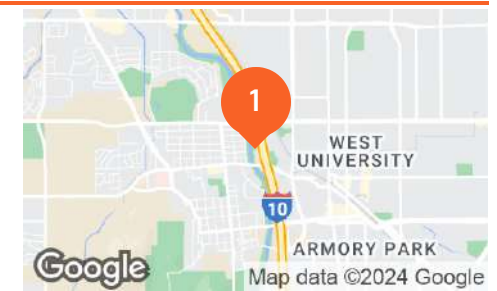
Price:	\$7,900,000	Lot Size:	5.95 Acres
No. Units:	148	Year Built:	1967
Price/Unit:	\$53,378		



DAYS INN TUCSON

665 N Freeway Rd, Tucson, AZ 85745

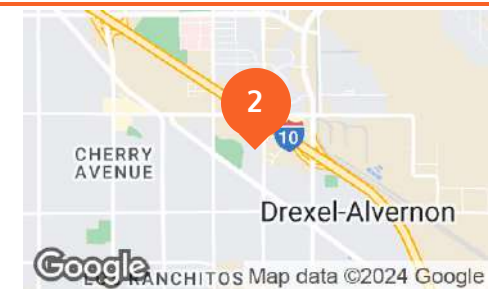
Price:	\$6,750,000	Lot Size:	5.33 Acres
No. Units:	130	Year Built:	1972
Price/Unit:	\$51,923		



RAMADA STAY TUCSON

5251 S Julian Dr, Tucson, AZ 85706

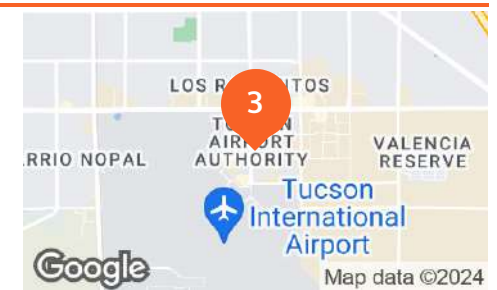
Price:	\$7,000,000	Lot Size:	4.04 Acres
No. Units:	176	Year Built:	1984
Price/Unit:	\$39,773		



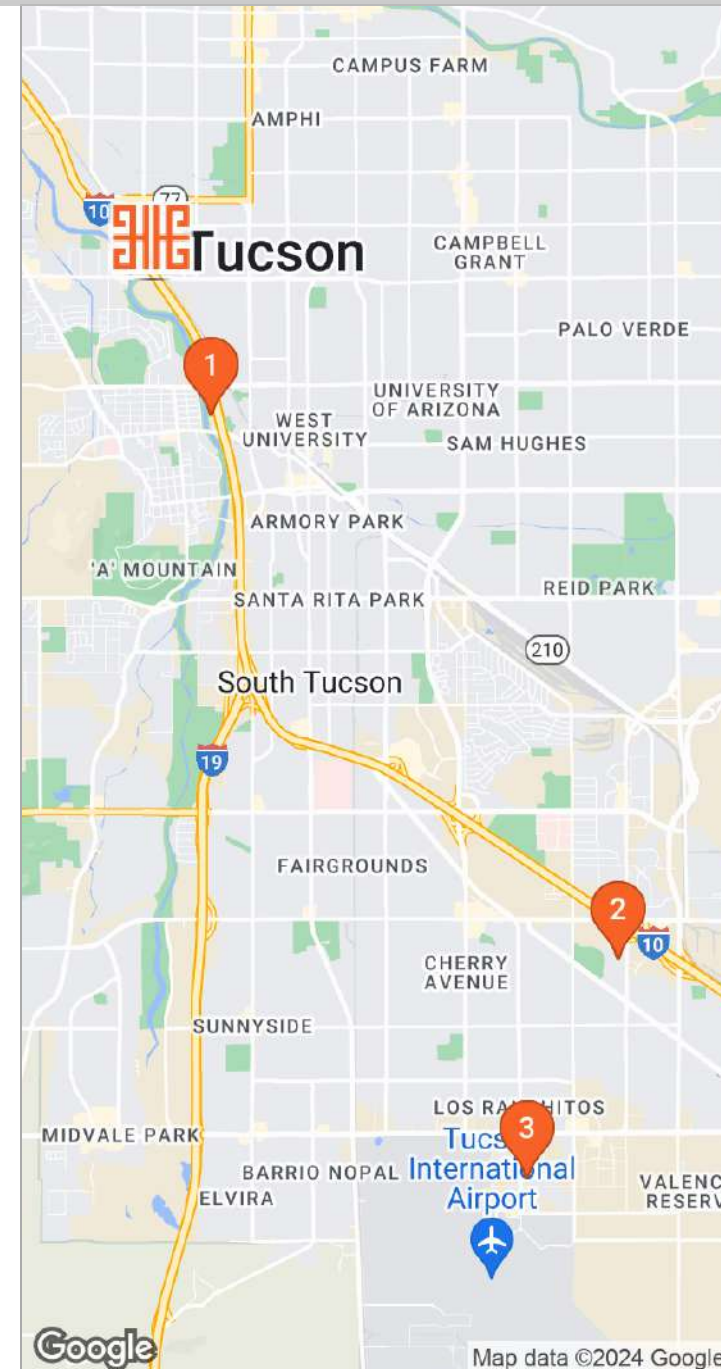
BEST WESTERN TUCSON INT'L AIRPORT HOTEL & SUITES

6801 S Tucson Blvd, Tucson, AZ 85756

Price:	\$8,400,000	Lot Size:	5.08 Acres
No. Units:	167	Year Built:	1986
Price/Unit:	\$50,299		



	NAME=ADDRESS	PRICE	LOT SIZE	NO. UNITS	PRICE=UNIT
★	Grand Luxe Hotel & Resort (GLH) 1365 West Grant Road Tucson, AZ	\$7,900,000	5.95 Acres	148	\$53,378
1	Days Inn Tucson 665 N Freeway Rd Tucson, AZ	\$6,750,000	5.33 Acres	130	\$51,923
2	Ramada Stay Tucson 5251 S Julian Dr Tucson, AZ	\$7,000,000	4.04 Acres	176	\$39,773
3	Best Western Tucson Int'l Airport Hotel & Suites 6801 S Tucson Blvd Tucson, AZ	\$8,400,000	5.08 Acres	167	\$50,299
	AVERAGES	\$7,383,333	4.82 ACRES	157	\$47,332





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PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client.

Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the University of Arizona in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

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500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
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