

14831 Warren St, Lost Hills, CA 93249

KOA Journey Lost Hills RV Park



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\$3,600,000 | Updated 0 days ago

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At A Glance

Property Type	Business for Sale, Hospitality (+2)	Sub Type	RV Park
Square Footage	N/A	Net Rentable (SqFt)	N/A
Pads	79	Cap Rate	7%
NOI	\$252,000	Occupancy	N/A
Tenancy	N/A	Brand/Tenant	N/A
Lease Type	N/A	Lease Term	N/A
Lease Expiration	N/A	Remaining Term	N/A
Rent Bumps	N/A	Lease Options	N/A

Details

Date Listed	Jan 5, 2026	Days On Market	0 Days
Last Updated	Jan 5, 2026	Asking Price	\$3,600,000
Property Type	Business for Sale, Hospitality,...	Sub Type	RV Park
Investment Type	Value Add	Brand/Tenant	KOA
Cap Rate	7.00%	NOI	\$252,000
Pads	79	Year Renovated	2022

Buildings	1	Lot Size (acres)	9.18
Broker Co-Op	Yes	APN	069-370-46-00-3

About This Property

Marketing description

KOA Journey Lost Hills at I-5 & Hwy 46

- 79 RV Full Hook-up 30/50 Amps pads + 4 Tent sites + 2 Horse corrals + Mobile Home + 1BR Apartment
- Located at off I-5 exit at Highway 46. Hwy 46 is going through expansion that will connect Paso Robles (wine country/mid-state fair/central coast etc. to the west and Bakersfield/Sierra foothills to the east)
- Extra space to add RV storage or Self Storage. Or opportunity to minimize utility costs by installing Solar panels.
- Reception includes a large space for convenience store with walk-in cooler that remains unutilized.
- Apartment above the store can be rented for additional revenue.
- Food Truck lease generates additional revenue
- This is an absentee run business with management in place.
- At present business includes mix of long term (mostly commercial with opportunity to bring in non-commercial tenants) and daily transient guests.
- Resumption of Oil & Gas permitting, up to 2000 permits per year, is expected to bring more demand for workforce housing. Senate bill takes effect 1/2026.
- Large scale Solar & Battery storage projects such as Galaxy & Buttonbush are being reviewed by county.
- Other new planned projects in area include Hydrogen production plant by Chevron, "Carbon Frontier" Project by Aera Energy to capture & store Carbon, New oil well drilling, Solar field installations, Farm projects (Almond/Pistachio harvest)...etc.
- KOA franchise agreement due for renewal mid 2026 (so opportunity to go independent with minimal liquidated expense).
- Possible to utilize this commercial zoned 9 acres with all utilities already available, at busy & developing exit, for other uses (check with county).
- Proforma: Conservative increase RV rental by only 10% = \$275,000 ; Apartment rental: \$18,000 ; RV Storage/Commercial storage: \$12,000 ; Cancel KOA franchise: \$60,000. NET NOI: \$365,000
- PLEASE DO NOT DISTURB EMPLOYEES OR GUESTS; I WILL BE HAPPY TO ARRANGE FOR A TOUR.
- POTENTIAL BUYER'S QUALIFICATIONS AND PROOF OF FUNDS MAY BE NEEDED BEFORE RELEASING DETAILS.

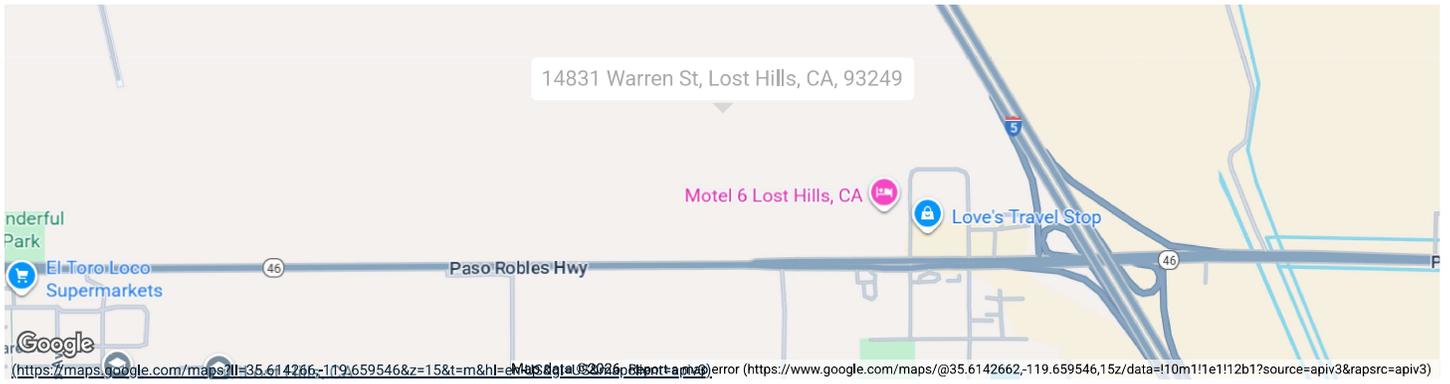
Show Less

Investment highlights

Map

Interactive Maps





Climate Risk for 93249

Unable to load coordinates for this location

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Valuation Calculator

Purchase Price *

\$3,600,000

Net Operating Income *

\$252,000

Loan Amount ⓘ
\$0.00

Down Payment

\$3,600,000

100%

Annual Debt Service ⓘ
\$--
\$--

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ
\$252,000.00
\$21,000.00/mo

Valuation Metrics

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DSCR ⓘ

Cap Rate ⓘ

ROI ⓘ

Demographics



1 mile

3 miles

5 miles

Population

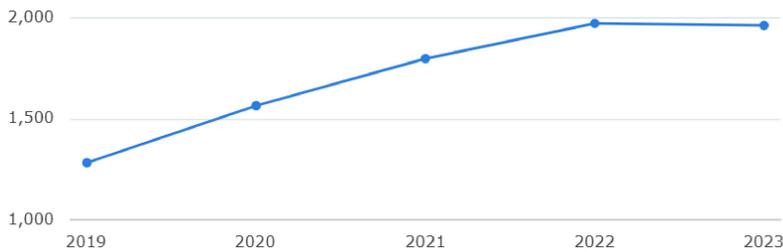
1,960

0%

Compared to 1,970 in 2022

↑ 52%

Compared to 1,282 in 2019



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Household Income

Instantly see critical demographics

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Age Demographics

Number of Employees

Property Photos

Housing Occupancy Ratio

Percentage to Homeowner Ratio

Similar Properties

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For Sale

\$1,000,000

Broadgauge Building

All Equipment & Furnishings will be Included

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For Sale

\$425,000

VALUE-ADD 11 Unit Building!

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For Sale

\$330,000

INSANE CASH FLOW 4 PLEX

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1573-1579 e cordell ave, Columbus, franklir

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