

OFFERING MEMORANDUM



BOUTIQUE HOTEL FOR SALE LOCATED ON PCH IN SUNSET BEACH

17101 PACIFIC COAST HWY, HUNTINGTON BEACH, CA 92649



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km Kidder
Mathews



LINEAR PARK GREENBELT
& BIKE PATH

SUBJECT
PROPERTY



1

**EXCLUSIVELY
LISTED BY**

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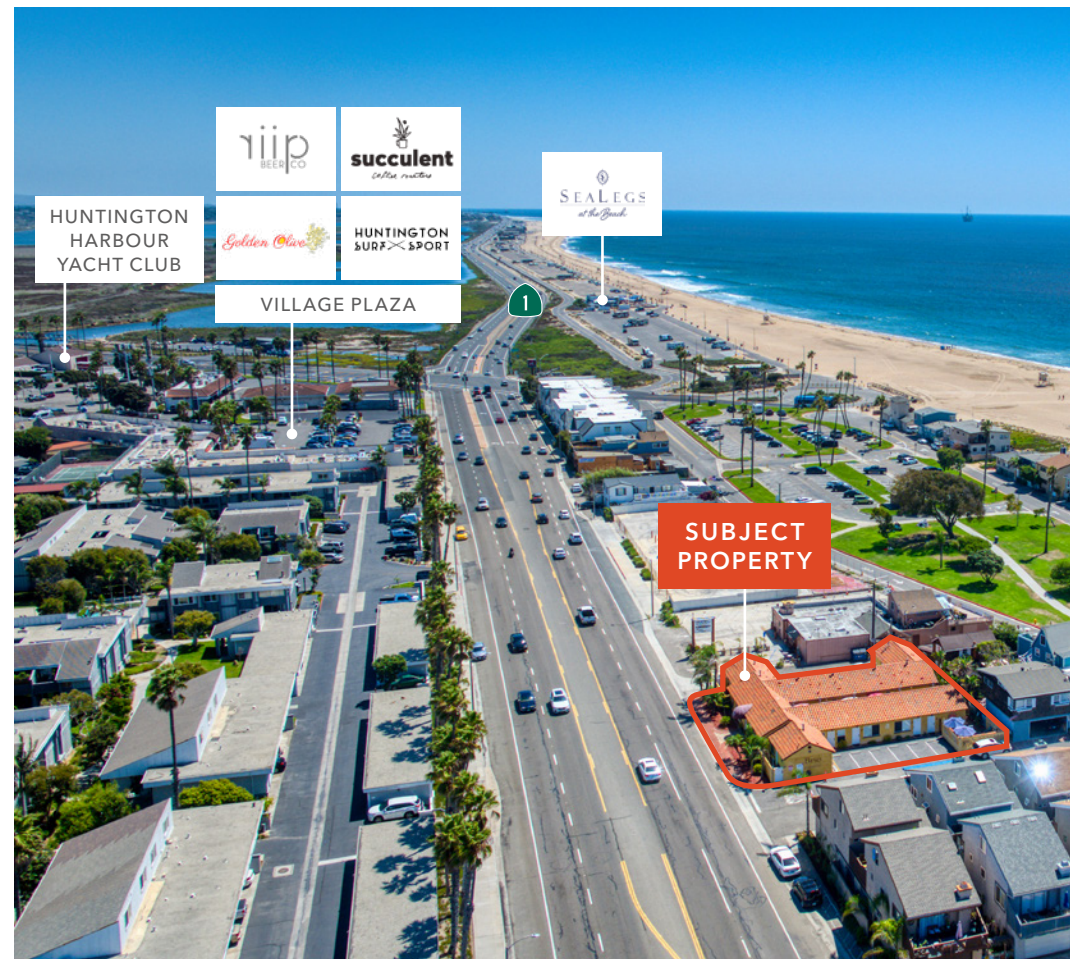
BOUTIQUE HOTEL OPPORTUNITY PRIME COASTAL LOCATION

Kidder Mathews is pleased to present this rare purchase opportunity in Sunset Beach

An exceptional opportunity to acquire the Beso Del Sol hotel property just steps to the sand in Idyllic Sunset Beach, sandwiched between Huntington Beach to the South and Seal Beach to the North. With easy access to many local LA and Orange County attractions, this property blends the perfect mix of relaxation and profitability in the heart of Southern California’s high-demand coastal tourism market.

ADDRESS	17101 Pacific Coast Hwy Huntington Beach, CA 92649
APN	178-551-01
LIST PRICE	\$3,195,000
ROOMS	11
BUILDING SIZE	±5,800 SF
LOT SIZE	±8,276 SF
YEAR BUILT	1972
PARKING	11 Spaces
ZONING	(CV-MU) Commercial Visitor-Mixed Use Overlay

*Measurements are meant to be approximate only. No warranty is made as to their accuracy and buyer to do their own investigation.



10 MIN

DRIVE TO HUNTINGTON
BEACH PIER / DOWNTOWN

7 MIN

DRIVE TO SEAL BEACH

4 MIN

DRIVE TO SURFSIDE



PROPERTY HIGHLIGHTS

Steps to the sand in Sunset Beach - a popular coastal tourist destination

Huntington Beach just minutes South via PCH or the beach bike path

Surfside and Seal Beach just minutes North

Easy access to many local Los Angeles and Orange County attractions

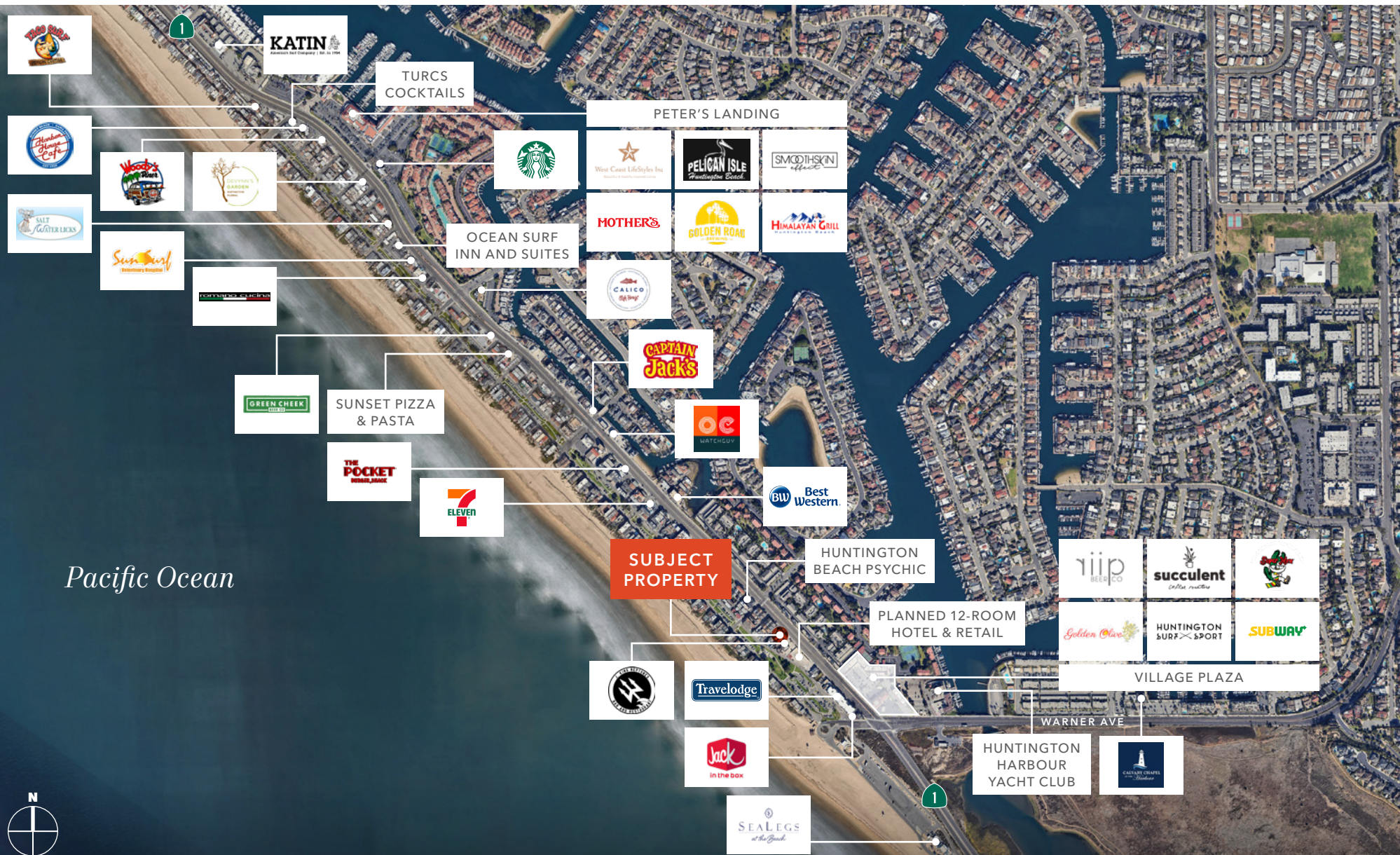
11 Guest Suites

11 Parking Spaces (One for Each Room)

Laundry, BBQ and Fire Pit

High Average Household Income:

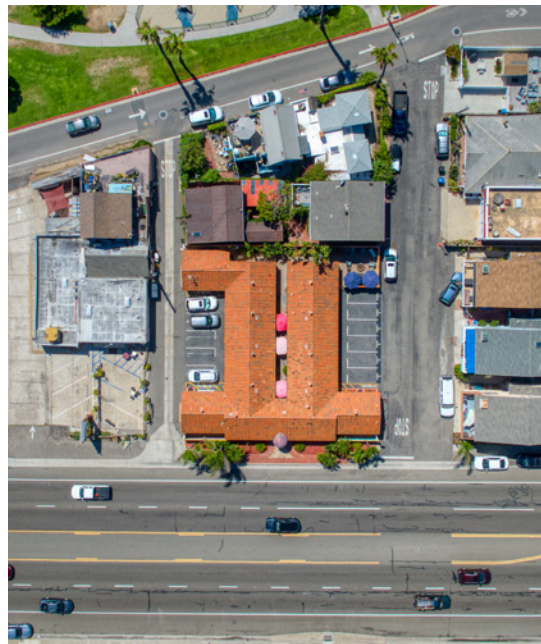
- \$208,548 (1-mile radius)
- \$179,636 (3-mile radius)
- \$158,674 (5-mile radius)



EXECUTIVE SUMMARY



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HUNTINGTON BEACH

Huntington Beach is a seaside city with a long 9.5-mile stretch of sandy beach, mild climate, excellent surfing, and beach culture.

Located 35 miles southeast of Downtown Los Angeles, it is bordered by the Pacific Ocean, Seal Beach to the Northwest and Newport Beach to the Southeast. The Huntington Beach Pier stretches a quarter mile from Main Street into the Pacific Ocean. The City serves as a venue for many large annual events, including the U.S. Open of Surfing, the Pacific Airshow, various volleyball and other sporting events, as well as the largest 4th of July parade West of the Mississippi. HB is also home to the International Museum of Surfing, Huntington Beach Art Center, and 350-acre Huntington Central Park.

Sunset Beach is a small vibrant community along Huntington Beach's Northern coast.

Known for its serene shoreline and local charm, this quaint, mile-long stretch of beach provides a relaxed alternative to the more crowded beaches nearby, with quieter sands and a unique, small-town feel. Visitors to Sunset Beach enjoy a blend of natural beauty and local character, from scenic views of the Pacific Ocean to its eclectic mix of beachside cafes and boutique shops.

DEMOGRAPHICS

POPULATION

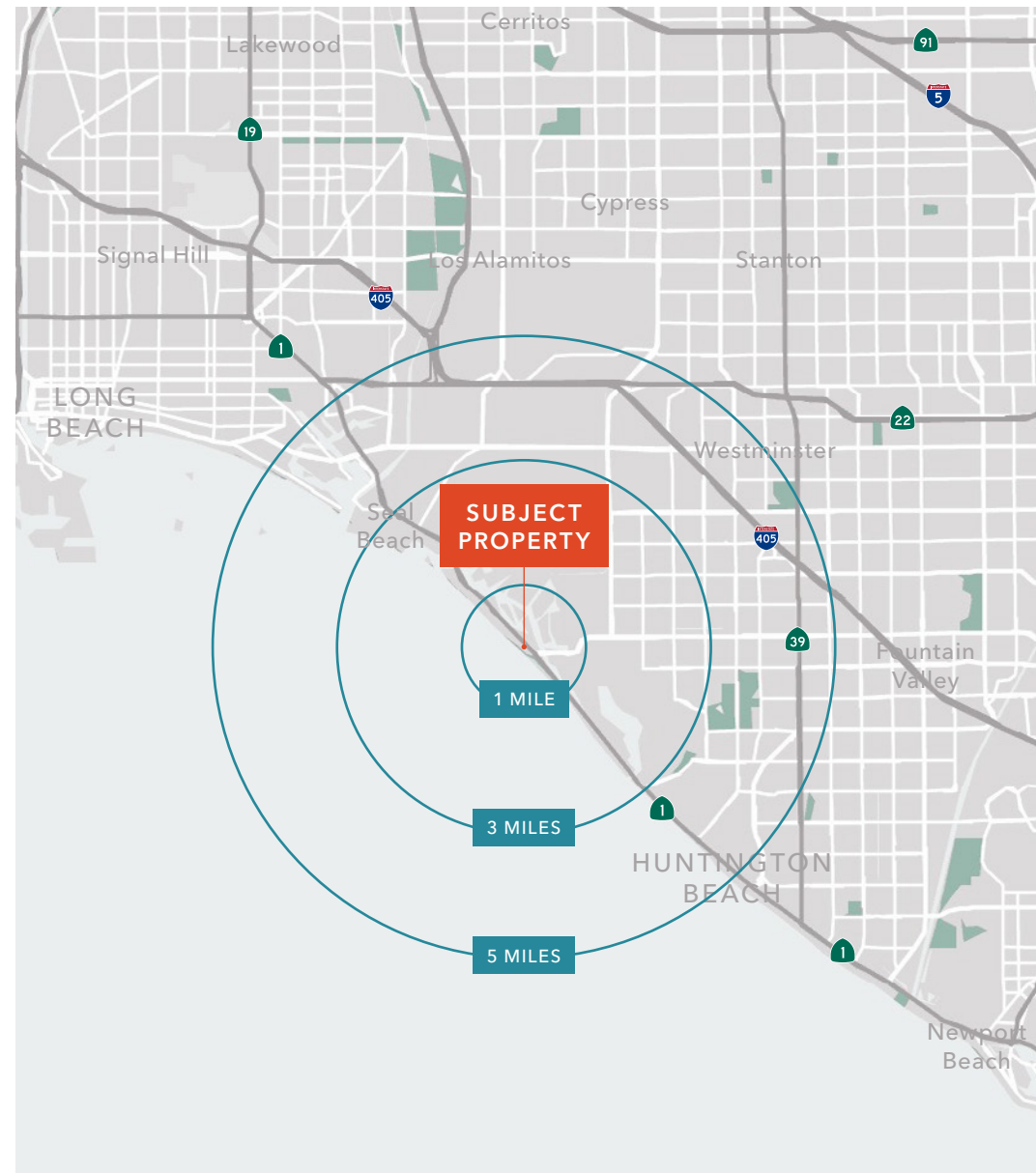
	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	8,813	51,741	215,074
2029 PROJECTED POPULATION	8,553	50,181	209,195
2010 CENSUS POPULATION	8,392	51,265	210,575

2024 POPULATION BY RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	64.9%	63.3%	55.3%
BLACK	1.3%	1.5%	1.9%
NATIVE AMERICAN	0.5%	0.5%	0.7%
ASIAN	17.1%	16.2%	20.1%
HAWAIIAN & PACIFIC ISLAND	0.2%	0.3%	0.3%
HISPANIC OR LATINO POPULATION	20.9%	22.3%	26.1%

HOUSEHOLD

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	4,135	22,116	88,243
2029 PROJECTED HOUSEHOLDS	4,062	21,706	86,666
2010 CENSUS HOUSEHOLDS	3,858	21,397	83,690



Data Source: Regis Online, ©2024, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RFULL9

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500

NUMBER OF BROKERS

42.4M

ANNUAL SF OF LEASES

31.7M

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

57M SF

MANAGEMENT PORTFOLIO SIZE

850

ASSETS UNDER MANAGEMENT

Valuation Advisory

Debt & Equity Finance

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/27

TOTAL NO. OF APPRAISERS/MAI'S



Exclusively listed by

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