

5710 E. LA PALMA, ANAHEIM, CA 92807  
SENIOR LIVING FACILITIES CONVERSION OPPORTUNITY



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**SPERRY COMMERCIAL**  
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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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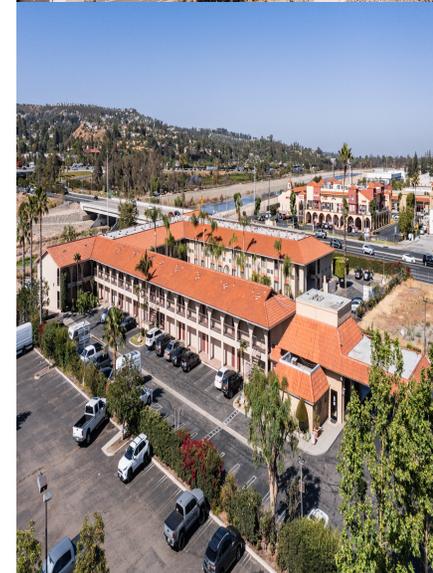
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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

The Senior Living Facilities Conversion is an opportunity to convert the existing Hotel into an alternative use.

Senior Living Facilities per the Current Municipal Code require a State-licensed Operator for Seniors over 60 Years Old that may include the following;

- Independent Living
- Assisted Living
- Memory Living Care
- Skilled Nursing
- Continuing Care Retirement Community
- Memory Living Care
- Skilled Nursing
- Continuing Care Retirement Community

### LOCATION DESCRIPTION

Located just to the West of the 91 /Imperial Highway off-ramp, The Property is the existing Anaheim Hills Motel 6/Studio 6 situated on an approximate 2.99-acre lot and comprising approximately 60,312 Square feet. The Property has a lobby, dining area, kitchen, meeting/conference room, pool, and green belt. The Property is well-parked and offers asphalt exterior parking areas.

The 118 Rooms consist of 78 Motel 6 rooms and 40 Studio 6 rooms, including 18 suites with kitchens but no stoves.

City of Anaheim Council Position

The Council Person for the 1st District has expressed enthusiasm for the Repositioning of the Property to Senior Assisted Living.

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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- - 60,312 SF building with 118 units
- - Large 2.99 Acre Lot (Per Assessor)
- - Zoned General Commercial Development Area (DA - 5)
- - City Council Enthusiastic About Potential Conversion
- - Convenient access to transportation and medical facilities
- - Across the Street from Significant Retail Establishments
- - Excellent Street Exposure with Freeway Visibility
- - Seller experienced with the Conversion Process

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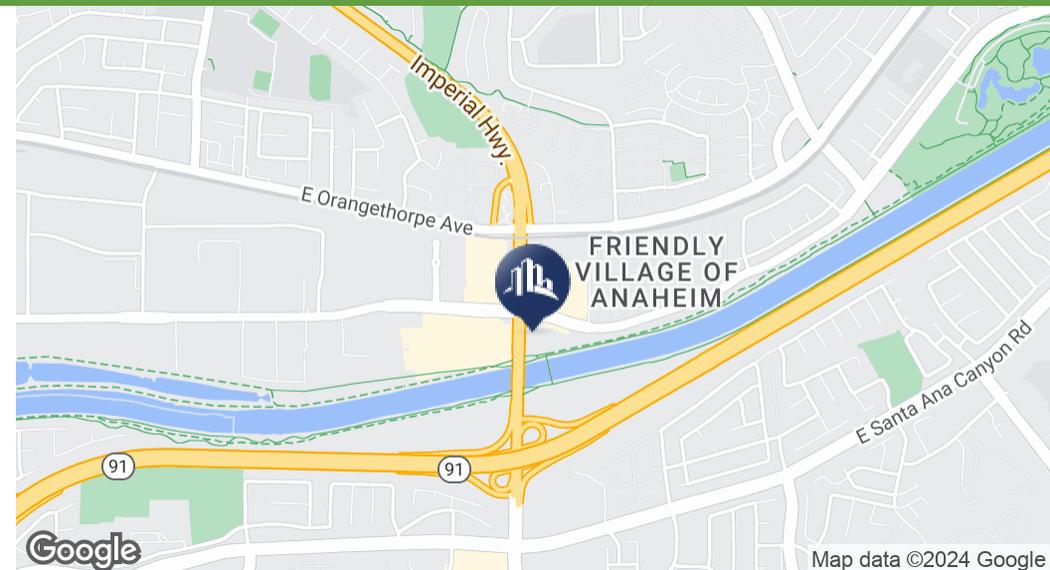
COMPLETE HIGHLIGHTS // 6



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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$25,075,000
Building Size:	60,312 SF
Available SF:	60,312 SF
Lot Size:	2.99 Acres
Number of Units:	118
Price / SF:	\$415.75
Zoning:	General Commercial Development Area (DA - 5)
Price/Room:	\$212,500
Submarket:	Anaheim Hills

- 60,312 SF building with 118 units
- Large 2.99 Acre Lot
- Zoned Commercial General for versatile use
- Potential for senior living facilities
- Convenient access to transportation and medical facilities
- Visible from Highway 91 for strong visibility
- Seller experienced with the conversion process

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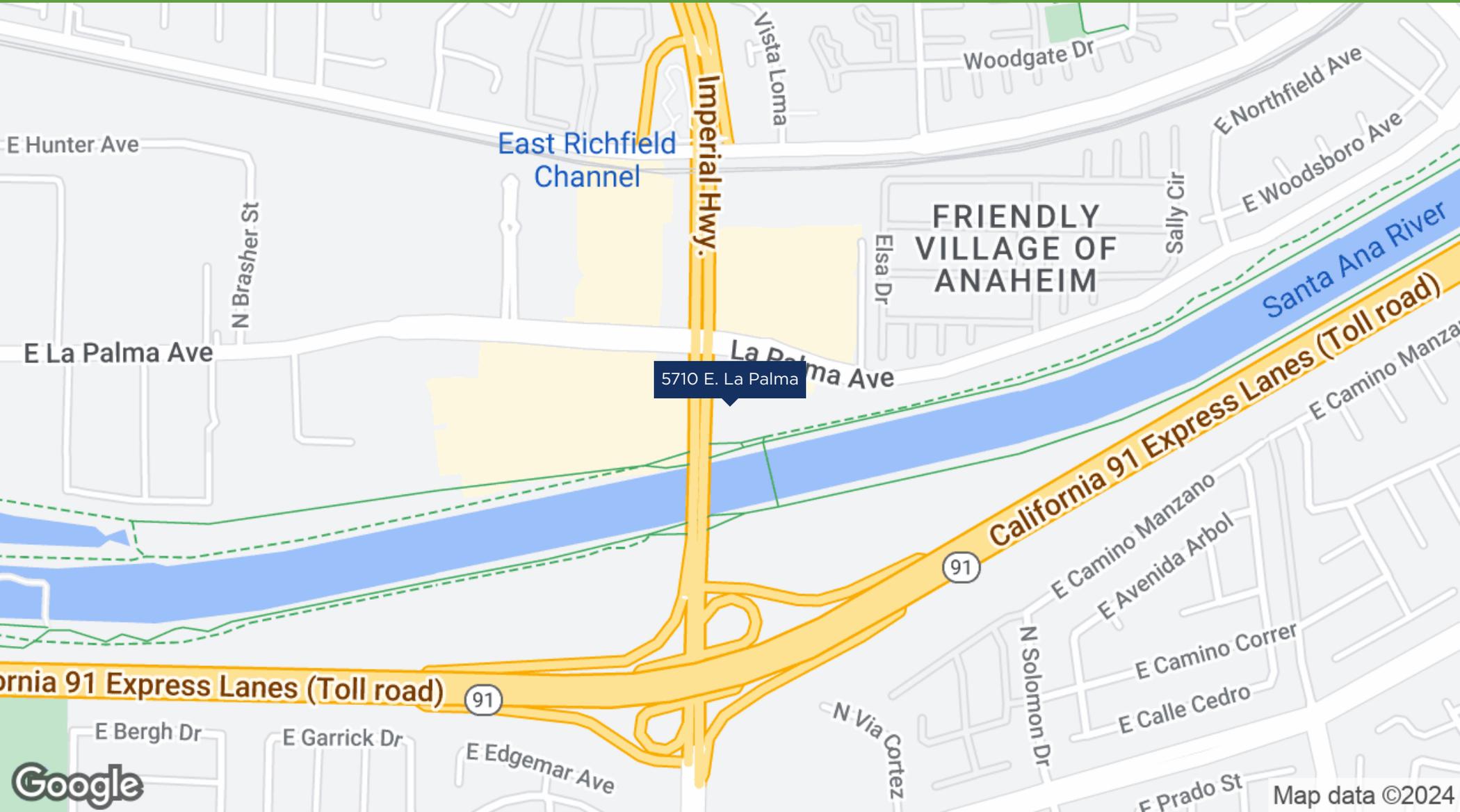
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# PROPERTY INFORMATION

## LOCATION MAP



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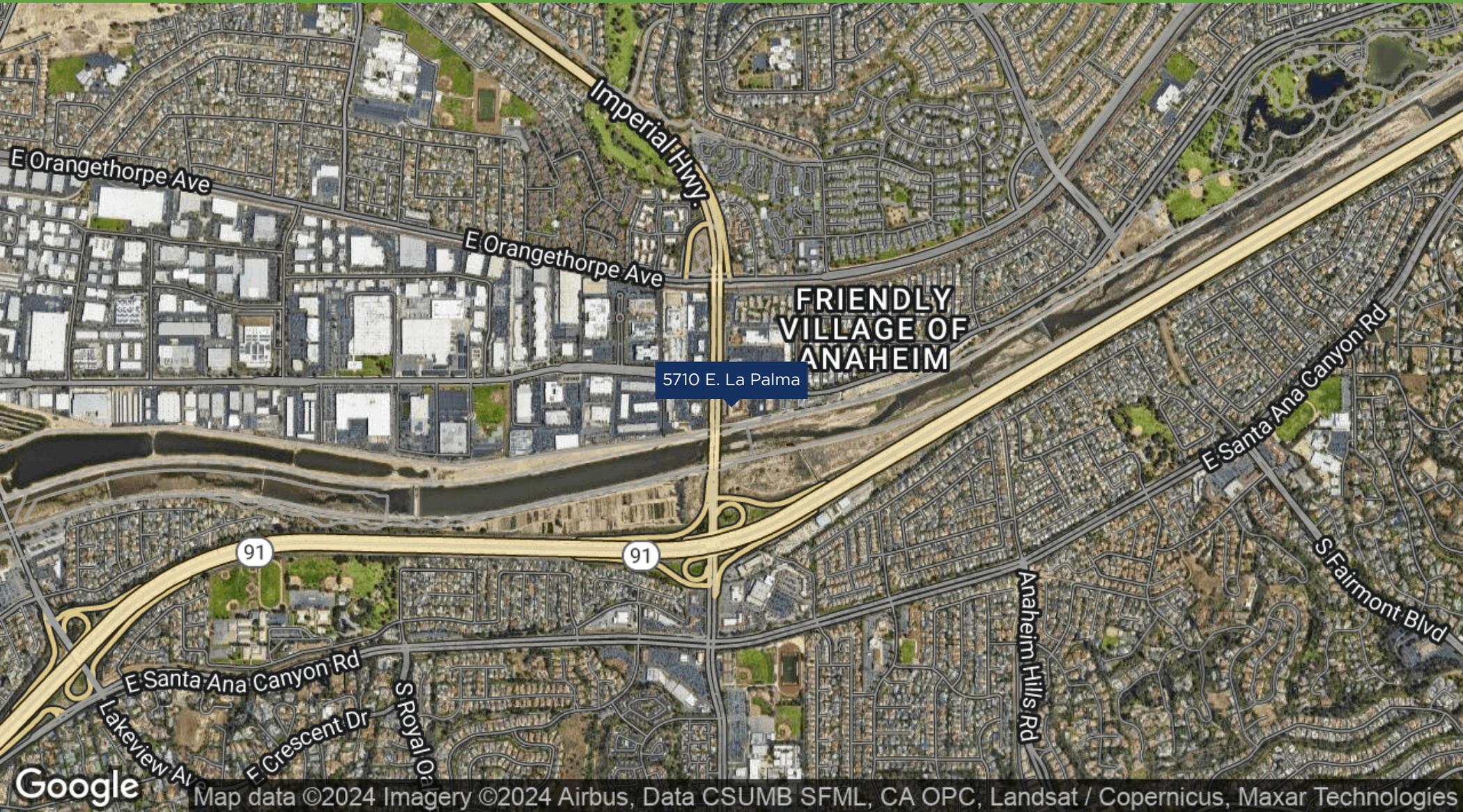
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# PROPERTY INFORMATION

## REGIONAL MAP



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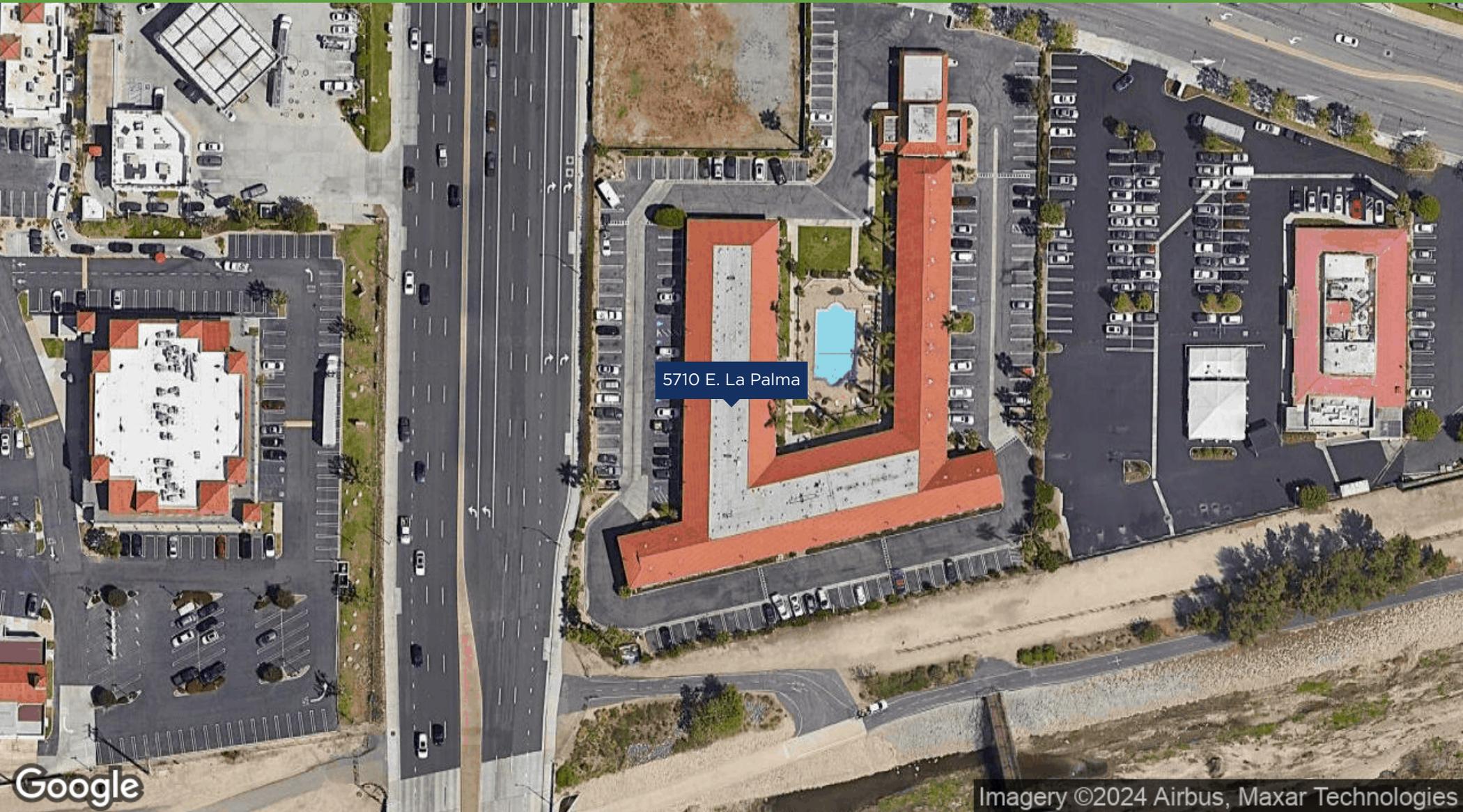


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# PROPERTY INFORMATION

## AERIAL MAP



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**AERIAL MAP // 10**



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# PROPERTY INFORMATION

## NEARBY MEDICAL AND GROCERY



Google

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NEARBY MEDICAL AND GROCERY // 1



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# PROPERTY INFORMATION

## RETAILER MAP



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RETAILER MAP // 12



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# SENIOR LIVING FACILITY CONVERSION - CITY OF ANAHEIM



## SENIOR LIVING CONVERSION OPPORTUNITY

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**SENIOR LIVING FACILITY CONVERSION -**



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## Senior Living Facility Large Preliminary Conversion Summary

**Per the City of Anaheim, the Anaheim Hills Motel 6/Super 6 may be converted to Senior Living Facility Large.**

**The Property is located in the General Commercial Development of the Anaheim Canyon Specific Plan**

**As a summary of what the City of Anaheim Planning Department has provided the conversion may be as follows:**

- **Licensed by the State of CA is a requirement.**
- **Resident must be 60 years of age or older.**
- **Uses may include:**
  - **Independent Living**
  - **Assisted Living**
  - **Memory Living Care**
  - **Skilled Nursing**
  - **Continuing Care Retirement Community**

**A Conditional Use Permit is required.**

**The potential uses and requirements are included in the Marketing Brochure**

## City Position – August 11, 2023

**From:** Heather R. Allen <HAllen@anaheim.net>  
**Sent:** Friday, August 11, 2023 1:52 PM  
**To:** Luis Vazquez <Luis.Vazquez@sperrycga.com>  
**Subject:** RE: [EXTERNAL] Motel 6 - 5710 E. La Palma, Anaheim, CA 92807 - Conversion to Permanent Housing

Luis,  
Yes, I think that Senior Living Facilities (Large) is a use that could work well there. We do have a conceptual development review process available to a potential applicant and would certainly be available to answer any questions that your client or potential buyers may have.  
Heather

When you say “senior care and apartments” what are you referring to? I would direct you back to the definitions originally provided by Mrs. Kim. A use that meets the definition of “Senior Living Facilities (Large)” which would be one licensed by the State, would be permitted with a conditional permit. For example, a use like this is commonly seen in a Sunrise Senior Living, Oakmont Senior Living, etc. project that combines assisted living and memory care. Is this what the seller has in mind?

**From:** Luis Vazquez <Luis.Vazquez@sperrycga.com>  
**Sent:** Friday, August 11, 2023 1:12 PM  
**To:** Heather R. Allen <HAllen@anaheim.net>  
**Subject:** RE: [EXTERNAL] Motel 6 - 5710 E. La Palma, Anaheim, CA 92807 - Conversion to Permanent Housing

Thank you for your help.

Question, would a senior living use be allowed in the context of senior care and apartments?

**From:** Heather R. Allen <HAllen@anaheim.net>  
**Sent:** Friday, August 11, 2023 1:08 PM  
**To:** Luis Vazquez <Luis.Vazquez@sperrycga.com>  
**Subject:** FW: [EXTERNAL] Motel 6 - 5710 E. La Palma, Anaheim, CA 92807 - Conversion to Permanent Housing

You don't often get email from [hallen@anaheim.net](mailto:hallen@anaheim.net). [Learn why this is important](#)

Luis –

Yes, the information provided by Mrs. Kim remains accurate. I would mention that Senior Living Facilities (Large) would also remain a conditionally permitted use following the general plan/zoning amendment process she described. Please let me know if we can be of further assistance.

Heather

**Heather Allen, AICP**  
Principal Planner | City of Anaheim  
[Planning and Building Department](#) | [Planning Services](#)

200 S. Anaheim Boulevard, Suite 162  
Anaheim, CA 92805  
714.765.4958  
[hallen@anaheim.net](mailto:hallen@anaheim.net)

Hi Luis,

The property located at 5710 E La Palma Avenue is within the General Commercial Development Area (DA 5) of the Anaheim Canyon Specific Plan. Senior Citizen Housing is not a permitted use in the DA 5; however, Senior Living Facilities (Large) are allowed in DA 5, subject to the approval of a conditional use permit. If the motel/hotel were to be converted into another use, it would need to meet the Development Standards for DA 5 as well as the Building Code requirements for such use.

Below are the descriptions/definitions that help define these uses:

- Senior Citizen. A person sixty-two (62) years of age or older; or fifty-five (55) years of age or older in a senior citizen housing development.
- Senior Citizen Housing. This use class consists of Senior Citizen Apartment Projects and Senior Citizen Housing Developments.
- Senior Citizens' Apartment Project. An apartment project approved pursuant to the provisions of Chapter 18.50 (Senior Citizens' Apartment Projects), with the occupancy of each dwelling unit being limited to at least one (1) resident of each such unit being a senior citizen, with the exception of not more than one (1) dwelling unit thereof, identified as the "resident manager's dwelling unit" in covenants recorded against the property, which unit may be occupied by a resident manager and his or her family, regardless of their ages.
- Senior Citizen Housing Development. A residential development developed, substantially rehabilitated, or substantially renovated, for senior citizens that has at least thirty-five (35) dwelling units, as defined in California Civil Code Section 51.3.
- Senior Living Facilities (Large). A State licensed facility that meets the definition of Residential Care Facility for Elderly, as specified in Section 1569.2 of California Health and Safety Code, subject to regulations of Chapter 3.2 of California Health and Safety Code. Such facility provides care and services on a monthly basis or longer to seven (7) or more persons 60 years of age or older, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. This use class may include Independent Living, Assisted Living, Memory Living Care, Skilled Nursing, and Continuing Care Retirement Community.

The subject property has been identified by the Draft Housing Element as potential housing site to meet the City's Regional Housing Needs Assessment (RHNA) allocation. If the site is approved by the State for this purpose, the City would have up to three years to change the zoning on the site to permit residential development. At this time, staff anticipates that the zone change would be processed through a General Plan amendment and Zone change to change the General Plan land use designation to Mixed-Use Medium and to apply the Mixed Use Overlay Zone to the subject property. More information about the Draft Housing Element is available at [www.anaheim.net/housingelement](http://www.anaheim.net/housingelement). Senior Citizen Housing that meets the requirements of Chapter 18.50 of the Anaheim Municipal Code is permitted by right in the Mixed Use Overlay Zone. I have attached Chapter 18.50 for reference.

**Susan Kim, AICP, LEED AP ND**  
Principal Planner  
[Anaheim Planning and Building Department](http://www.anaheim.net/housingelement)  
200 South Anaheim Boulevard | Suite 162  
Anaheim, CA 92805  
(714) 765-4958  
[skim@anaheim.net](mailto:skim@anaheim.net)



# DEMOGRAPHICS



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,479	102,034	247,953
Median age	39.2	40.9	38.9
Median age (Male)	36.6	40.0	37.6
Median age (Female)	40.7	41.4	40.0
Total households	4,245	34,688	81,625
Total persons per HH	2.9	2.9	3.0
Average HH income	\$107,561	\$129,489	\$123,016
Average house value	\$616,404	\$737,443	\$691,780

\* Demographic data derived from 2020 ACS - US Census

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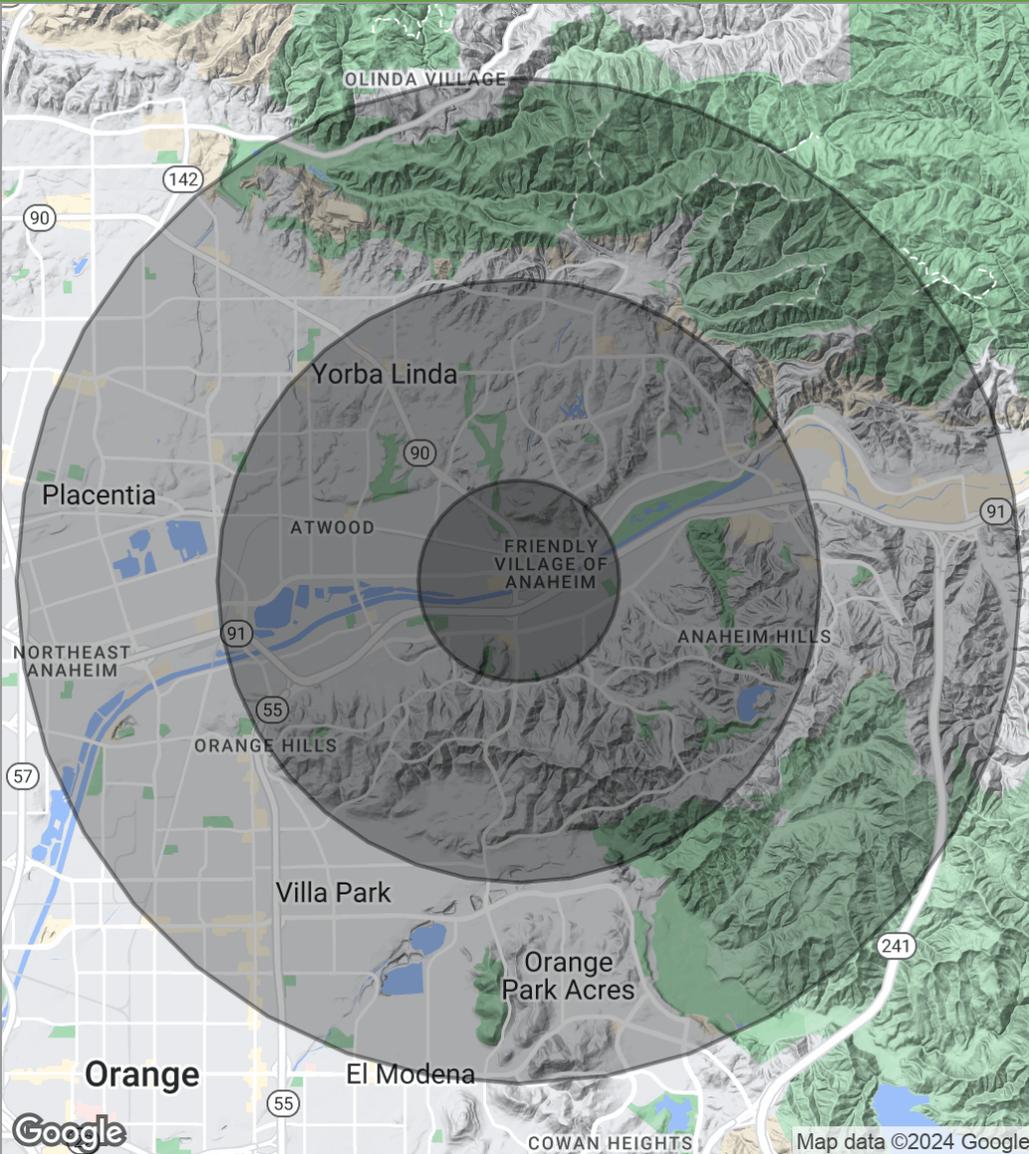
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,479	102,034	247,953
Median age	39.2	40.9	38.9
Median age (Male)	36.6	40.0	37.6
Median age (Female)	40.7	41.4	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,245	34,688	81,625
# of persons per HH	2.9	2.9	3.0
Average HH income	\$107,561	\$129,489	\$123,016
Average house value	\$616,404	\$737,443	\$691,780

\* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP // 21



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