

DEVELOPMENT OPPORTUNITY

## MOTEL - ZONED GENERAL COMMERCIAL

49771 GORMAN POST ROAD, GORMAN, CA 93243



FOR SALE \$899,000 - SEVEN BUILDINGS ON OVER AN ACRE

**ICS REAL ESTATE - KW COMMERCIAL**

111 North 1st St, #300  
Burbank, CA 91502



Each Office Independently Owned and Operated

**PRESENTED BY:**

**KATHY PARTCH**

Director - CRE  
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01004568, California

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49771 GORMAN POST ROAD



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# EXECUTIVE SUMMARY

49771 GORMAN POST ROAD



## OFFERING SUMMARY

PRICE:	\$899,000
ROOMS:	14
LOT SIZE:	48,856 SF
BUILDING SF:	4,466 SF
YEAR BUILT:	1955
ZONING:	LCC3*
TRAFFIC COUNTS	70,000 per day

## PROPERTY OVERVIEW

Over an acre with 7 buildings offering 14 single units each with an attached 1-car garage. Hospitality or other commercial redevelopment opportunity with high visibility of over 70,000 cars per day. Now vacant, was a motel built in 1955, last updated in 1973 and has been featured in several films. With approximately 250' of frontage on Gorman Post Road, 1 minute off Exit 202 and high visibility from Interstate 5. I-5 over the Grapevine is the main thoroughfare from Los Angeles north to Tejon Ranch, Bakersfield, San Francisco and Northern California.

The property is in the County of Los Angeles and is zoned general commercial providing the possibility to develop not only as a hotel but industrial, mixed-use, retail or any number of other commercial uses. The property was recently cleared for fire safety.

Call 323.230.0407 for more information or to schedule a tour.



## PROPERTY PHOTOS

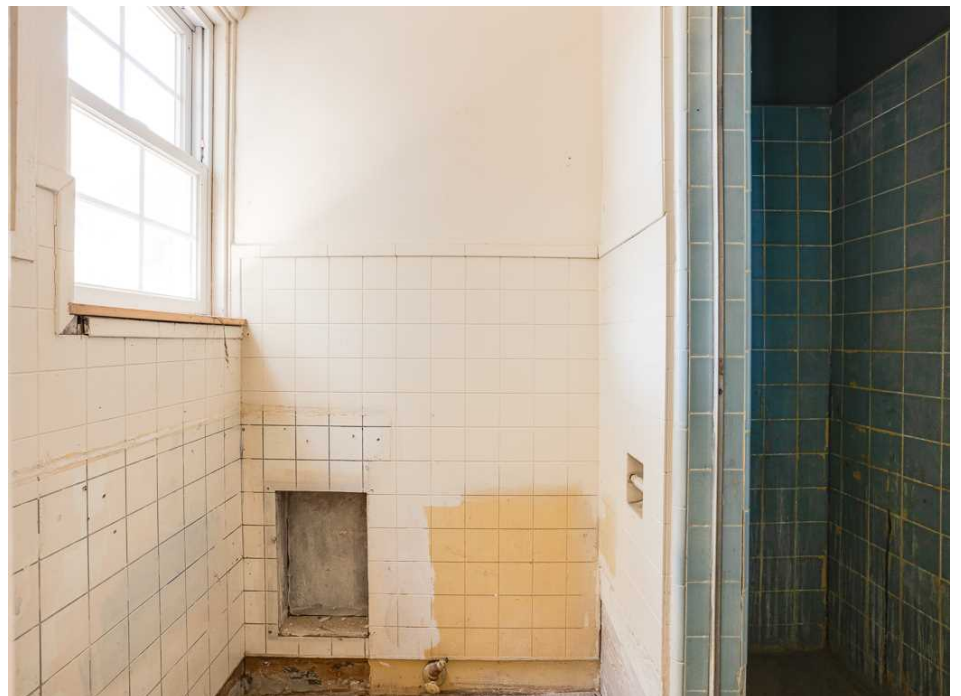
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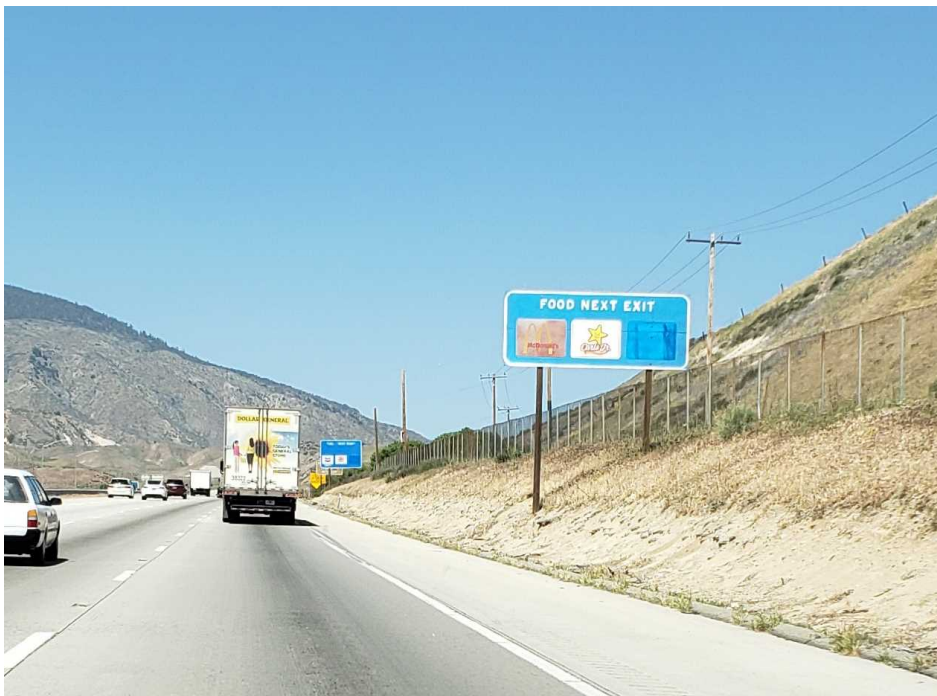
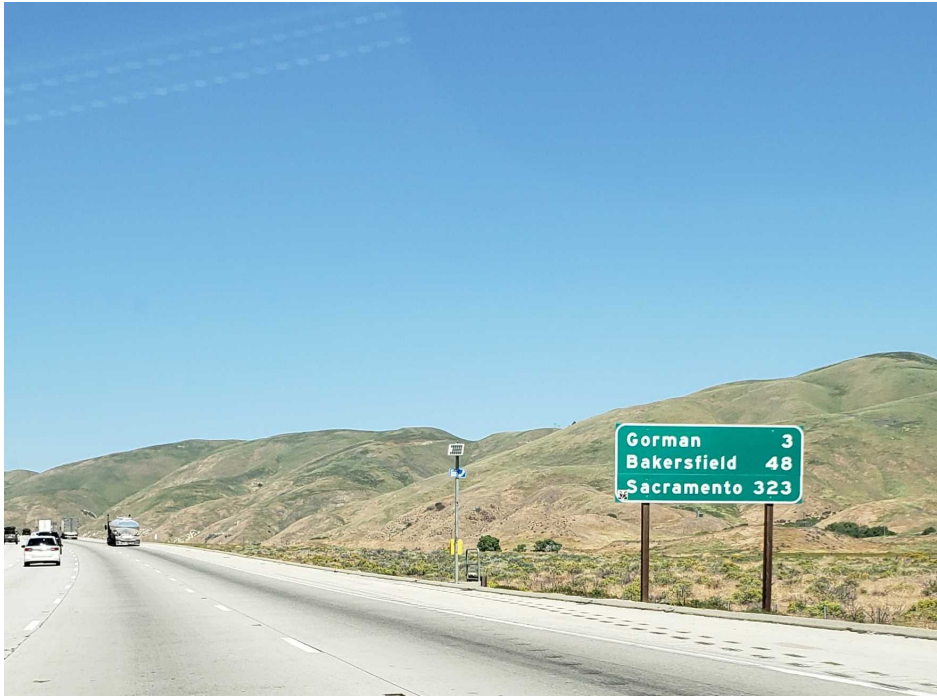
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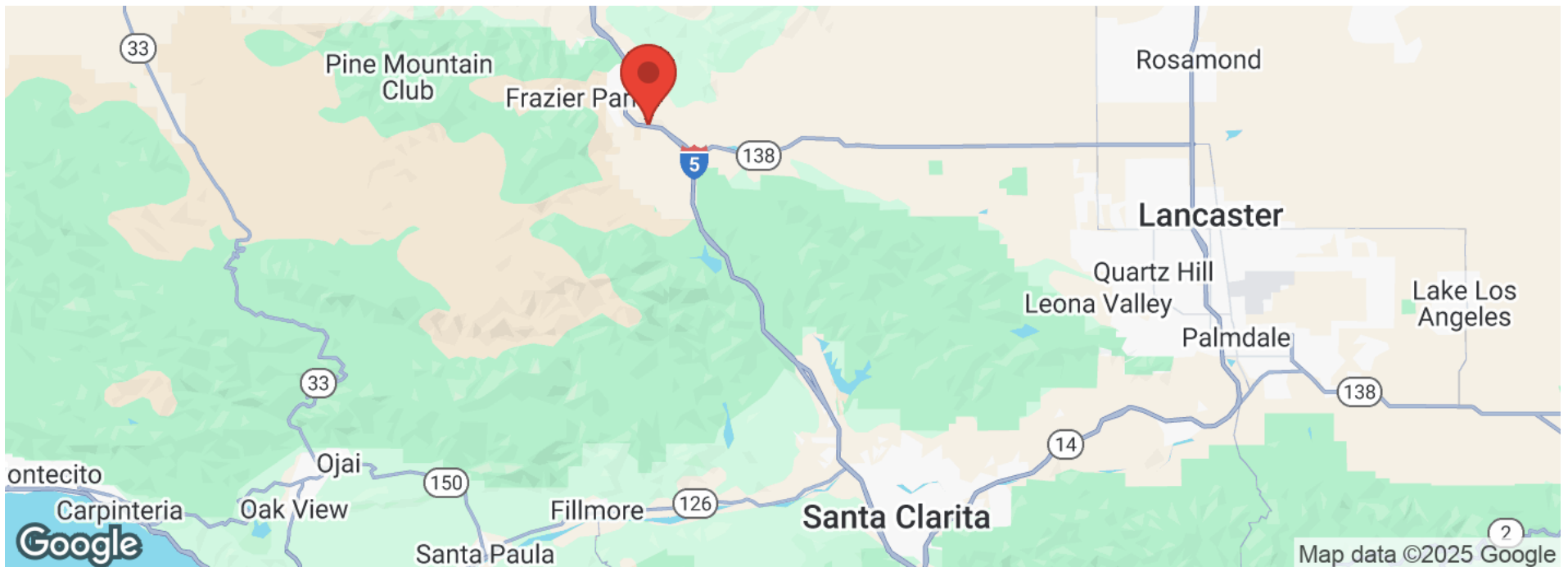
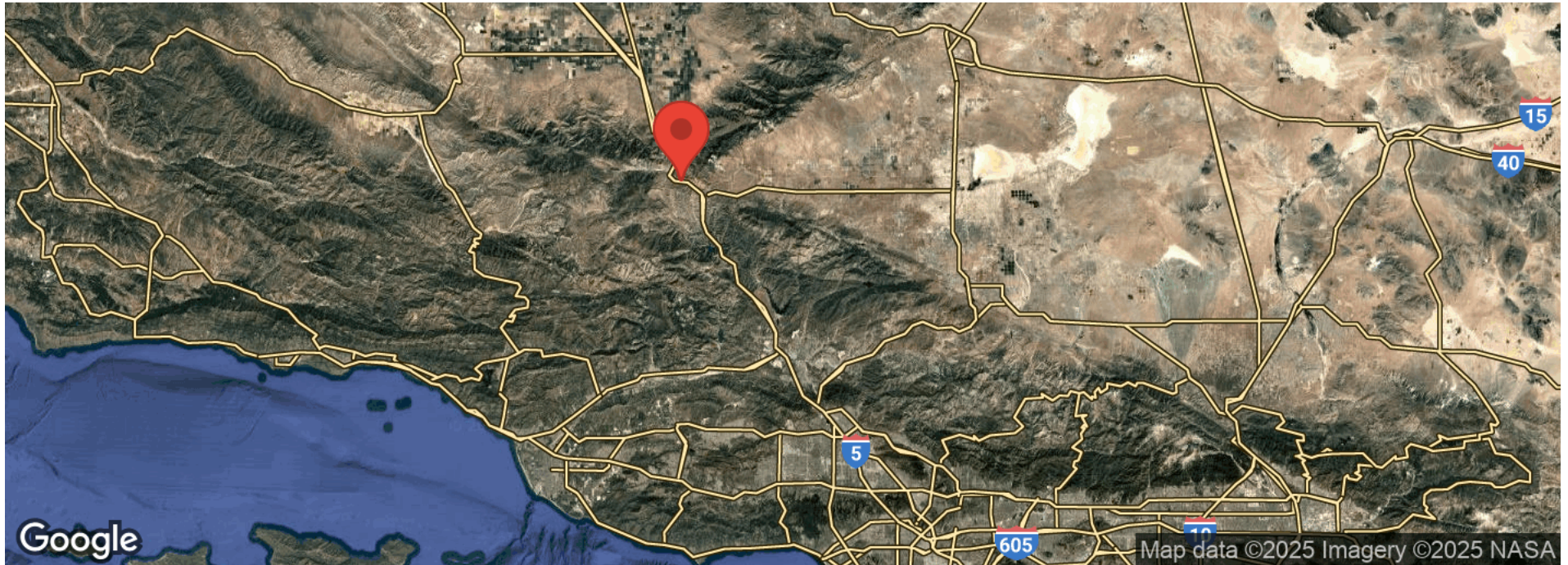
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## LOCATION MAPS

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## LOCATION & HIGHLIGHTS

49771 GORMAN POST ROAD



### LOCATION OVERVIEW

Gorman, CA

An area steeped in history established in 1877 and one of the oldest continually used roadside stops in California.

Only a 1 hour drive into the foothills north of Los Angeles the area is known for a short stop to access Lake Castaic, Frasier Park wilderness area or stopping for gas and snacks while heading north over the grapevine or stretching your legs before heading down the hill to get into greater Los Angeles. Now the gateway from Los Angeles to the new growing metropolitan City of Tejon Ranch. Per their published information a master-planned community developing in northern Los Angeles County. The project aims to create a new city with 19,333 residential units, 8.4 million square feet of commercial and business park uses, and significant infrastructure. There has been much commercial development already completed with more on the way and a new residential development of Terra Vista already begun in 2024. This all shines a light on the possible opportunity for your commercial development project right off I-5 and mid-way through the Grapevine.



## PROFESSIONAL BIO

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A dedicated commercial specialist proudly serving Southern California business owners and investors.

Kathy works to elevate successful businesses through real estate ownership and expansion. Whether relocating, investing or buying for the first time, Kathy and her team provide excellent results to meet her client's needs.

With a proven track record, Kathy services her clients by utilizing her wealth of professional experience in real estate as an Accountant, Principal, Builder, Syndicator and Investor for over 25-years.

Her clients include manufacturers, entertainment industry professionals and small business owners from all walks of life. Kathy also works with developers to facilitate new commercial projects coming to market by bringing together her long-standing relationships with industry professionals.

Trust Kathy and her team to take care of all your commercial real estate needs.

Distinction:

2025, 2024 & 2023 SRAR - Southland Regional Realtors Association - Commercial & Investment Division Board Member

2025 & 2024 - KW Commercial Regional Ambassador Associate - Central Southern-California Region

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