

Investment Opportunity | Offering Memorandum
For Sale - \$15,900,000

HOLIDAY INN EXPRESS GROVER BEACH

775 NORTH OAK PARK BOULEVARD
GROVER BEACH, CA





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INVESTMENT SUMMARY



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GROVER BEACH





Investment Highlights

Strategic Positioning of 775 North Oak Park Boulevard, Grover Beach, CA

Prime Coastal Location: Situated just minutes from the Pacific Ocean, this property offers easy access to Grover Beach, Pismo Beach, and Oceano Dunes, making it an ideal stop for leisure travelers and beachgoers exploring California's Central Coast.

Proximity to Key Business Hubs: Close to the cities of San Luis Obispo and Santa Maria, known for their thriving industries, educational institutions, and corporate centers—attracting business travelers and professionals.

Access to Regional Attractions: Nearby attractions include the Monarch Butterfly Grove, wine tasting along the Edna Valley Wine Trail, and hiking in the scenic Pismo Preserve, appealing to outdoor enthusiasts and tourists.

Dining and Services Nearby: Surrounded by a variety of local restaurants, shopping centers, and essential services, ensuring convenience and a complete guest experience.

PROPERTY SUMMARY



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GROVER BEACH

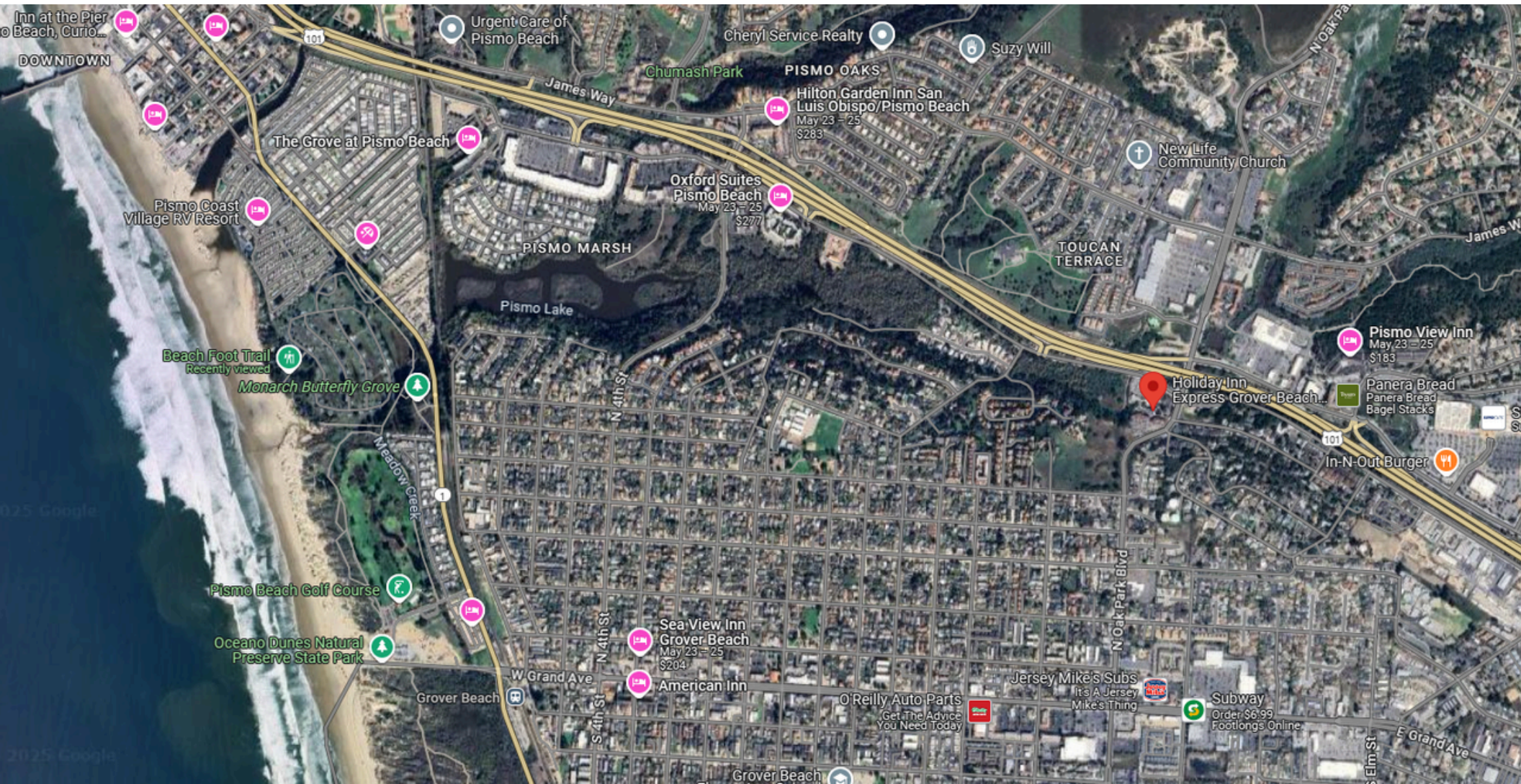


Executive Summary

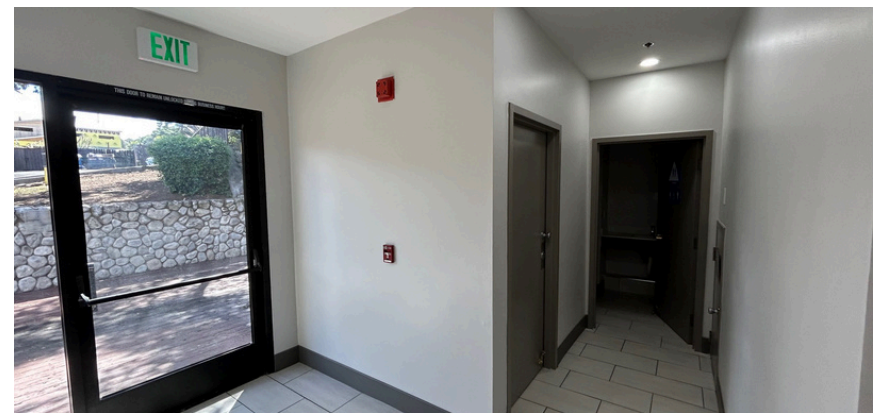
Price	\$15,900,000
Site Size	134,165 SF (3.08 ACRES)
Building stories	2/3
Number of Rooms	78
Parking Spaces	80
Year Renovated	2024-25
Other Facilities	Outdoor Pool Outdoor Whirpool Lobby Workstation



Aerial Map



Property Photos



Property Photos



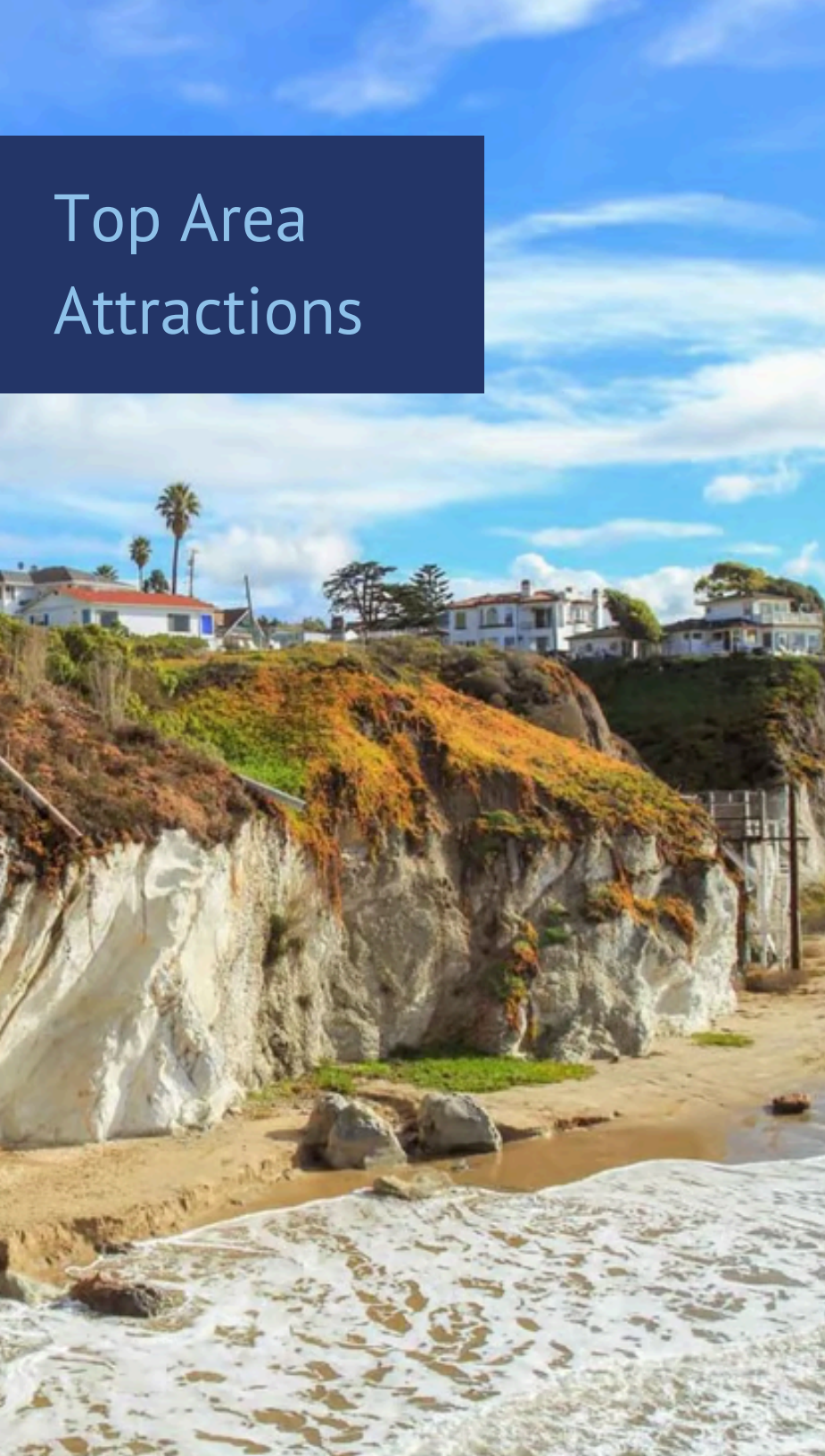
MARKET SUMMARY



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Top Area Attractions



- **Oceano Dunes State Vehicular Recreation Area:** Enjoy the thrill of driving or riding ATVs on one of the few beaches in California where vehicles are allowed.
- **Pismo State Beach & Pismo Beach Pier:** Relax on sandy shores, take a scenic stroll along the pier, or try surfing and other beach activities.
- **Monarch Butterfly Grove:** Visit during the winter months to see thousands of monarch butterflies resting in a beautiful eucalyptus grove.
- **Hearst Castle:** Just a short drive away, explore this historic mansion with its stunning architecture and panoramic coastal views.
- **Edna Valley Wineries:** Enjoy a wine tasting tour in the nearby wine country, famous for its cool-climate Chardonnay and Pinot Noir.
- **Exploration Discovery Center:** A family-friendly museum offering interactive exhibits and cultural history about the area.

Market Overview - Grover Beach, California

Location & Accessibility

Grover Beach is a thriving coastal community along California's Central Coast, known for its vibrant tourism and relaxed, beach-town charm. The property's prime location on North Oak Park Boulevard offers excellent visibility and access, with:

- Proximity to major highways for easy connectivity.
- Quick access to nearby attractions like Pismo Beach, Oceano Dunes, and the iconic Monarch Butterfly Grove.
- A desirable coastal setting that appeals to both leisure and business travelers.

Market Demographics & Demand

Grover Beach attracts a diverse mix of visitors, including families, long-haul drivers, and leisure tourists seeking a sun-soaked coastal retreat. Key market drivers include:

- **Steady Tourism:** With a constant influx of visitors drawn by the beach, boardwalk, and vibrant local events, demand for clean, budget-friendly accommodations remains strong.
- **Transient & Business Travelers:** The nearby train station, highway connectivity, and regional attractions make it a convenient stop for travelers and corporate clientele.
- **Local Community:** A modest resident base that benefits from the economic spillover of tourism and seasonal events, reinforcing a stable demand for quality lodging.

Attractions & Lifestyle Appeal

The surrounding area is rich in both natural beauty and recreational amenities, enhancing the property's appeal:

- **Beach & Dune Adventures:** Guests can enjoy the thrill of ATV rides at Oceano Dunes and relax on the scenic Pismo Beach Pier.
- **Nature & Culture:** The Monarch Butterfly Grove and nearby San Luis Obispo attractions provide year-round natural beauty and cultural experiences.
- **Local Dining & Entertainment:** Grover Beach's dynamic culinary scene and local shops create a vibrant destination for short stays and extended visits alike.

Economic Environment & Growth Potential

Grover Beach's coastal location is complemented by a robust tourism industry and a supportive economic environment:

- **Tourism Growth:** With increasing visitor numbers and limited upscale lodging options, there is substantial room for market expansion in the budget-friendly segment.
- **Regional Development:** The continued popularity of the Central Coast, combined with recent improvements in infrastructure and amenities, sets the stage for long-term growth.
- **Investment Opportunity:** The property's strategic location and high visibility position it as a compelling opportunity for investors seeking to capitalize on the region's steady travel demand and vibrant local culture.

Holiday Inn & Express Grover Beach
Grover Beach , CA

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BOULEVARD GROVER BEACH, CA

Offering Memorandum

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