



Rio Grove Motel

**640 State Highway 12
Rio Vista, CA 94571**

Brendan Moran

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5,214 SF

**15 Doors
13 Studio Bedrooms
1 Honeymoon Suite
1 Handicap Unit**





Brand New Construction

Lot Size: 0.44 Acres
5,214 SF
Price Per SF: \$537
Number of Rentable Units: 15

Number of Buildings: 3
Laundry And Operation Storage
Year Built: 1954/2020
APN: 0178-151-120



A remodeled mid-century-style motel featuring 15 rentable units and an expansive 1,200-square-foot lobby and office quarters.

With an impressive daily traffic count of 80,000 cars, it stands out as a unique boutique-style accommodation option.

The double-sized suites are equipped with kitchenettes and quartz countertops, bartops, sinks, hotplates, and microwaves.

Units include wall-to-wall polished tile and modern amenities



The oversized lobby features office space, an additional bedroom and shower for staff and a public bathroom.



Modern conveniences include touchless faucets, energy-efficient Amana heating/air units, and fire sprinklers.

Freshly paved parking lot with 16 spaces and sidewalks, and truncated walkways for accessibility.

It is one of only two motels in a 25-mile span of Highway 12 and close to the planned 'California Forever' development.





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