



**103 ROOM HOTEL
ON 2 ACRES**

PRICE: \$12,000,000 | CAP: 9.13%

326 S AIRPORT BLVD SOUTH SAN FRANCISCO, CA

FOR SALE

FOR MORE INFORMATION PLEASE CONTACT

BLAKE MILLER

DRE #01939985

510-710-4197

blake@rrea.co

MAX RATTNER

DRE #02081586

650-248-4342

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REAL ESTATE ADVISORS

THE OFFERING

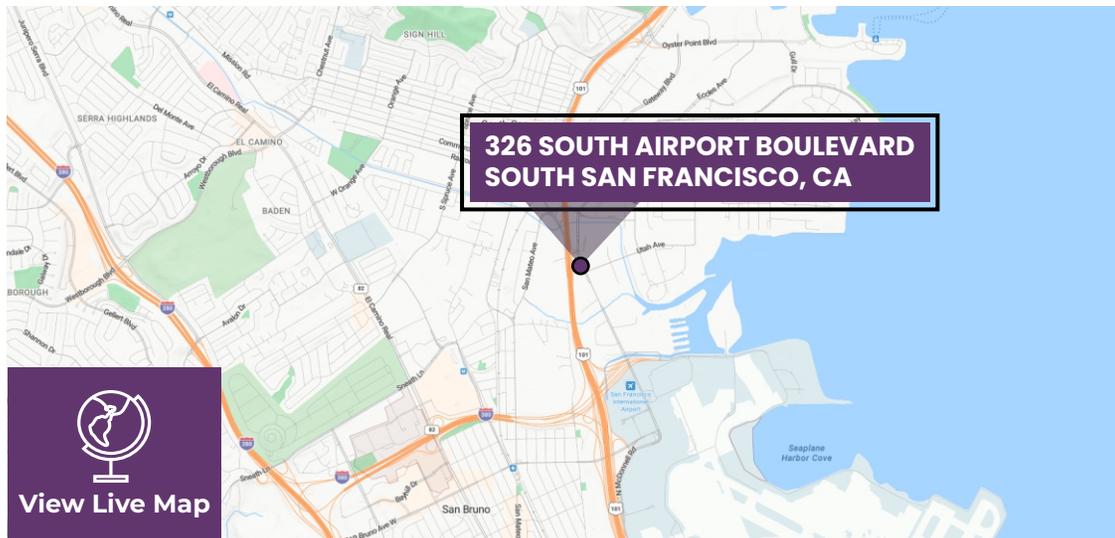
326 SOUTH AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

103 Room Hotel
Situated on 2 Acres
Immediate Access to 101 and SFO

326 South Airport Boulevard (the “Property”) consists of four hospitality structures totaling 103 keys situated on a two acre lot. The Property will be delivered vacant and without the encumbrance of any flag or franchise agreement, allowing new ownership to rebrand or redevelop the property as they see fit.

Visible from Highway 101, the Property benefits from immediate access to the freeway, SFO, and the South San Francisco Conference Center.

Located in the path of development, the Property is zoned T6 Urban Core (“T6UC”) within the East of 101 Mixed Use area of the South San Francisco General Plan. T6UC is the City’s “highest-intensity district” which “supports a transit-oriented vertical mix of uses along transit corridors” with a maximum residential density of 200 dwelling units per acre.



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PROPERTY PHOTOS

326 SOUTH AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

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STANDARD ROOM



STANDARD BATHROOM



RENOVATED ROOM



RENOVATED BATHROOM



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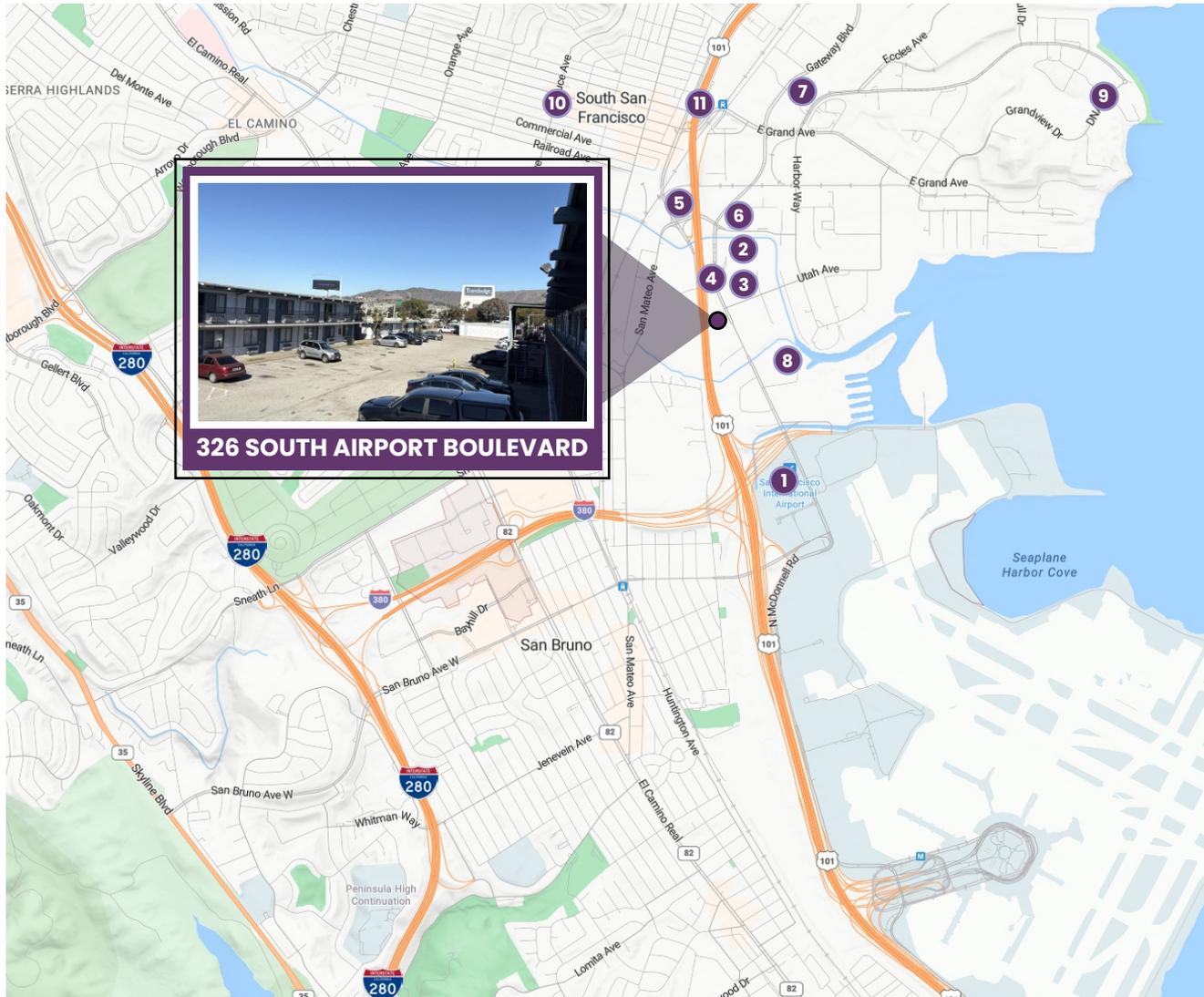


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LOCATION OVERVIEW

326 SOUTH AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

103 Room Hotel
Situated on 2 Acres
Immediate Access to 101 and SFO



NEARBY

- 1 SFO
- 2 South San Francisco Conference Center
- 3 DoubleTree
- 4 Four Points
- 5 La Quinta Inn & Suites
- 6 Fairfield Inn & Suites
- 7 Hilton Garden Inn
- 8 Costco
- 9 Genentech Campus
- 10 Downtown South San Francisco
- 11 South San Francisco Caltrain

DRIVE TIME

SFO	4min
Downtown San Francisco	16min
Chase Center	12min
Oracle Park	13min

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COMPARABLE SALES

326 SOUTH AIRPORT BOULEVARD, SOUTH SAN FRANCISCO, CA

103 Room Hotel
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SOLD OCTOBER 2024

**264 SOUTH AIRPORT BOULEVARD
SOUTH SAN FRANCISCO, CA**

\$17.7M OR \$175K PER KEY

101 ROOMS

SITUATED ON 0.74 ACRES

PURCHASED BY PRIVATE INVESTOR



SOLD JULY 2024

**480 N BAYSHORE BLVD
SAN MATEO, CA**

\$16.75M OR \$169K PER KEY

99 ROOMS

SITUATED ON 0.95 ACRES

PURCHASED BY PRIVATE INVESTOR



SOLD JANUARY 2023

**20 AIRPORT BLVD
SOUTH SAN FRANCISCO, CA**

\$31M OR \$181K PER KEY

171 ROOMS

SITUATED ON 4.94 ACRES

PURCHASED BY PRIVATE INVESTOR

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AERIAL MAP

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FOR SALE

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FREEWAY VISIBLE WITH IMMEDIATE ACCESS TO 101 AND SFO**

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PLEASE CONTACT:

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*With decades of experience as
operators, owners, brokers and investors,
we bring a level of expertise that is unmatched.*

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