

FOR SALE

2659 HIGHLAND AVE

HIGHLAND, CA

PRICE REDUCTION

66 Room Motel 6 | Newer Contruction (2022) | ±62,463 SF Land

**AVISON
YOUNG**

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Principal

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CONTACT

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THE OPPORTUNITY

Welcome to Motel 6, located at 2659 Highland Avenue in Highland, California, a strategically positioned hospitality property in the heart of the Inland Empire. This property presents an outstanding opportunity for investors seeking exposure to one of Southern California's growing lodging and commercial markets. Conveniently situated near Interstate 210 and State Route 330, the location offers excellent accessibility for travelers, business professionals, and tourists visiting the surrounding region. The property is also within close proximity to San Bernardino International Airport, Yaamava' Resort & Casino, and numerous retail, dining, and entertainment destinations.

The Motel 6 Highland features well-maintained guest accommodations designed to provide comfortable and affordable lodging for travelers. Guests benefit from convenient on-site amenities, ample parking, and professional hospitality services that support a seamless and enjoyable stay. The property's established brand recognition and strong location contribute to its appeal within the regional hospitality market.

Prime Location: 2659 Highland Avenue is ideally positioned within a highly visible commercial corridor that serves both local residents and visitors alike. The surrounding area consists of a diverse mix of residential communities, retail centers, restaurants, healthcare facilities, and employment hubs. Its proximity to major transportation routes provides easy access throughout the Inland Empire, making it a desirable destination for both short-term and extended-stay guests. The property's location within a growing economic region provides investors with opportunities to capitalize on future market expansion and evolving consumer demand.

Economic Growth: The City of Highland benefits from the broader economic strength of the Inland Empire, one of California's fastest-growing regions for logistics, warehousing, healthcare, and retail development. Ongoing commercial investment, transportation improvements, and tourism drivers such as Yaamava' Resort & Casino continue to attract visitors and support local businesses. With a growing population base and expanding employment opportunities, Highland is well-positioned for sustained economic growth, further enhancing the long-term value of hospitality properties within the market.

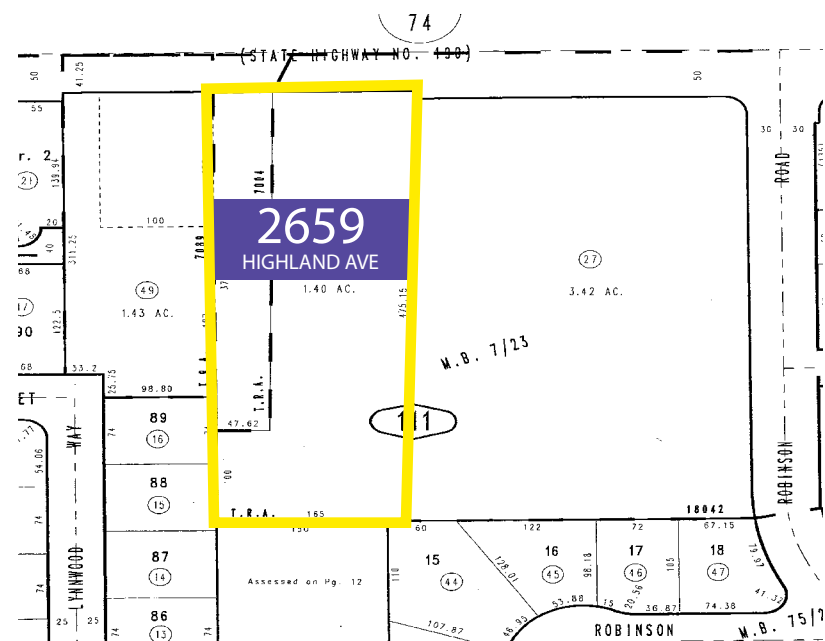


PROPERTY OVERVIEW

ADDRESS:	2659 E. Highland Avenue Highland (San Bernardino County), CA 92346
BUILDING AREA:	±28,937 Square Feet
LAND SIZE:	±62,463 SF (±1.43 Acres)
YEAR BUILT:	2022 (Opened Early 2023)
APN:	1191-111-49-0000
PROPERTY TYPE:	Operating Motel 6
UNITS:	66 Guest Rooms
PARKING:	73 Surface Spaces (Ratio ~2.5/1,000 SF)
PRICE REDUCTION:	\$15,000,000 \$12,950,000

Property	
ANNUAL GROSS REVENUE (2025):	\$1,856,879.06
REVENUE PER AVAILABLE ROOM: (YTD)	\$74.76
AVGERAGE DAILY RATE: (YTD)	\$98.88
AVGERAGE OCCUPANCY RATE: (YTD)	75.61%

**Hotel statistics provided by Seller (June 2026)*







ABOUT HIGHLAND, CA

**58K**

POPULATION

**\$125K**

AVG. HH INCOME

**37**

MEDIAN AGE

**506K**

MEDIAN HOME VALUE

Nestled at the base of the San Bernardino Mountains in the heart of the Inland Empire, Highland, California offers a unique blend of natural beauty, economic opportunity, and strategic accessibility, making it an attractive location for real estate investment. The city benefits from its proximity to major transportation corridors, including Interstate 210 and State Route 330, providing convenient access to Southern California's key employment and commercial centers. Highland is home to the renowned Yaamava' Resort & Casino, a premier entertainment destination that attracts millions of visitors annually and supports the local economy. With a growing population, expanding commercial development, and relatively affordable real estate compared to many neighboring Southern California markets, Highland continues to experience strong demand from residents, businesses, and investors alike. Its combination of recreational amenities, diverse retail and dining options, and ongoing economic growth positions Highland as a desirable and increasingly dynamic investment destination within the Inland Empire.

**Demographics within 3-mile radius of subject property (per Costar)*

STAR REPORT: APRIL 2026

Monthly Performance at a Glance

April 2026											
	Occupancy (%)				ADR			RevPAR			
	My Prop	Comp Set	Index (MPI)		My Prop	Comp Set		Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	69.8	66.9	104.3		93.86	85.34	110.0		65.51	57.13	114.7
Year To Date	67.9	69.1	98.3		101.35	93.94	107.9		68.80	64.87	106.0
Running 3 Month	72.2	70.8	102.0		102.68	96.18	106.8		74.12	68.06	108.9
Running 12 Month	69.0	65.4	105.6		102.09	88.25	115.7		70.49	57.71	122.1

April 2026 vs. 2025 Percent Change (%)											
	Occupancy				ADR				RevPAR		
	My Prop	Comp Set	Index (MPI)		My Prop	Comp Set	Index (ARI)		My Prop	Comp Set	Index (RGI)
Current Month	-1.4	7.2	-8.1		-4.2	-1.1	-3.2		-5.6	6.1	-11.0
Year To Date	-5.6	10.4	-14.4		-1.5	4.3	-5.6		-6.9	15.2	-19.2
Running 3 Month	-0.4	12.3	-11.3		-2.3	5.1	-7.1		-2.7	18.1	-17.6
Running 12 Month	-10.4	3.0	-13.0		0.9	-1.2	2.1		-9.6	1.9	-11.2

STAR REPORT: APRIL 2026

Summary

Motel 6 Highland, CA – San Bernardino – Ea
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Cen
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
69.8	-1.4	67.9	-5.6	72.2	-0.4	69.0	-10.4
67.1	0.9	66.6	0.3	68.7	1.5	61.7	-1.2
55.4	0.9	55.8	0.2	56.5	0.5	53.4	-1.6
68.2	0.0	68.4	-1.2	70.7	1.3	66.4	-3.4
67.6	0.4	65.6	0.0	67.9	1.5	64.7	-2.9
66.9	7.2	69.1	10.4	70.8	12.3	65.4	3.0

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
0.7	0.6	0.7	1.2
-1.9	-1.9	-1.7	-1.0
4.3	3.8	3.7	4.3
-13.8	-13.8	-13.8	-11.7
0.0	0.0	0.0	0.0

Motel 6 Highland, CA – San Bernardino – Ea
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Cen
SubmarketCollapsedScale: Economy Chain
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Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
93.86	-4.2	101.35	-1.5	102.68	-2.3	102.09	0.9
209.39	4.9	185.21	3.6	194.88	4.2	154.77	0.8
99.24	3.3	86.27	-1.3	89.58	-1.0	79.75	-3.8
127.63	-0.6	130.50	1.8	133.34	2.3	126.18	-0.2
80.40	-4.6	84.11	-2.8	85.48	-2.8	84.26	-1.8
85.34	-1.1	93.94	4.3	96.18	5.1	88.25	-1.2

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-1.4	-5.6	-0.4	-10.4
1.6	0.9	2.2	0.1
-1.0	-1.6	-1.2	-2.6
4.3	2.6	5.0	0.8
-13.4	-13.8	-12.5	-14.3
7.2	10.4	12.3	3.1

Motel 6 Highland, CA – San Bernardino – Ea
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Cen
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
65.51	-5.6	68.80	-6.9	74.12	-2.7	70.49	-9.6
140.46	5.9	123.36	3.9	133.80	5.7	95.55	-0.4
54.96	4.2	48.13	-1.1	50.58	-0.5	42.61	-5.3
86.99	-0.6	89.27	0.5	94.28	3.7	83.81	-3.6
54.33	-4.2	55.15	-2.8	58.07	-1.4	54.55	-4.7
57.13	6.1	64.87	15.2	68.06	18.1	57.71	1.9

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-5.6	-6.9	-2.7	-9.6
6.7	4.5	6.4	0.9
2.3	-3.0	-2.2	-6.3
3.7	4.4	7.5	0.6
-17.4	-16.1	-15.0	-15.9
6.1	15.2	18.1	1.9

Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Cen
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms				
Census		Sample		Sample %
Properties	Rooms	Properties	Rooms	Rooms
745	54906	381	40407	74
337	15363	103	7426	48
142	10666	76	8407	79
19	1384	15	1215	88
8	607	7	541	89

STAR REPORT: APRIL 2026

Competitive Set Report

Occupancy (%)	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	76.8	72.6	70.2	73.8	72.9	70.8	74.8	74.9	68.2	70.4	66.5	64.3	67.4	70.4	55.5	70.3	76.1	69.8	81.3	71.9	67.9	83.4	72.5	72.2	81.4	77.0	69.0
Competitive Set	64.5	62.8	61.2	60.8	65.6	62.4	61.3	63.1	62.2	67.2	64.8	66.7	65.0	58.5	64.2	76.2	69.6	66.9	56.9	62.6	69.1	58.7	63.0	70.8	58.4	63.5	65.4
Index (MPI)	118.9	115.6	114.7	121.3	111.1	113.4	121.9	118.6	109.6	104.9	102.6	96.4	103.7	120.4	86.5	92.3	109.5	104.3	142.8	114.9	98.3	141.9	115.0	102.0	139.4	121.4	105.6
Rank	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	4 of 9	3 of 9	2 of 9	2 of 9	5 of 9	4 of 9	3 of 9	5 of 9	3 of 9	4 of 8	4 of 8	2 of 8	3 of 8	1 of 9	3 of 9	3 of 8	1 of 9	3 of 9	3 of 8	2 of 9	3 of 9	3 of 9
% Chg																											
My Property	-7.0	-7.1	-6.6	-11.8	-13.2	-14.2	-6.3	-2.6	-24.4	-13.9	-23.0	-10.9	-12.2	-3.1	-20.9	-4.6	4.5	-1.4	28.4	-11.6	-5.6	24.2	-13.1	-0.4	32.7	-5.3	-10.4
Competitive Set	9.0	5.7	18.6	1.5	4.6	16.5	-4.3	2.6	-4.0	7.4	-3.3	4.3	0.7	-6.9	4.9	25.3	6.0	7.2	-5.6	9.9	10.4	-6.7	7.3	12.3	-4.4	8.7	3.0
Index (MPI)	-14.7	-12.1	-21.3	-13.1	-17.0	-26.3	-2.1	-5.1	-21.3	-19.8	-20.4	-14.6	-12.8	4.1	-24.6	-23.9	-1.5	-8.1	36.1	-19.6	-14.4	33.1	-19.0	-11.3	38.8	-12.9	-13.0
Rank	7 of 9	7 of 9	8 of 9	7 of 9	7 of 9	8 of 9	6 of 9	7 of 9	9 of 9	9 of 9	9 of 9	9 of 9	7 of 9	5 of 9	7 of 8	7 of 8	6 of 8	6 of 8	3 of 9	8 of 9	7 of 8	3 of 9	8 of 9	6 of 8	8 of 9	9 of 9	
ADR	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	99.78	102.50	96.26	99.34	117.08	97.97	99.94	96.93	99.90	102.95	100.73	111.69	109.05	99.74	96.39	97.95	114.45	93.86	97.91	102.87	101.35	99.46	105.11	102.68	97.79	101.20	102.09
Competitive Set	86.22	87.48	85.80	84.37	102.21	86.27	85.69	86.39	84.97	81.20	82.51	93.36	88.14	78.85	86.83	103.50	99.03	85.34	89.42	90.04	93.94	90.60	91.47	96.18	91.39	89.27	88.25
Index (ARI)	115.7	117.2	112.2	117.7	114.6	113.6	116.6	112.2	117.6	126.8	122.1	119.6	123.7	126.5	111.0	94.6	115.6	110.0	109.5	114.3	107.9	109.8	114.9	106.8	107.0	113.4	115.7
Rank	3 of 9	2 of 9	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	1 of 9	1 of 9	2 of 9	3 of 9	2 of 9	1 of 9	2 of 8	3 of 8	3 of 8	3 of 8	3 of 9	3 of 9	3 of 8	3 of 9	3 of 9	3 of 8	3 of 9	3 of 9	3 of 9
% Chg																											
My Property	4.8	-1.7	3.6	5.7	6.1	4.9	4.4	-0.7	4.5	2.4	1.1	-2.3	9.3	-2.7	0.1	-1.4	-2.2	-4.2	-6.7	5.1	-1.5	-6.1	5.7	-2.3	-5.8	3.5	0.9
Competitive Set	-3.1	-7.1	0.3	2.1	1.0	0.1	7.8	-3.6	-4.2	-8.2	-8.7	-7.5	2.2	-9.9	1.2	22.7	-3.1	-1.1	-8.7	0.7	4.3	-10.5	1.0	5.1	-6.6	-2.3	-1.2
Index (ARI)	8.1	5.8	3.3	3.5	5.0	4.8	-3.1	3.1	9.0	11.5	10.8	5.6	6.9	8.0	-1.1	-19.6	0.9	-3.2	2.2	4.3	-5.6	4.9	4.7	-7.1	0.8	5.9	2.1
Rank	2 of 9	3 of 9	2 of 9	2 of 9	3 of 9	2 of 9	3 of 9	2 of 9	2 of 9	1 of 9	2 of 9	2 of 9	4 of 9	1 of 9	2 of 8	5 of 8	4 of 8	5 of 8	3 of 9	1 of 9	5 of 8	3 of 9	2 of 9	5 of 8	1 of 9	3 of 9	
RevPAR	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	76.60	74.44	67.56	73.27	85.32	69.37	74.74	72.60	68.11	72.51	66.95	71.84	73.53	70.20	53.52	68.90	87.15	65.51	79.57	73.93	68.80	82.92	76.15	74.12	79.57	77.96	70.49
Competitive Set	55.65	54.97	52.52	51.31	67.05	53.86	52.55	54.55	52.86	54.54	53.46	62.28	57.29	46.11	55.73	78.85	68.89	57.13	50.88	56.33	64.87	53.22	57.65	68.06	53.35	56.66	57.71
Index (RGI)	137.6	135.4	128.6	142.8	127.3	128.8	142.2	133.1	128.9	132.9	125.2	115.4	128.3	152.2	96.0	87.4	126.5	114.7	156.4	131.3	106.0	155.8	132.1	108.9	149.2	137.6	122.1
Rank	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	3 of 9	2 of 9	1 of 9	4 of 8	4 of 8	1 of 8	3 of 8	2 of 9	2 of 9	3 of 8	2 of 9	2 of 9	2 of 8	2 of 9	2 of 9	2 of 9
% Chg																											
My Property	-2.6	-8.6	-3.3	-6.8	-7.9	-10.0	-2.2	-3.2	-21.0	-11.8	-22.1	-12.9	-4.0	-5.7	-20.8	-6.0	2.1	-5.6	19.8	-7.1	-6.9	16.6	-8.2	-2.7	25.0	-2.0	-9.6
Competitive Set	5.6	-1.8	19.0	3.7	5.7	16.6	3.1	-1.1	-8.0	-1.4	-11.7	-3.5	3.0	-16.1	6.1	53.7	2.7	6.1	-13.8	10.7	15.2	-16.4	8.3	18.1	-10.7	6.2	1.9
Index (RGI)	-7.7	-7.0	-18.7	-10.1	-12.8	-22.8	-5.1	-2.2	-14.2	-10.6	-11.8	-9.8	-6.8	12.4	-25.3	-38.8	-0.6	-11.0	39.0	-16.1	-19.2	39.6	-15.2	-17.6	39.9	-7.7	-11.2
Rank	6 of 9	6 of 9	8 of 9	6 of 9	8 of 9	8 of 9	6 of 9	5 of 9	9 of 9	8 of 9	8 of 9	6 of 9	6 of 9	5 of 9	7 of 8	7 of 8	5 of 8	6 of 8	3 of 9	8 of 9	7 of 8	3 of 9	8 of 9	7 of 8	6 of 9	8 of 9	

STAR REPORT: MARCH 2026

Monthly Performance at a Glance

March 2026									
	Occupancy (%)			My Prop	ADR		My Prop	RevPAR	
	My Prop	Comp Set	Index (MPI)		Comp Set	Index (ARI)		Comp Set	Index (RGI)
Current Month	76.1	69.6	109.5	114.45	99.03	115.6	87.15	68.89	126.5
Year To Date	67.2	69.8	96.4	103.94	96.68	107.5	69.89	67.45	103.6
Running 3 Month	67.2	69.8	96.4	103.94	96.68	107.5	69.89	67.45	103.6
Running 12 Month	69.1	65.0	106.3	102.43	88.33	116.0	70.80	57.44	123.3

March 2026 vs. 2025 Percent Change (%)									
	Occupancy			My Prop	ADR		My Prop	RevPAR	
	My Prop	Comp Set	Index (MPI)		Comp Set	Index (ARI)		Comp Set	Index (RGI)
Current Month	4.5	6.0	-1.5	-2.2	-3.1	0.9	2.1	2.7	-0.6
Year To Date	-6.9	11.5	-16.5	-0.5	5.9	-6.1	-7.4	18.0	-21.5
Running 3 Month	-6.9	11.5	-16.5	-0.5	5.9	-6.1	-7.4	18.0	-21.5
Running 12 Month	-11.4	3.6	-14.5	1.7	-1.1	2.8	-9.9	2.5	-12.1

STAR REPORT: MARCH 2026

Summary

Motel 6 Highland, CA – San Bernardino – East
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Central
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
76.1	4.5	67.2	-6.9	67.2	-6.9	69.1	-11.4
69.8	-0.5	66.4	0.1	66.4	0.1	61.7	-1.2
57.7	-2.4	55.9	0.0	55.9	0.0	53.4	-2.0
70.1	-2.7	68.5	-1.6	68.5	-1.6	66.4	-3.5
68.5	-0.9	64.9	-0.1	64.9	-0.1	64.7	-3.0
69.6	6.0	69.8	11.5	69.8	11.5	65.0	3.6

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
0.9	0.6	0.6	1.3
-1.7	-1.9	-1.9	-0.8
3.7	3.6	3.6	4.1
-13.8	-13.8	-13.8	-10.8
0.0	0.0	0.0	0.1

Motel 6 Highland, CA – San Bernardino – East
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Central
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
114.45	-2.2	103.94	-0.5	103.94	-0.5	102.43	1.7
199.63	4.1	177.05	3.0	177.05	3.0	153.82	0.8
89.60	-3.0	82.00	-3.1	82.00	-3.1	79.50	-4.1
137.46	0.8	131.45	2.5	131.45	2.5	126.23	-0.2
95.04	-0.1	85.39	-2.1	85.39	-2.1	84.57	-1.5
99.03	-3.1	96.68	5.9	96.68	5.9	88.33	-1.1

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
4.5	-6.9	-6.9	-11.4
0.4	0.6	0.6	0.1
-4.0	-1.9	-1.9	-2.7
0.9	2.0	2.0	0.4
-14.5	-13.9	-13.9	-13.5
6.0	11.5	11.5	3.7

Motel 6 Highland, CA – San Bernardino – East
Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Central
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
87.15	2.1	69.89	-7.4	69.89	-7.4	70.80	-9.9
139.28	3.6	117.65	3.1	117.65	3.1	94.88	-0.5
51.73	-5.3	45.86	-3.1	45.86	-3.1	42.45	-6.0
96.41	-1.9	90.03	0.9	90.03	0.9	83.84	-3.7
65.14	-1.0	55.43	-2.3	55.43	-2.3	54.76	-4.5
68.89	2.7	67.45	18.0	67.45	18.0	57.44	2.5

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
2.1	-7.4	-7.4	-9.9
4.5	3.7	3.7	0.8
-6.9	-4.9	-4.9	-6.7
1.7	4.6	4.6	0.2
-14.7	-15.7	-15.7	-14.8
2.7	18.0	18.0	2.6

Market: Inland Empire - CA USA
MarketClass: Economy
Submarket: Riverside & San Bernardino Central
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms				
Census		Sample		Sample %
Properties	Rooms	Properties	Rooms	Rooms
746	54935	382	40383	74
338	15392	104	7477	49
142	10666	77	8457	79
19	1384	16	1265	91
8	607	7	541	89

STAR REPORT: MARCH 2026

Competitive Set Report

Occupancy (%)	2024			2025												2026			Year to Date			Running 3 Month			Running 12 Month		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	72.2	76.8	72.6	70.2	73.8	72.9	70.8	74.8	74.9	68.2	70.4	66.5	64.3	67.4	70.4	55.5	70.3	76.1	80.9	72.2	67.2	80.9	72.2	67.2	79.9	78.0	69.1
Competitive Set	63.9	64.5	62.8	61.2	60.8	65.6	62.4	61.3	63.1	62.2	67.2	64.8	66.7	65.0	58.5	64.2	76.2	69.6	58.0	62.6	69.8	58.0	62.6	69.8	58.9	62.7	65.0
Index (MPI)	112.9	118.9	115.6	114.7	121.3	111.1	113.4	121.9	118.6	109.6	104.9	102.6	96.4	103.7	120.4	86.5	92.3	109.5	139.4	115.4	96.4	139.4	115.4	96.4	135.6	124.3	106.3
Rank	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	4 of 9	3 of 9	2 of 9	2 of 9	5 of 9	4 of 9	3 of 9	5 of 9	3 of 9	4 of 8	4 of 8	2 of 8	1 of 9	3 of 9	3 of 8	1 of 9	3 of 9	3 of 8	2 of 9	3 of 9	3 of 9
% Chg																											
My Property	-9.3	-7.0	-7.1	-6.6	-11.8	-13.2	-14.2	-6.3	-2.6	-24.4	-13.9	-23.0	-10.9	-12.2	-3.1	-20.9	-4.6	4.5	28.9	-10.7	-6.9	28.9	-10.7	-6.9	32.2	-2.4	-11.4
Competitive Set	6.3	9.0	5.7	18.6	1.5	4.6	16.5	-4.3	2.6	-4.0	7.4	-3.3	4.3	0.7	-6.9	4.9	25.3	6.0	-3.8	7.9	11.5	-3.8	7.9	11.5	-3.7	6.5	3.6
Index (MPI)	-14.7	-14.7	-12.1	-21.3	-13.1	-17.0	-26.3	-2.1	-5.1	-21.3	-19.8	-20.4	-14.6	-12.8	4.1	-24.6	-23.9	-1.5	33.9	-17.2	-16.5	33.9	-17.2	-16.5	37.3	-8.3	-14.5
Rank	8 of 9	7 of 9	7 of 9	8 of 9	7 of 9	7 of 9	8 of 9	6 of 9	7 of 9	9 of 9	9 of 9	9 of 9	9 of 9	7 of 9	5 of 9	7 of 8	7 of 8	6 of 8	4 of 9	8 of 9	7 of 8	4 of 9	8 of 9	7 of 8	6 of 9	9 of 9	
ADR	2024			2025												2026			Year to Date			Running 3 Month			Running 12 Month		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	114.27	99.78	102.50	96.26	99.34	117.08	97.97	99.94	96.93	99.90	102.95	100.73	111.69	109.05	99.74	96.39	97.95	114.45	99.44	104.48	103.94	99.44	104.48	103.94	98.37	100.76	102.43
Competitive Set	100.91	86.22	87.48	85.80	84.37	102.21	86.27	85.69	86.39	84.97	81.20	82.51	93.36	88.14	78.85	86.83	103.50	99.03	90.41	91.29	96.68	90.41	91.29	96.68	92.31	89.30	88.33
Index (ARI)	113.2	115.7	117.2	112.2	117.7	114.6	113.6	116.6	112.2	117.6	126.8	122.1	119.6	123.7	126.5	111.0	94.6	115.6	110.0	114.4	107.5	110.0	114.4	107.5	106.6	112.8	116.0
Rank	3 of 9	3 of 9	2 of 9	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	3 of 9	1 of 9	1 of 9	2 of 9	3 of 9	2 of 9	1 of 9	2 of 8	3 of 8	3 of 8	3 of 9	3 of 9	3 of 8	3 of 9	3 of 9	3 of 8	3 of 9	3 of 9	3 of 9
% Chg																											
My Property	10.3	4.8	-1.7	3.6	5.7	6.1	4.9	4.4	-0.7	4.5	2.4	1.1	-2.3	9.3	-2.7	0.1	-1.4	-2.2	-6.5	5.1	-0.5	-6.5	5.1	-0.5	-6.0	2.4	1.7
Competitive Set	0.7	-3.1	-7.1	0.3	2.1	1.0	0.1	7.8	-3.6	-4.2	-8.2	-8.7	-7.5	2.2	-9.9	1.2	22.7	-3.1	-7.8	1.0	5.9	-7.8	1.0	5.9	-5.6	-3.3	-1.1
Index (ARI)	9.5	8.1	5.8	3.3	3.5	5.0	4.8	-3.1	3.1	9.0	11.5	10.8	5.6	6.9	8.0	-1.1	-19.6	0.9	1.4	4.1	-6.1	1.4	4.1	-6.1	-0.4	5.9	2.8
Rank	3 of 9	2 of 9	3 of 9	2 of 9	2 of 9	3 of 9	2 of 9	3 of 9	2 of 9	2 of 9	1 of 9	2 of 9	2 of 9	4 of 9	1 of 9	2 of 8	5 of 8	4 of 8	5 of 9	3 of 9	3 of 8	5 of 9	3 of 9	3 of 8	2 of 9	2 of 9	
RevPAR	2024			2025												2026			Year to Date			Running 3 Month			Running 12 Month		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	82.49	76.60	74.44	67.56	73.27	85.32	69.37	74.74	72.60	68.11	72.51	66.95	71.84	73.53	70.20	53.52	68.90	87.15	80.40	75.45	69.89	80.40	75.45	69.89	78.62	78.59	70.80
Competitive Set	64.52	55.65	54.97	52.52	51.31	67.05	53.86	52.55	54.55	52.86	54.54	53.46	62.28	57.29	46.11	55.73	78.85	68.89	52.45	57.15	67.45	52.45	57.15	67.45	54.39	56.03	57.44
Index (RGI)	127.9	137.6	135.4	128.6	142.8	127.3	128.8	142.2	133.1	128.9	132.9	125.2	115.4	128.3	152.2	96.0	87.4	126.5	153.3	132.0	103.6	153.3	132.0	103.6	144.5	140.3	123.3
Rank	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	2 of 9	3 of 9	2 of 9	1 of 9	4 of 8	4 of 8	1 of 8	2 of 9	2 of 9	2 of 8	2 of 9	2 of 9	2 of 8	2 of 9	2 of 9	2 of 9
% Chg																											
My Property	0.1	-2.6	-8.6	-3.3	-6.8	-7.9	-10.0	-2.2	-3.2	-21.0	-11.8	-22.1	-12.9	-4.0	-5.7	-20.8	-6.0	2.1	20.5	-6.1	-7.4	20.5	-6.1	-7.4	24.3	0.0	-9.9
Competitive Set	7.1	5.6	-1.8	19.0	3.7	5.7	16.6	3.1	-1.1	-8.0	-1.4	-11.7	-3.5	3.0	-16.1	6.1	53.7	2.7	-11.3	8.9	18.0	-11.3	8.9	18.0	-9.1	3.0	2.5
Index (RGI)	-6.6	-7.7	-7.0	-18.7	-10.1	-12.8	-22.8	-5.1	-2.2	-14.2	-10.6	-11.8	-9.8	-6.8	12.4	-25.3	-38.8	-0.6	35.7	-13.9	-21.5	35.7	-13.9	-21.5	36.8	-3.0	-12.1
Rank	6 of 9	6 of 9	6 of 9	8 of 9	6 of 9	8 of 9	8 of 9	6 of 9	5 of 9	9 of 9	8 of 9	8 of 9	6 of 9	6 of 9	5 of 9	7 of 8	7 of 8	5 of 8	3 of 9	8 of 9	7 of 8	3 of 9	8 of 9	7 of 8	5 of 9	8 of 9	



**AVISON
YOUNG**

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LOCATION



MARINA DEL REY

SANTA MONICA BEACH

EREWON

VENICE BEACH

NEIGHBORING TENANTS



EQUINOX

Gelson's



TRADER JOE'S

AMC THEATRES



TESLA

SUPERCHARGER



WELLS FARGO

T Mobile



TRAFFIC COUNTS

CARS PER DAY

Washington Boulevard 39,894

Lincoln Boulevard 39,670

TOTAL: 79,564