

Available For Sale Proposed Hotel Adelanto, CA



Building Height:
Four (4) Stories

Hotel Room Count:
±88 Rooms

Restaurant/Bar/Banquet
±5,300 SF Approved for
a full service or drive
thru restaurant

Parking:
±176 spaces

Outdoor Pool



Disclosure: This image was generated using artificial intelligence. It is for conceptual and illustrative purposes only and is not to scale, not an actual rendering or approved design plan, and not depicted in its precise or final location. All details are approximate and subject to change.

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Executive Summary

Joseph W. Brady Inc., dba The Bradco Companies, as exclusive broker, is pleased to An exceptional shovel-ready hotel development site along the strategic Highway 395 commercial corridor in Adelanto. The 4.5-acre property is designed for a four (4) story dual-branded hotel concept under the Best Western Plus and Executive Residency nameplates — an 88-room, four-story full-service hotel (approx. 50,231 sq ft) with a 60%/40% room mix plus extended-stay component. In addition, a separate pad of ±5,300 sq ft (part of a restaurant/bar/banquet element) is approved for full service or drive-thru restaurant with bar and outdoor pool amenity. This is a true “buy-dig-build” opportunity: all entitlement work is complete, including architecture, civil, hydrology, traffic, environmental and Cal-Trans U-turn approvals — saving a developer significant time and cost.

Property Details

Asking Price:	\$2,800,000
Lot Size:	±4.54 Gross Acres
APN:	3135-321-09
Zoning:	Commercial
Market:	Inland Empire
Submarket:	North San Bernardino
Cross Street:	Seneca Rd

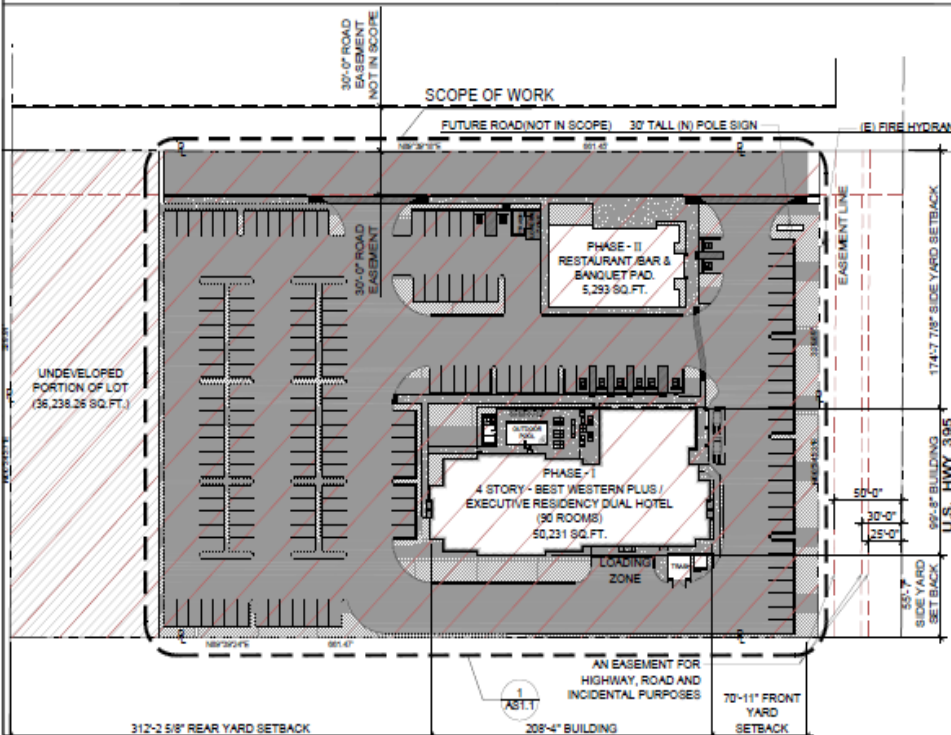


Key Features

- Fully Entitled – All plans, hearings, and agency approvals completed
- Turnkey “Buy, Dig & Build” Opportunity – Construction-ready site
- Feasibility & Restaurant Studies Available (completed 2019)
- Dual Branding Advantage – Combines short-term and extended-stay guest segments
- Amenities Planned:
 - Outdoor pool
 - 100-person capacity bar and restaurant with full kitchen (used for continental breakfast service)
 - ±35,000 SF rear parcel area reserved for future banquet or expansion use

BEST WESTERN PLUS / EXECUTIVE RESIDENCY DUAL HOTEL - ADELANTO CA.

14590 Hwy 395, Adelanto, CA 92301



SCOPE OF WORK

THE FOLLOWING DESCRIPTION OF WORK IS PROVIDED IN CONJUNCTION WITH ALL OTHER PROVISIONS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. IT SHALL NOT BE CONSIDERED TO DESCRIBE ALL WORK NECESSARY AS THAT IS ONLY DEFINED BY THE ENTIRETY OF THE DOCUMENTS. THEREFORE THE BID PRESENTED HERE-IN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING WORK:

A. PHASE I - HOTEL
A NEW (80 ROOM) HOTEL BUILDING AND SITE DEVELOPMENT. HOTEL BUILDING (APPROX. 54,000 SQ. FT.) TO ACCOMMODATE OUTDOOR POOL, TYPE 47 BAR (FULL SERVICE), BREAKFAST, FITNESS, MEETING ROOM, FOUR STORY BUILDING.

B. PHASE II - RESTAURANT & BAR
A SINGLE STORY RESTAURANT IN SAME LOT WILL BE PROVIDED. THE RESTAURANT WILL BE APPROXIMATELY 5,300 SQ. FT. WITH FULL SERVICE TYPE 47 BAR AND WILL ACCOMMODATE 222 PEOPLE WITH INDOOR AND OUTDOOR SEATING.

PROPOSED IMPROVEMENTS INCLUDE:

1. NEW PARKING AREA AND CORRESPONDING DRIVEWAYS, LANDSCAPE AREA ETC.
2. ALL SITE WORK NECESSARY TO ACCOMMODATE ALL NEW STRUCTURE(S) PARKING AND LANDSCAPE. DEMOLITION WORK SHALL ALSO REQUIRE ANY INCIDENTAL WORK RELATED TO FINDING MAINTAINING AND OR DEMOLISHING UNDERGROUND UTILITIES OR PORTIONS THEREOF IN ORDER TO ALLOW FOR INSTALLATION OF NEW UTILITIES.
3. THE WORK SHALL INCLUDE ALL TEMPORARY MEASURES, INCLUDING SHORING AND PROTECTION OF EXISTING WORK TO REMAIN AND ACCESS NECESSARY TO INSURE PUBLIC SAFETY.
4. NEW AREAS LANDSCAPE ALL AROUND THE NEW BUILDINGS AND NEW PARKING AREA.
5. NEW IRRIGATION SYSTEM AT ALL NEW LANDSCAPED AREAS
6. OFFSITE CONSTRUCTION PER C.A.P.

INDEX OF DRAWINGS

GENERAL

- T-1.0 INDEX OF DRAWING, SCOPE OF WORK AND PROJECT INFORMATION PROJECT
- T-1.1 ROOM TABULATION
- TS1.0 TOPOGRAPHIC SURVEY

CIVIL

- C-1 GRADING & DRAINAGE PLAN

ARCHITECTURAL SITE PLAN

- AS1.0 SITE PLAN ENLARGED
- AS1.1 SITE PLAN ENLARGED (EAST PARTIAL)
- AS1.2 SITE PLAN ENLARGED (WEST PARTIAL)

ARCHITECTURAL HOTEL

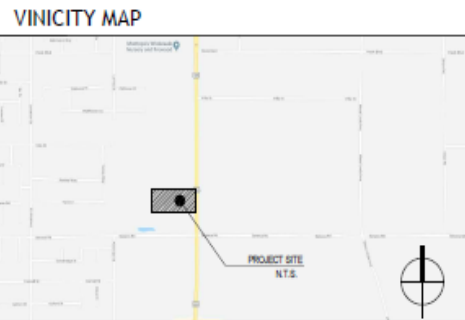
- AH2.0 FIRST FLOOR PLAN
- AH2.1 TYPICAL FLOOR PLAN FOR SECOND, THIRD, & FOURTH LEVELS (HOTEL)
- AH2.2 ROOF PLAN
- AH2.3 KING UNIT FLOOR PLAN
- AH2.4 QUEEN UNIT FLOOR PLAN
- AH3.0 EXTERIOR ELEVATIONS
- AH3.1 EXTERIOR ELEVATIONS

ARCHITECTURAL RESTAURANT

- AR2.0 FIRST FLOOR PLAN
- AR3.0 EXTERIOR EAST & NORTH ELEVATION
- AR3.1 EXTERIOR WEST & SOUTH ELEVATION

LANDSCAPING

- L1.0 LANDSCAPE PLAN



LEGAL DESCRIPTION

APH: 3135-321-09
TRACT/LOT: 9
ZONE: C
RESPONSIBLE GROUP: REAL PROPERTY
LOT AREA: 4.54 ACRES (197,762.4 SQ. FT.)
TOTAL NEW BUILDING FOOTPRINT AREA: 14,877 SQ. FT. HOTEL / 5,293 SQ. FT. RESTAURANT
TOTAL LANDSCAPE AREA: 30,166 SQ. FT.
PARKING PROVIDED: 176
BUILDING STORIES: 4 HOTEL / 1 RESTAURANT

DEFERRED APPROVALS

- D.A. 0001: FIRE SPRINKLER AND FIRE ALARM SYSTEM: DRAWINGS ARE TO BE SUBMITTED TO CITY. PERMIT TO BE ISSUED PRIOR TO START OF CONSTRUCTION. FIRE SPRINKLER CONTRACTOR TO COORDINATE DEFERRED SUBMITTAL DRAWINGS WITH THE PERMITTED BUILDING PLANS. FIRE SPRINKLER HEAD SHALL BE INSTALLED ABOVE THE SUSPENDED FAN COIL.
- D.A. 0002: SIGNAGE: ALL EXTERIOR SIGNAGES (POLE MOUNT, MONUMENT AND BUILDING MOUNT) LOCATIONS ARE SHOWN ON PLANS. DETAILED PLANS TO BE SUBMITTED FOR CITY REVIEW AND APPROVAL.

APPLICABLE CODES

ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CODES AND CITY OF ADELANTO MUNICIPAL CODES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

- CALIFORNIA ADMINISTRATIVE CODE 2019 EDITION
- CALIFORNIA BUILDING CODE 2019 EDITION
- CALIFORNIA ELECTRICAL CODE 2019 EDITION
- CALIFORNIA PLUMBING CODE 2019 EDITION
- CALIFORNIA MECHANICAL CODE 2019 EDITION
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 EDITION
- CALIFORNIA FIRE CODE 2019 EDITION
- NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA)
- CITY OF ADELANTO MUNICIPAL CODE 2016 EDITION
- CALIFORNIA HEALTH AND SAFETY CODE 2019 EDITION
- CALIFORNIA ENERGY CODE 2019 EDITION

PARKING CALCULATIONS

LAND USE	REQUIRED NUMBER OF PARKING SPACES	TOTAL OF PARKING SPACES REQUIRED	TOTAL OF PARKING PROVIDED	A.D.A. PARKING REQUIRED	A.D.A. PARKING PROVIDED	
HOTEL	1 / 1 GUEST ROOM	90+9-ANCILLARY USE	99	101	6	6
FUTURE RESTAURANT	1 / 3 PEOPLE.	222 / 3	74	75	4	4

NOTE:
TOTAL 169 STANDARD SIZE PARKING STALLS (9 x 18)
6 STANDARD ADA ACCESSIBLE STALLS FOR HOTEL AND 2 - FOR FUTURE RESTAURANT. (9 x 18)
1 ADA VAN SIZE ACCESSIBLE STALL FOR HOTEL AND 1 FOR FUTURE RESTAURANT (11 x 18)

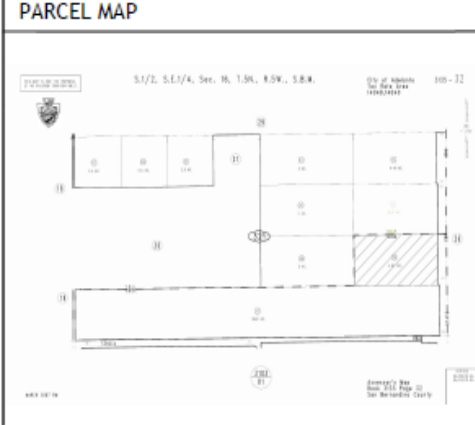
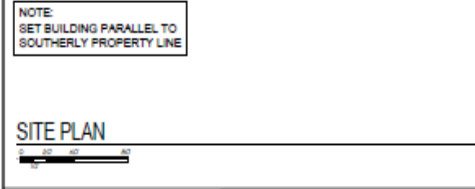
PROJECT DIRECTORY

OWNER: 3SRK INVESTMENT
1102 S. MAIN STREET
CORONA, CA 92882
TEL#: (951) 316-9024
EMAIL: 3SRK14590@GMAIL.COM
CONTACT: KAUSHIK PATEL

ARCHITECT: BRAHMBHATT ARCHITECTS, INC
441 E WHITTIER BLVD, SUITE C
LA HABRA, CA 90631
TEL#: (323) 474-8344
EMAIL: SUMIT@BRAHMBHATT.COM
CONTACT: SUMIT BRAHMBHATT

CIVIL: ASAP CONSULTING
TEL#: (909) 550-1486
EMAIL: ASAPCONSULTING2017@GMAIL.COM
CONTACT: PRABAD

SURVEYOR: O&G ENGINEERING INC.
TEL#: (714) 970-7220
EMAIL: INFO@MYGNG.COM
CONTACT: ANDREW GRECHUTA

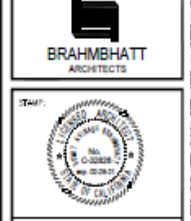


APPROVAL STAMP

DATE	2/20/2020
SCALE	AS NOTED
TITLE	INDEX OF DRAWING, SCOPE OF WORK AND PROJECT INFORMATION.
SCALE	T1.0

REVISION

NO.	DATE	REVISION



APH: 3135-321-09

PROJECT: BEST WESTERN PLUS / EXECUTIVE RESIDENCY DUAL HOTEL - ADELANTO 14590 Hwy 395, Adelanto, CA 92301

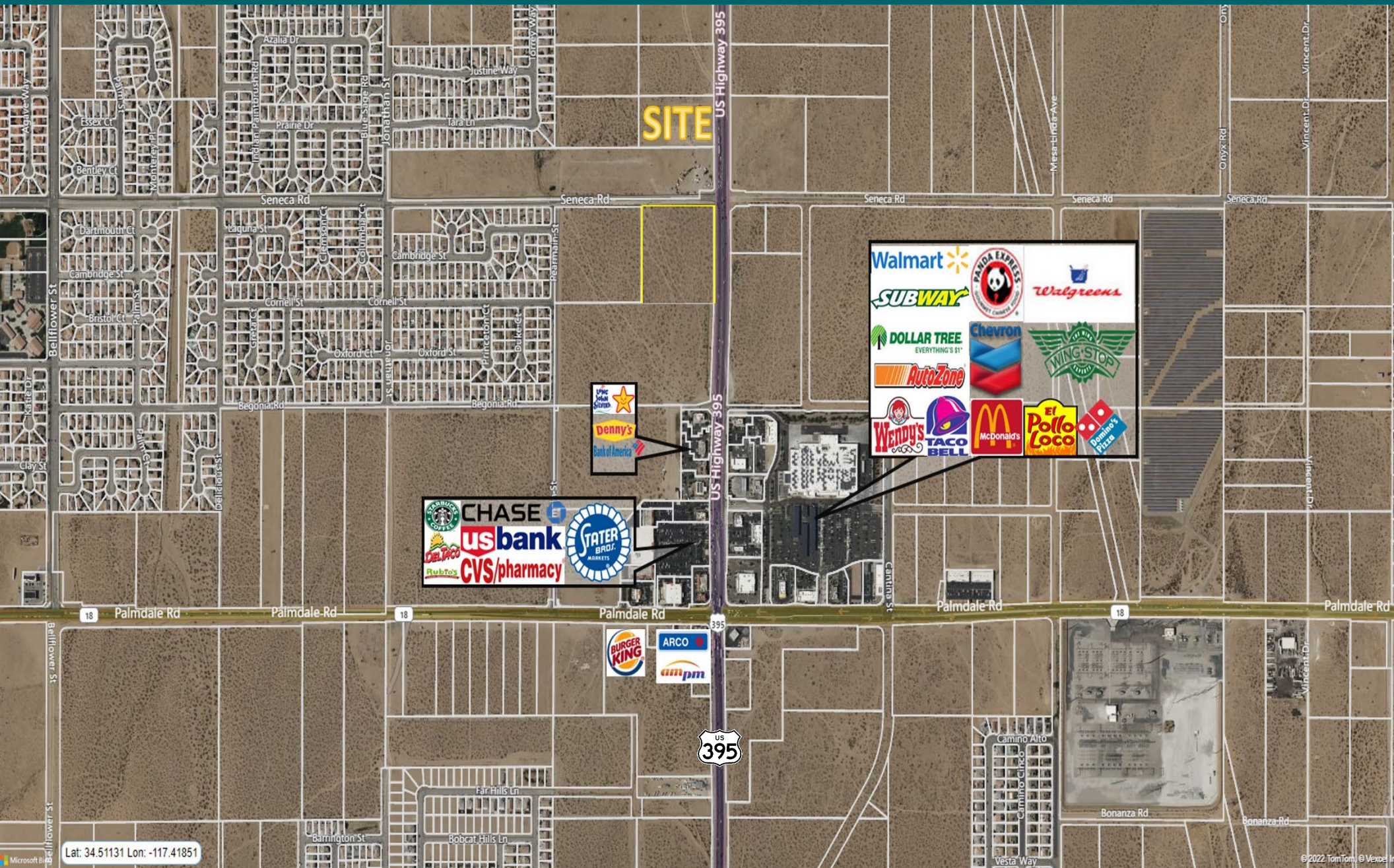
TITLE: 3SRK INVESTMENT, LLC.

DATE: 2/20/2020

SCALE: AS NOTED

TITLE: INDEX OF DRAWING, SCOPE OF WORK AND PROJECT INFORMATION.

SCALE: T1.0



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Brightline West System Map



According to Brightline West, the project is expected to break ground in 2025 and could begin moving passenger in 2028. Construction of the rail line is expected to bring more than 10,000 jobs in addition to more than 500 permanent jobs that will be created once the line is established. Similar to their south Florida rail stations, the Apple Valley station is expected to attract transit-oriented commercial and residential development in the surrounding area. Additionally, California State Treasurer Fiona Ma indicates the project will create more than 1,200 housing units; and O'Malley estimates it will inject \$2.13 billion into California's economy including \$275 million in federal, state and local tax revenue. The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes at speeds greater than 150 miles per hour removing as many as 4.5 million cars from traveling 811 million miles on Interstate 15 annually. (Source: <https://www.brightlinewest.com/overview/project>)

The Brightline West Hesperia station is planned for the median of the I-15 freeway, specifically at the I-15/Joshua Street interchange. It will be a relatively small station with 360 parking spaces, a 1,500 square foot station building, and provisions for "kiss and ride" and bus access. The existing Joshua Street overpass will be replaced to accommodate the station. The station is designed to primarily serve as a local rail stop for High Desert residents traveling to and from Los Angeles on select morning and evening trains. (Source: Daily Press)

City of Adelanto Overview

Strategically located along highway 395—a major north-south trucking and logistics corridor connecting southern California’s inland empire to the High Desert, Central Valley, and beyond—the City of Adelanto is rapidly evolving into one of the region’s most dynamic hubs for industrial, commercial, and hospitality development. Only about 55 miles northeast of Los Angeles, Adelanto sits adjacent to Victorville and the southern California logistics airport (SCLA), positioning it perfectly for companies seeking connectivity, affordability, and growth.

In the past 18 months alone, Adelanto has approved entitlements for three new hotels—including the subject best western plus / executive residency, a Wyndham Economy, and a Holiday Inn Express—highlighting accelerating investor confidence in the city’s lodging sector. On the housing front, more than 85 new homes are currently under construction, with 600 additional units forecasted through 2026, led by builders such as D.R. Horton, Richmond American Homes, Frontier communities, and Legacy Homes.

Since 2015, Adelanto has diversified its economy—leveraging new tax revenue sources, infrastructure reinvestment, and strategic land planning. The city’s regulated cannabis cultivation zone, encompassing nearly 4 million SF of industrial space and generating \$4.5 million in annual cannabis tax revenue, has provided critical funding for city services and capital improvements. Adelanto’s expanding industrial base—now exceeding ±5.9 million SF with record-low vacancy—and its growing retail footprint continue to attract manufacturers, logistics operators, and national retailers seeking space along the highway 395 corridor.

Adelanto Developments

Adelanto Towne Center (by Lewis Retail Co.) is under construction along Hwy 395, bringing Starbucks, McDonald’s, Poppy Gas, Poppy Car Wash, and Los Alazanes Restaurant to the corridor, with more than 56,000 SF of new retail space underway.

Clark Pacific’s 9367 Holly Rd. Facility—a national leader in prefabricated building systems—has opened a state-of-the-art plant, adding 40 new manufacturing and engineering jobs and expanding its footprint to over 300 industrial acres.

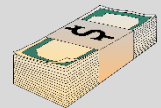
Copart Inc., a publicly traded online auto auction company, recently completed a 12,800 SF office and 60-acre storage facility, serving the fast-growing salvage-vehicle market.

Two newly approved Class A industrial parks, totaling nearly 1,900 acres, will bring over 10 million SF of warehouse and distribution space, cementing Adelanto’s place as a logistics powerhouse.

SpaceX selected Adelanto for part of its Starlink ground-station infrastructure, underscoring the city’s expanding tech relevance.

Thirty-Five Minute Drive Time

Population ±420,064 Households: ±127,559 Average HH Income: ±108,308



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Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.