

FOR SALE

2659 HIGHLAND AVE

HIGHLAND, CA



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

THE OPPORTUNITY

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



**AVISON
YOUNG**

For Questions & More Information, Please Contact:

MITCH STOKES | 424.257.6472 | mitch.stokes@avisonyoung.com | License No. 01037526


58K
POPULATION
\$125K
AVG. HH INCOME
37
MEDIAN AGE
506K
MEDIAN HOME VALUE

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 newly constructed (2022) 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

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

For Questions & More Information, Please Contact:

MITCH STOKES | 424.257.6472 | mitch.stokes@avisonyoung.com | License No. 01037526

© 2026 Avison Young – Southern California, Ltd. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**