

Hotel Brandwood

337-339 N. BRAND AVE, GLENDALE, CA (LOS ANGELES COUNTY)



SALE BROCHURE

KW COMMERCIAL
7777 Alvarado Rd.,
Suite 702
La Mesa, CA 91942

PRESENTED BY:

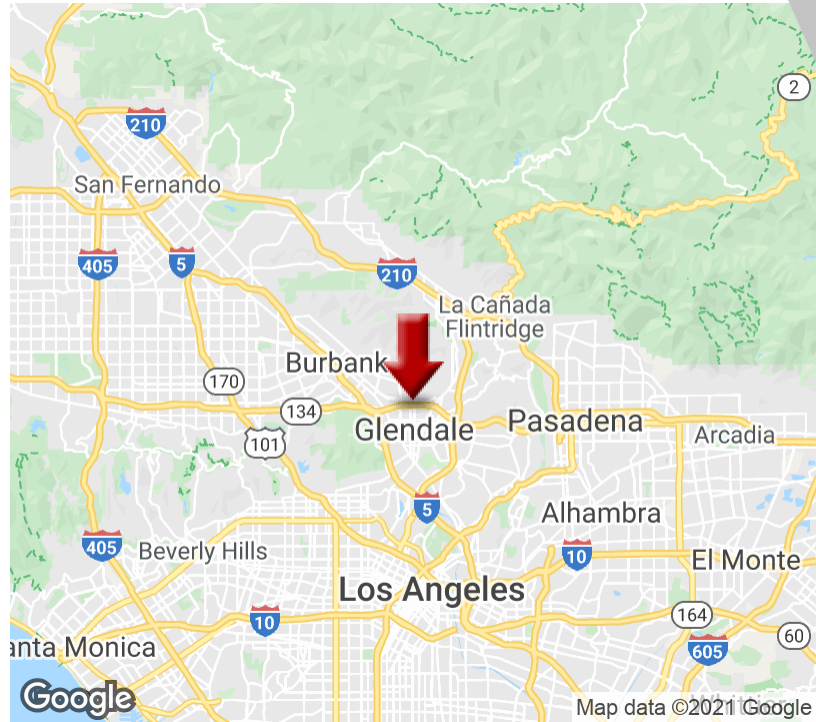
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OVERVIEW

HOTEL BRANDWOOD

337-339 N Brand Blvd, Glendale, CA 91203



OFFERING SUMMARY

SALE PRICE:	Negotiable
NUMBER OF ROOMS:	38
REVENUE 2019:	\$1.52 Million
ADR 2019:	\$145.06
OR 2019:	75.6%
BUILDING SIZE:	20,666 SF
LOT SIZE:	7,662 SF
RENOVATED:	2020
RETAIL SPACE:	8,000+ SF
MARKET:	Los Angeles
SUBMARKET:	Glendale

PROPERTY OVERVIEW

Keller Williams Commercial is proud to present the Hotel Brandwood for sale fee simple. The Hotel is located in the heart of the Downtown Glendale Business District at 337-339 N. Brand Avenue in Los Angeles County. The Hotel Brandwood has 38 interior corridor rooms with bathrooms and operates as an independent, upper mid-tier, limited-service hotel (select service after remodeling) for business and leisure guests.

Ground floor renovations have been approved by the City which includes a new lobby, elevator, and about +/-8,000 SF of leasable ground floor restaurant/retail space. Upon completion, the retail will increase revenue/net income and boost the Occupancy Rate and the Average Daily Rate by upgrading the hotel to select service.

PROPERTY HIGHLIGHTS

- No Hotel Deferred Maintenance
- Zoning Allows Rooftop Lounge/Bar
- City Approved Plans Attached for 1st & 2nd Floors

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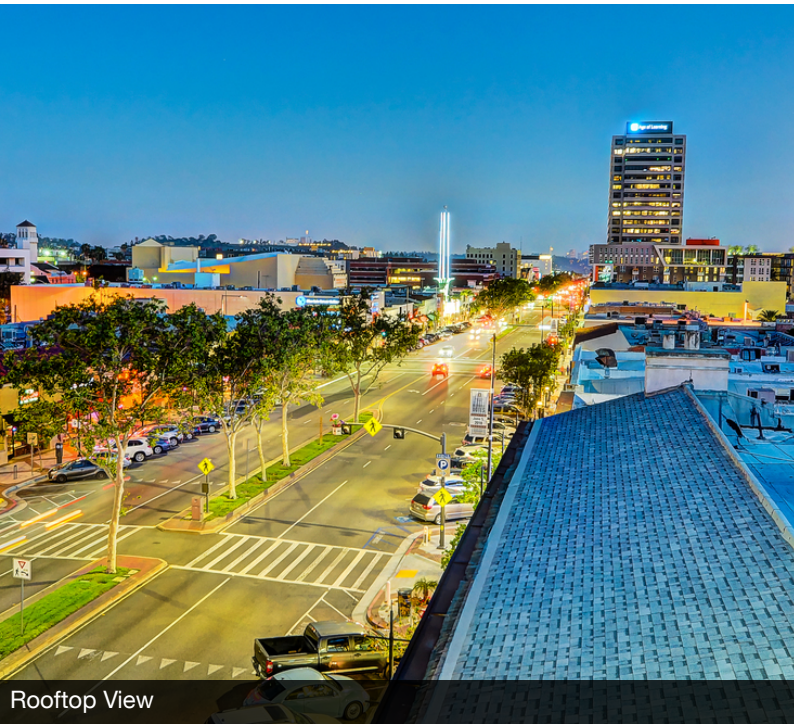
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PROPERTY DESCRIPTION

HOTEL BRANDWOOD

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Rooftop View



Exterior

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HOTEL INFORMATION

The guest rooms include 14 King rooms, 14 Queen rooms, 7 Double rooms, 2 Executive rooms, and a Junior suite.

Currently, the Hotel Front Desk and Lobby are located on the 3rd floor with the guest rooms on the 3rd and 4th floors. Upon completion of the ground floor buildout, the Hotel front desk, staircase, and elevator with +/-4,000 SF of retail will be located at 337 N. Brandwood Ave, and, next door at 339 N Brandwood Ave, a topflight restaurant/lounge will operate out of +/- 4,250 SF.

BUILDING DESCRIPTION

Built-in 1924/1928 with concrete masonry and brick materials, the building is in great condition. Hotel is in the midst of a renovation which will create +/-8,250 SF of premium retail. The Hotel leases parking spaces from a nearby parking structure for valet service for guests which generates a profit. Upon completion of the groundfloor retail, valet services will be expanded.

LOCATION DESCRIPTION

The City of Glendale is a business hub for Los Angeles County. Brand Avenue is a main thoroughfare with Class A and Class B office buildings.

The region has a steadily growing residential base with labor growth oriented toward leisure & hospitality, education & health, and professional & business services. The region can boast of growth in real estate, population, and income, while seeing the lowest unemployment since 2007, notwithstanding the recent setbacks caused by Covid-19.

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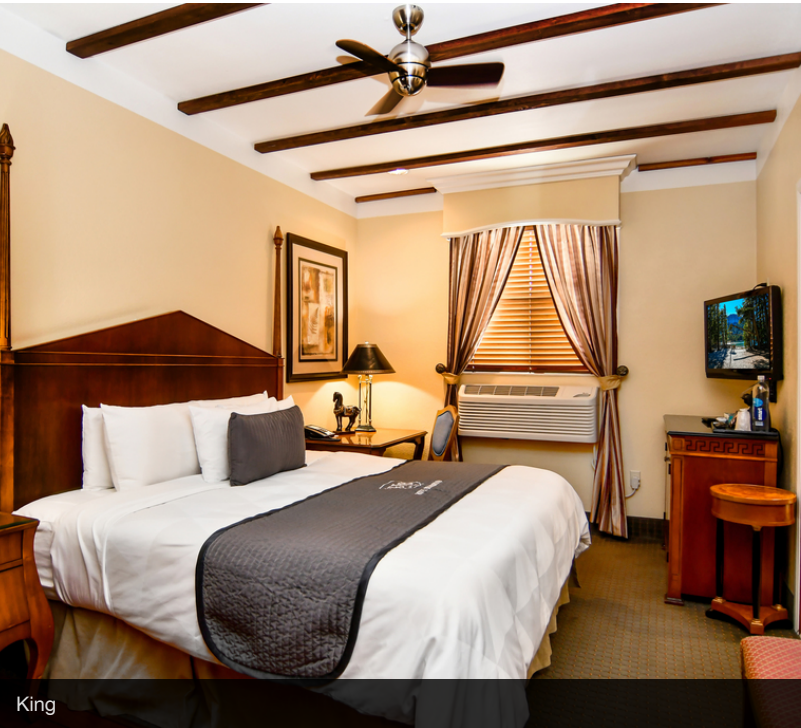
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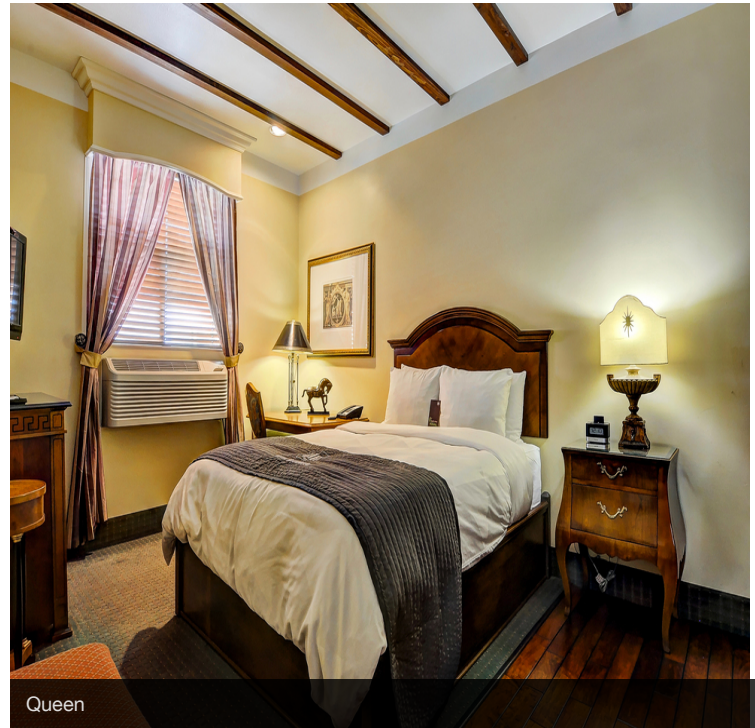
ROOMS

HOTEL BRANDWOOD

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King



Queen



Double



Suite

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EXTERIOR

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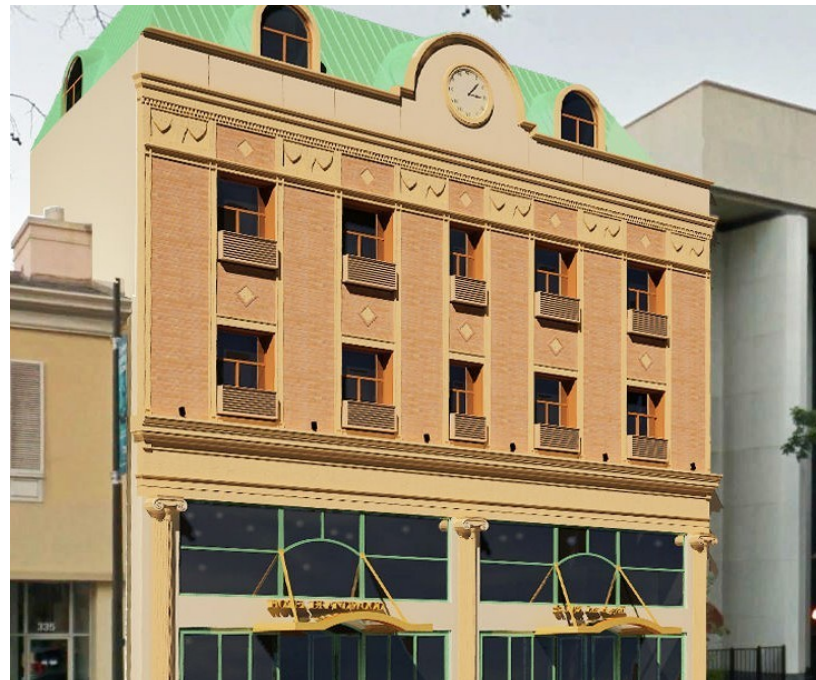
Brand Avenue



Exterior Ground Floor



Rendering of Renovated Lobby with Elevator (337 Brand Ave.)



Rendering: Renovated Exterior

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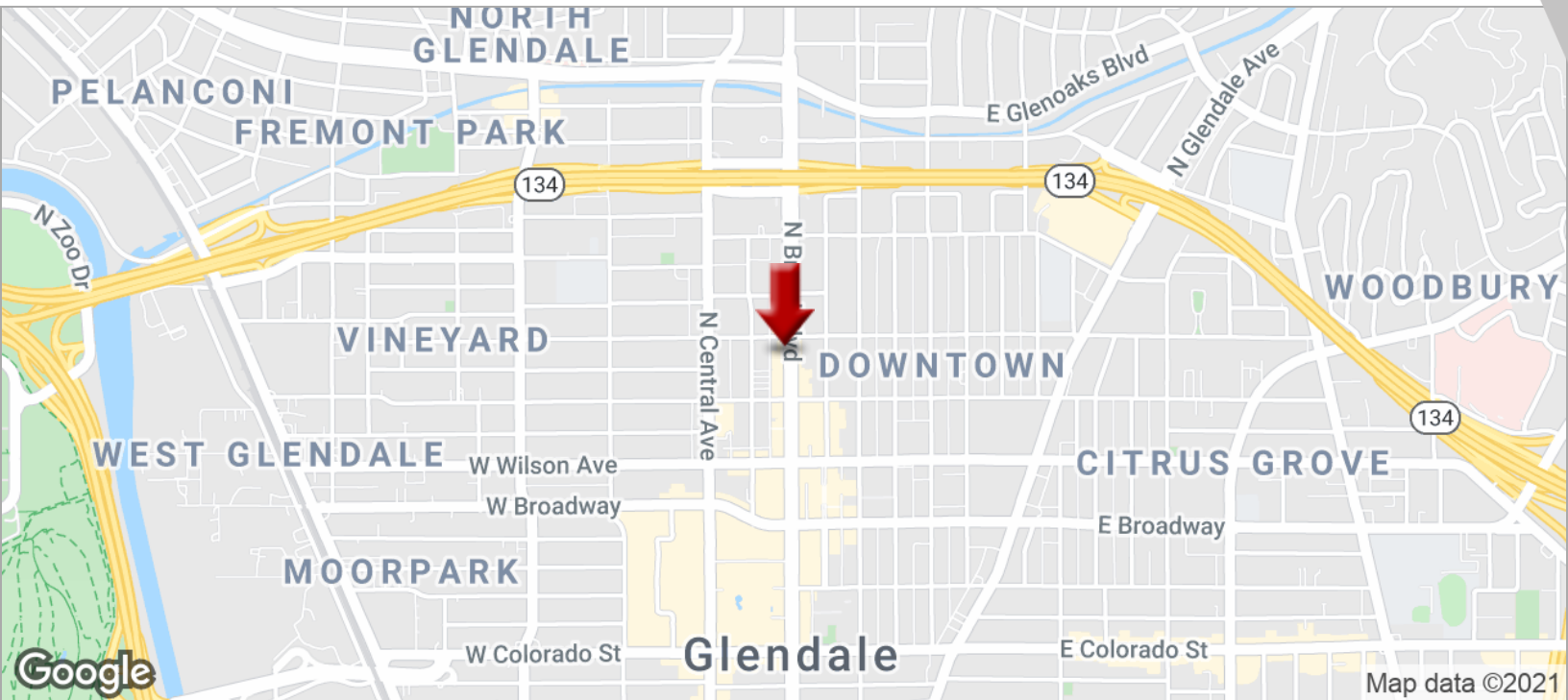
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AREA MAP

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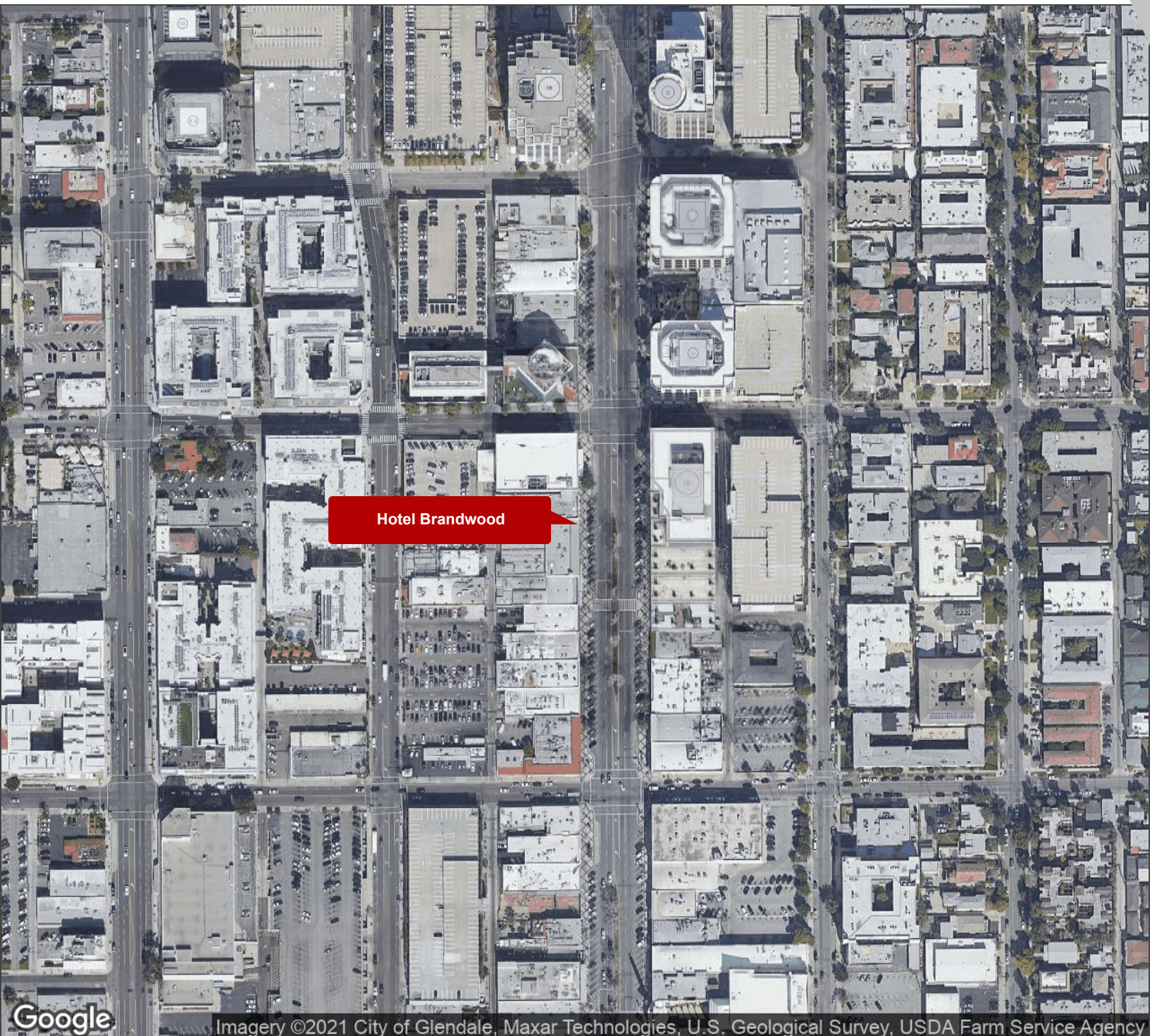
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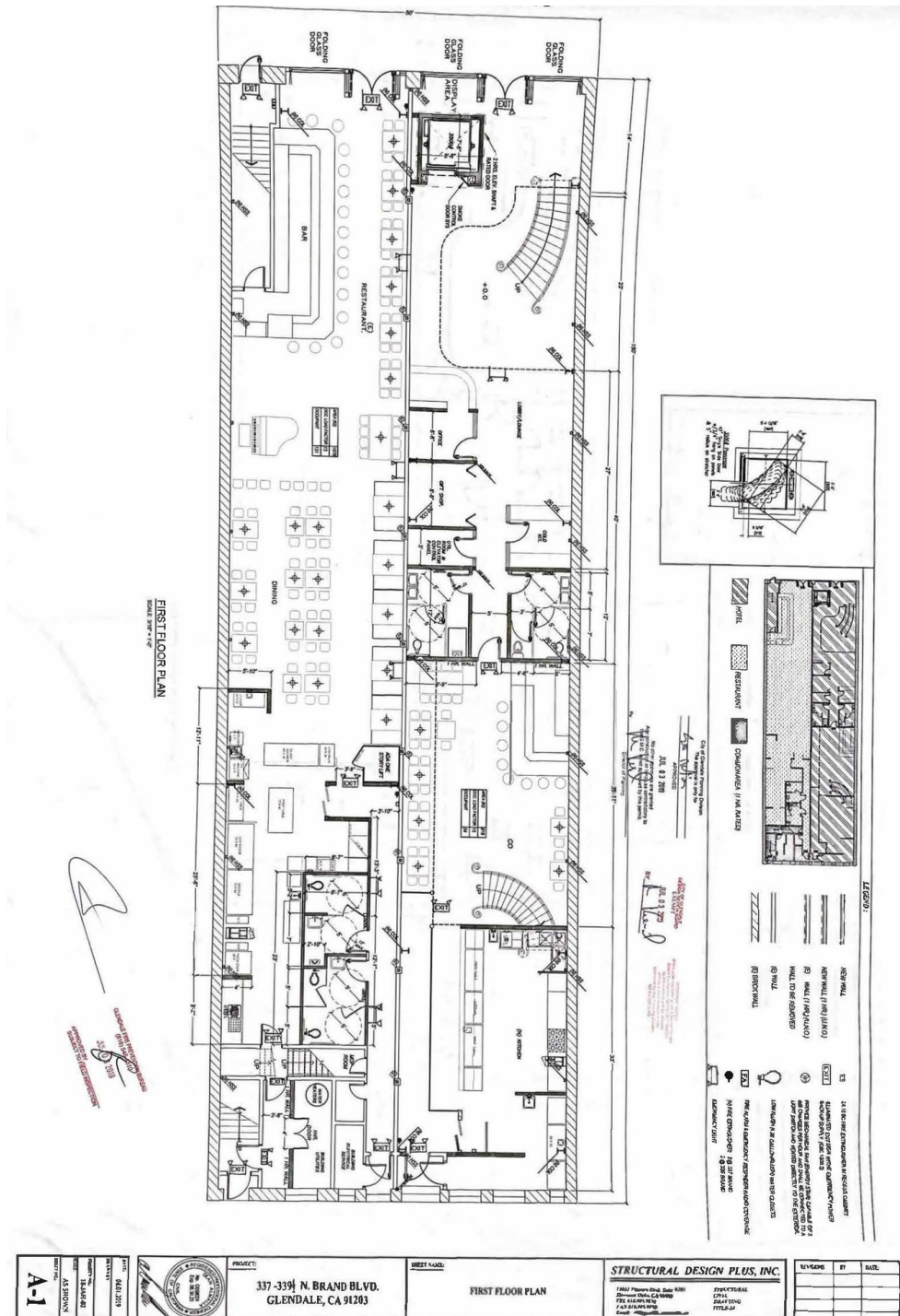
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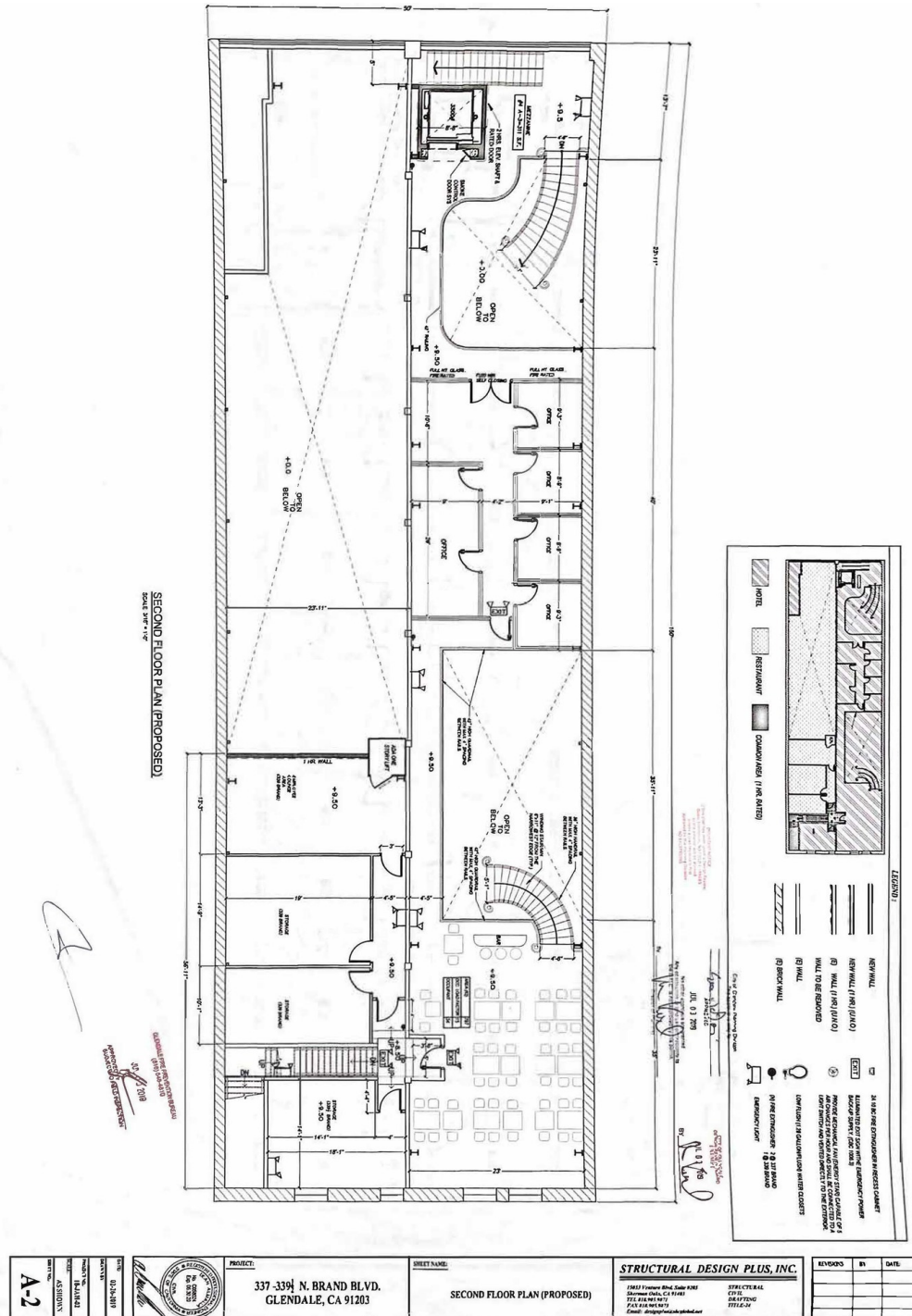
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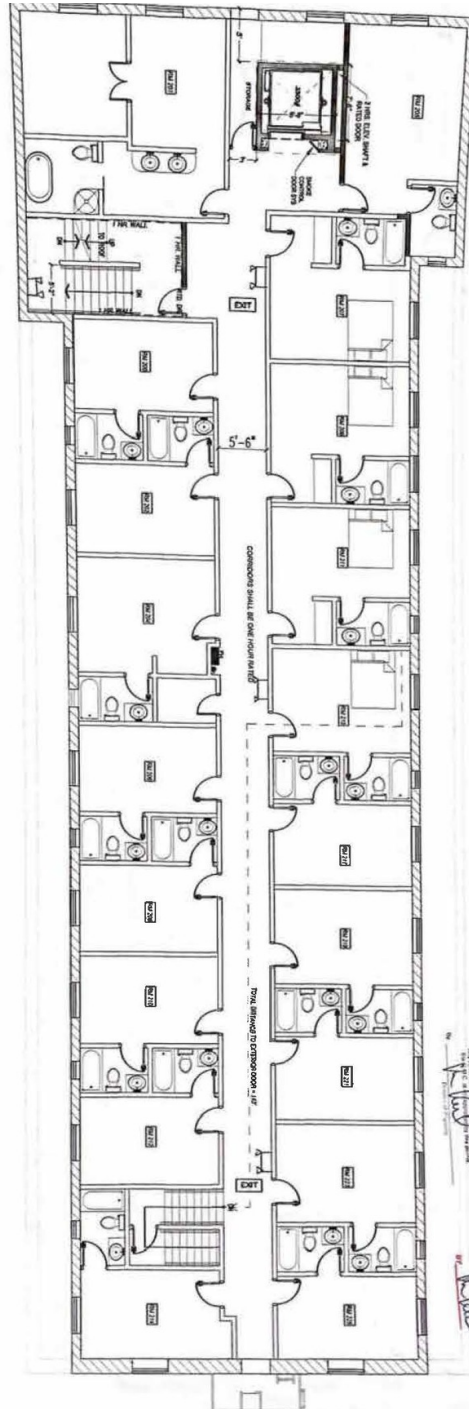
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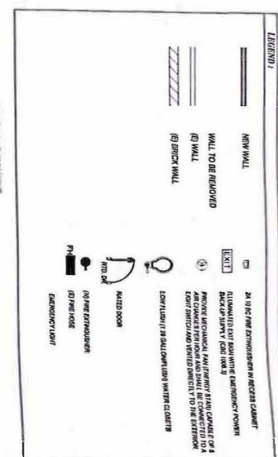
4TH STORY FLOOR PLAN - EXISTING

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FOURTH FLOOR PLAN
SCALE 3/8" = 1'-0"



SYMBOL	DESCRIPTION	NOTES
NEW WALL	NEW WALL	
WALL TO BE REMOVED	WALL TO BE REMOVED	
ROOM WALL	ROOM WALL	
ALTERNATIVE USE	ALTERNATIVE USE	
ALTERNATIVE USE	ALTERNATIVE USE	
ALTERNATIVE USE	ALTERNATIVE USE	

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