

# HOTEL LOS PATIOS

Cabo San Lucas, Baja California Sur

Exclusively Represented by Ronival Real Estate

## PROPERTY OVERVIEW



- **Property Type:** Operational Hotel (Hospitality Asset)
- **Status:** For Sale
- **Location:** Cabo San Lucas, Baja California Sur, Mexico
- **Total Rooms:** 76 Guest Rooms
- **Commercial Units:** 4 Ground-Level Spaces (Independent Access)
- **Hotel Rating:** 4 Stars
- **Construction:** Reinforced Concrete
- **Architect:** Jacinto Ávalos

## LOCATION ADVANTAGES



- **10 minutes** from Cabo San Lucas Marina
- **45 km** from Los Cabos International Airport
- **High-Impact Visibility** on the Transpeninsular Highway
- **Near beaches,** golf courses, downtown, and nightlife.

## FINANCIAL PERFORMANCE

- **ADR (Average Daily Rate):** \$1,500 MXN
- **Occupancy Rate:** 55%
- **Booking Channels:** 60% Direct Bookings
- **Operational Debt:** Minimal

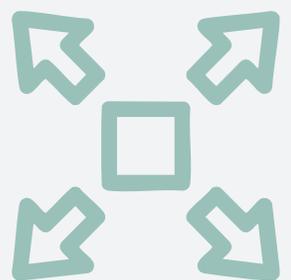


## COMMERCIAL SPACES

- **4 tenant-ready,** street-facing units
- **Ideal for** retail, services, wellness, or internal use
- **Independent** entrances
- **High-traffic frontage** = extra income

## EXPANSION POTENTIAL

- Rooftop bar or lounge
- Ocean-view luxury suites
- On-site spa or wellness center
- Rebrand to boutique or all-inclusive
- Franchise or global hospitality alignment



## CONTACT

Brokerage: Ronival Real Estate | Agent: Cyndi Williams  
Email: [cwilliams@ronival.com](mailto:cwilliams@ronival.com) | Phone (MX): +52 624 158 8650 | Website: [www.findmexicohouses.com](http://www.findmexicohouses.com)