



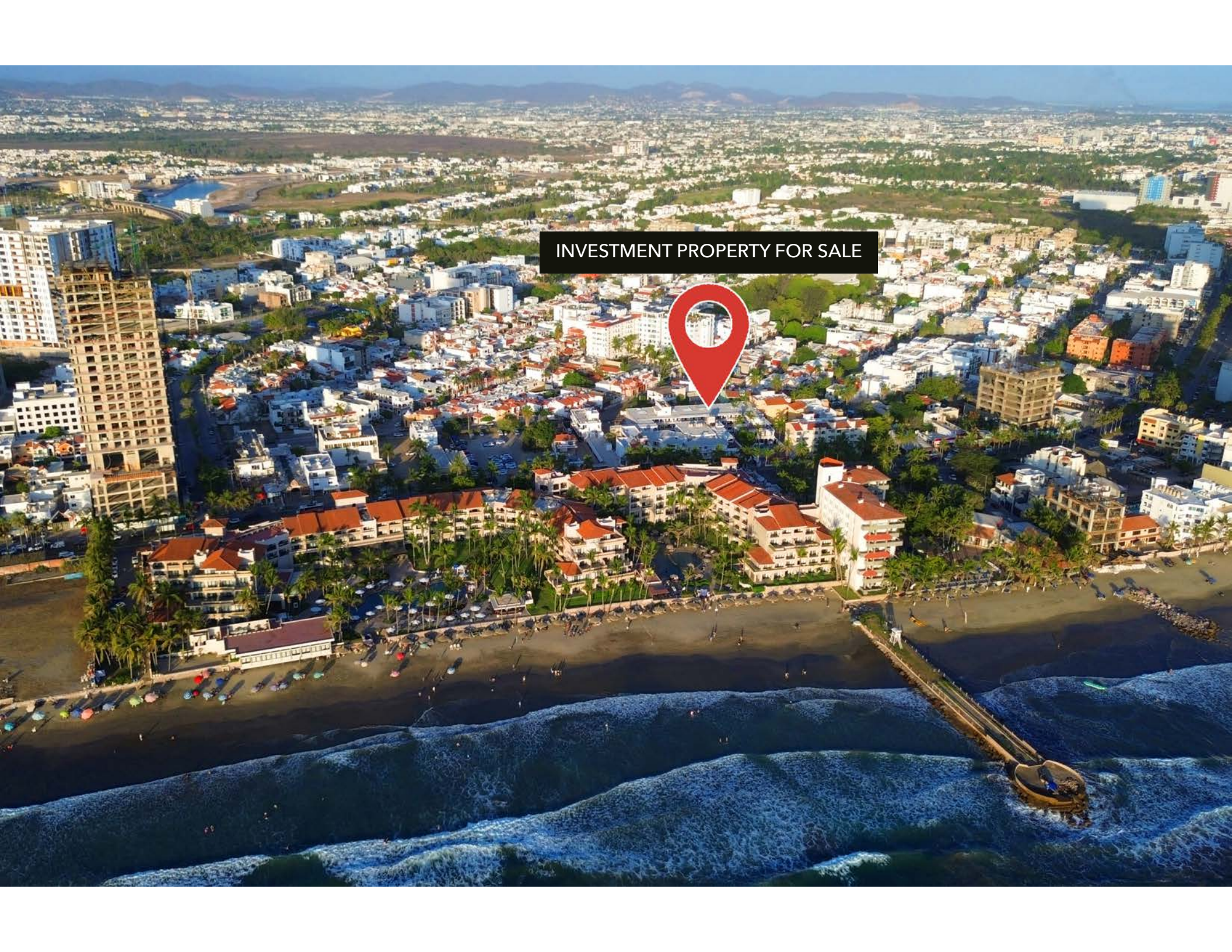
*Hotel Posada
La Misión*
Investment Opportunity
Mazatlán, Sinaloa

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INVESTMENT PROPERTY FOR SALE





One property. Decades of history. A future ready to be built.

Just **5 minutes from the beach** and **6 minutes from the Zona Dorada**, on the iconic **Camarón-Sábalo Avenue** — Mazatlán's busiest tourist corridor — stands Hotel Posada La Misión: a **91-room** fully operating property with a steady flow of guests and a land footprint that few properties in the area can match.

This is not just a hotel for sale. It is a strategic asset in one of the fastest-growing tourism markets on Mexico's Pacific Coast.

Why this property?

UNBEATABLE LOCATION

Situated on Camarón-Sábalo, the avenue that connects the heart of Mazatlán's tourist district. Immediate proximity to the beach and Zona Dorada means a constant flow of domestic and international guests — year-round.

ESTABLISHED OPERATION

91 rooms/suites, 72 currently in operation, with an active presence on major booking platforms. You're not starting from scratch: you acquire a running business with an established track record, loyal clientele, and a built reputation.

SCALE AND LAND WITH REAL UPSIDE

- 7,072.15 m² (76,126 sq ft) of built area
- 4,474.44 m² (48,160 sq ft) of land
- 3 floors
- Built in 1973, with decades of continuous operation proving the viability of the hospitality model at this location





EDIFICIO 'PALOMAS'

RECEPCION

ESCALE

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17



The lot size opens the door to **expansion projects, full-scale renovation, or brand repositioning** — ideal for investors looking not just to acquire a hotel, but to unlock its true growth potential.

OPERATING AMENITIES

Swimming Pool · Parking · Event Hall · A/C in All Rooms · WiFi in Common Areas

TURN-KEY SALE

Furniture and equipment included. Acquire it and operate — no downtime, no immediate additional investment in basic equipment.

The opportunity behind the numbers

With strong reviews across booking platforms, Hotel Posada La Misión represents exactly the kind of asset that an experienced hospitality investor knows how to spot: **a functional, well-located property with an established value floor and an untapped ceiling.**

The combination of premium location, land size, and active operation makes this the ideal scenario for a repositioning strategy: brand refresh, expanded amenities (restaurant, spa, gym), or even a mixed-use development leveraging over 4,400 m² of land.

Asking Price

\$150,000,000.00 MXN



MAZATLÁN WON'T WAIT

Mazatlán continues to establish itself as one of Mexico's most promising tourism destinations. Year after year, well-located properties along the tourist corridor become scarcer — and more valuable.

Hotel Posada La Misión is not just another property on the market. It is a fully operational base, ready to grow, on the avenue where Mazatlán welcomes the world.

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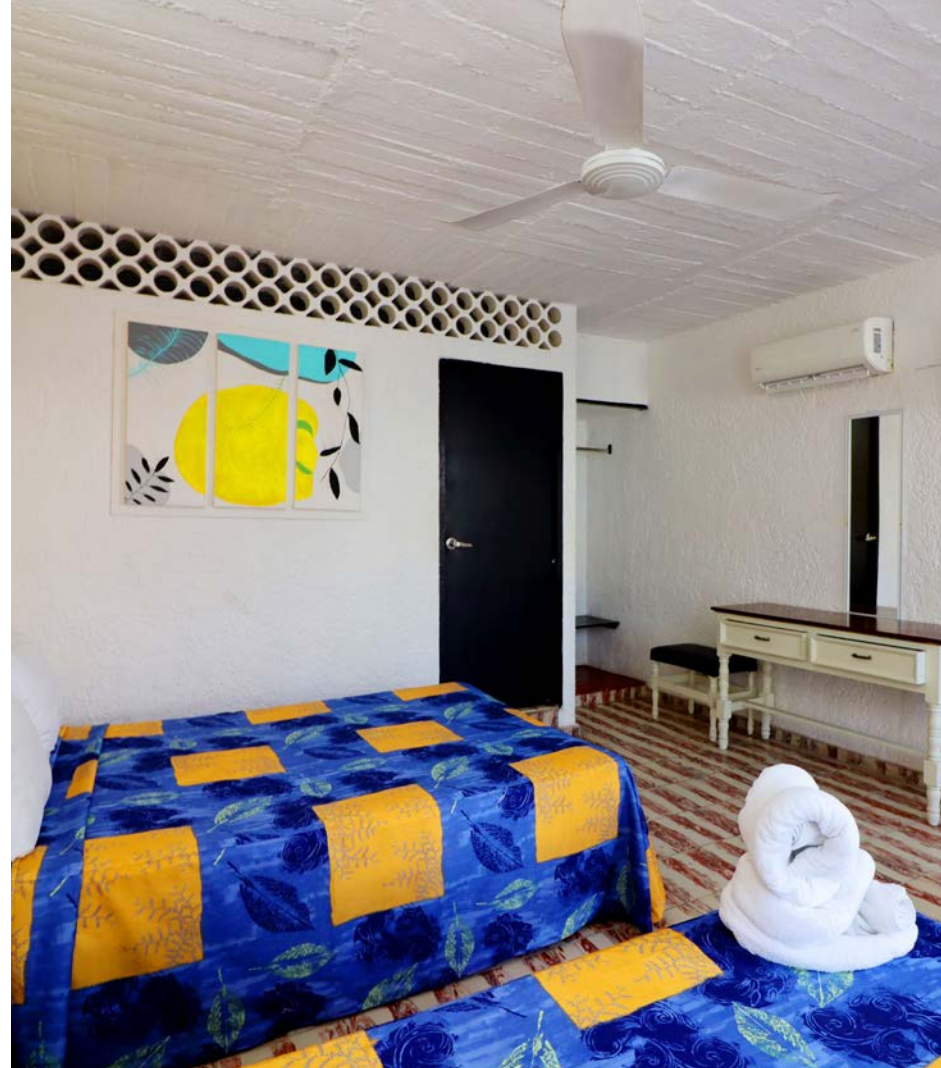
GENERAL INFORMATION

ITEM	DETAILS
Location	Mazatlán, Sinaloa, México
Year Built	1973
Levels	3
Land Area	4,474.44 m ²
Construction Area	7,072.15 m ²
Total Number of Guest Rooms	91



GUEST ROOM INVENTORY

CATEGORY	QUANTITY
Operational Rooms with Kitchen	47
Operational Rooms without Kitchen	25
Non-Operational Rooms	19
Total	91



ROOM CONFIGURATION

ROOM TYPE	QUANTITY
One-Bedroom Suites	32
Two-Bedroom Suites	12
Three-Bedroom Suites	4
Standard Rooms (No Kitchen))	30
Studios	13
Total	91



ADDITIONAL FACILITIES & AMENITIES

FACILITY	QUANTITY
Retail Spaces	7
Small Event Room	1
Guest Terraces	2
Swimming Pool	1
Children's Wading Pool	1
Laundry Area	1
Carpentry Workshop	1
Storage Rooms	8
Interior Garden	1



INVESTMENT PROPERTY FOR SALE

MARINA MAZATLÁN

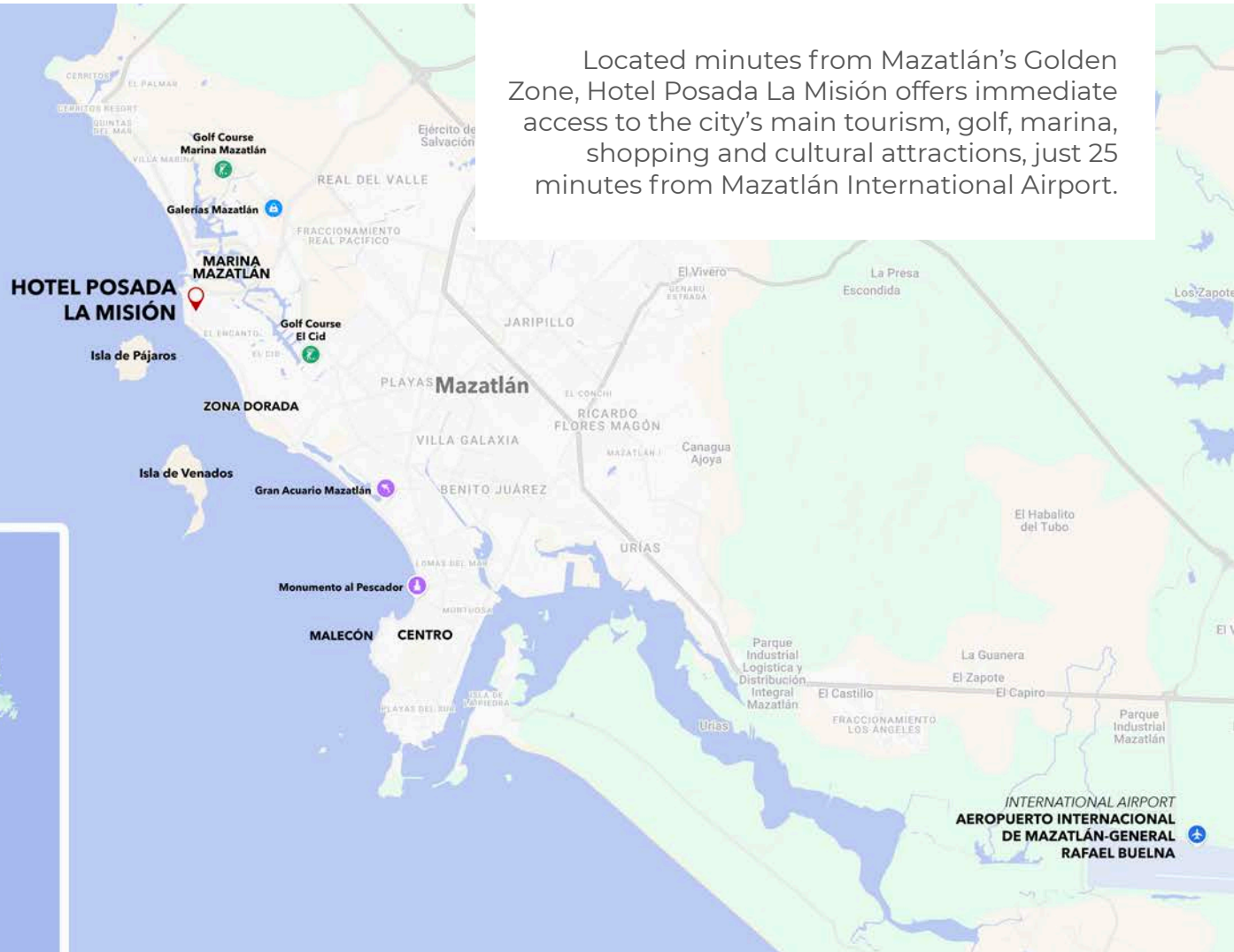
GALERÍAS MAZATLÁN

INVESTMENT PROPERTY FOR SALE

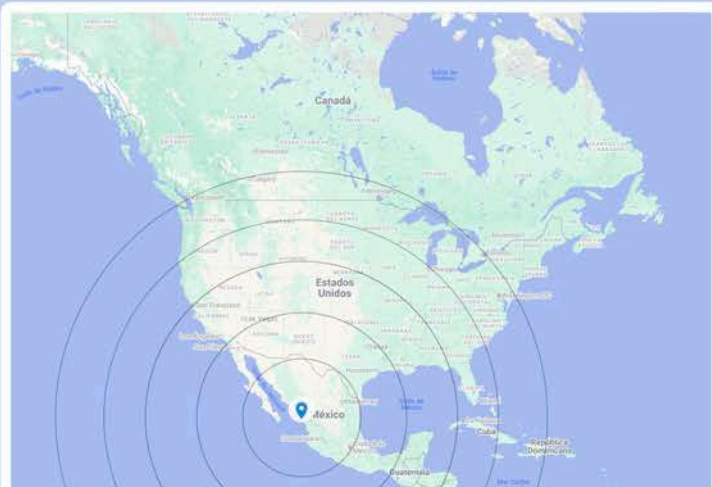


ESTIMATED TRANSFER TIMES

International Airport	25 min
Marina Mazatlán	8 min
Golf Course Marina	8 min
Golf Course El Cid	5 min
Zona Dorada	8 min
Mazatlán Aquarium	12 min
Malecon	10 min
Downtown	15 min



Located minutes from Mazatlán's Golden Zone, Hotel Posada La Misión offers immediate access to the city's main tourism, golf, marina, shopping and cultural attractions, just 25 minutes from Mazatlán International Airport.



EXCELLENT AIR CONNECTIVITY

Mazatlán is served by direct flights from Mexico's principal metropolitan areas as well as key gateway cities across the United States and Canada. The destination is within:

- 55 minutes from Guadalajara
- 1 hour 45 minutes from Mexico City
- 2 hours 20 minutes from Phoenix
- 2 hours 35 minutes from Dallas
- 2 hours 55 minutes from Los Angeles
- 5 hours from Vancouver

This connectivity supports year-round tourism demand and provides convenient access for both domestic and international travelers.



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