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Marcus & Millichap

## Marcus & Millichap Brokers All Cash Seniors Housing Sale

LOS ALAMITOS, Calif.--(BUSINESS WIRE)-- [Marcus & Millichap \(NYSE:MMI\)](#), a leading commercial real estate brokerage firm specializing in investment sales, financing, research and advisory services, announced today the sale of Alamitos West Health & Rehabilitation Center, a 150-licensed bed/142-operating bed skilled nursing facility, and Katella Senior Living, a 73-unit, 77-bed assisted living and memory care facility in Los Alamitos, California. The two properties sold all-cash for \$34.5 million.

“With a four-star rating from the Centers for Medicare & Medicaid Services, Alamitos West presented a compelling value-add opportunity and sold for \$154,000 per bed,” said Nick Stahler, first vice president investments in Marcus & Millichap’s Orange County office. “Katella Senior Living enhances resident retention and care transitions and acts as a natural feeder to Alamitos West. Together, the properties provide the buyer with a strategic advantage through economies of scale, operational synergies, and the ability to leverage ancillary services revenue.” Stahler, Michael Mooney and Hap Knowles of Marcus & Millichap represented the seller. Stahler procured the buyer, International Equity Partners (IEP).

The 43,552-square-foot Alamitos West and 29,861-square-foot Katella Senior Living are adjacent to each other on a full city block, directly across from Los Alamitos Medical Center, near additional medical- and healthcare-related service providers. Interstate 605 is a mile from the properties, and Long Beach, Seal Beach, and Cypress are within a short drive.

“This transaction highlights continued demand for well-located, high-quality senior care assets in Southern California, particularly those positioned in robust healthcare corridors,” added Stahler. Tony Solomon is Marcus & Millichap’s broker of record in California.

### **About Marcus & Millichap, Inc. (NYSE: MMI)**

*Marcus & Millichap, Inc. is a leading brokerage firm specializing in commercial real estate investment sales, financing, research and advisory services with offices throughout the United States and Canada. Marcus & Millichap closed 7,836 transactions with a sales volume of approximately \$49.6 billion in 2024. The company had 1,712 investment sales and financing professionals in more than 80 offices who provide investment brokerage and financing services to sellers and buyers of commercial real estate at year end. For additional information, please visit [www.MarcusMillichap.com](http://www.MarcusMillichap.com).*

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**Gina Relva, VP of Public Relations**  
[Gina.Relva@MarcusMillichap.com](mailto:Gina.Relva@MarcusMillichap.com)

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