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HACIENDA DE LOS SANTOS

A LUXURY BOUTIQUE HOTEL AND SPA
ALAMOS, SONORA, MEXICO

FOR SALE

 CUSHMAN &
WAKEFIELD

 **PICOR**



OFFERING

RESORT

HANGAR

ALAMOS

ACCOLADES

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OFFERING

We are pleased to offer Hacienda de los Santos and this unique opportunity to acquire a historic and iconic resort in the heart of Alamos, Sonora. This has been a meticulous 24-year-long renovation of four Spanish Colonial mansions and one sugar mill, gorgeously transformed into a luxurious boutique hotel that transports its guests to a gentler, kinder era. Connected by stone walkways, brick passageways and a stone footbridge, the buildings are decorated with hand-carved antiques, period pieces and an impressive array of original artwork and Spanish Colonial art, including a tasteful collection of saints, altarpieces and votive offerings, which gave rise to this unique getaway's name: Hacienda de los Santos.

Today, Hacienda de los Santos offers its guests 34 guestrooms, suites and villas scattered among its meticulously landscaped gardens with more than 90,000 square feet under roof. The rooms have all been appointed with the finest colonial furnishings and all the modern amenities one would expect from a world-class luxury hotel. The resort offers top-notch services and accommodations, including gourmet dining options on site, 4 pools, a full-service spa, and bar service throughout the property, all at the hands of highly trained and qualified staff members that guarantee an exceptional experience to all their guests. Other amenities include a gym, putting green, gift shop, and authentic cantina. The resort boasts its own chapel for weddings and special events, a small theater, and an open-air amphitheater. Additionally, the sale of the property includes a hangar at the Alamos municipal airport, which allows for guests to fly in on small aircraft and jets and store them securely during their visit.

We look forward to providing additional information of this turn-key opportunity.



RESORT

LOCATION

THE PROPERTIES

AMENITIES

CAPILLA

EVENTS

ALAMOS, SONORA

“B YghYX]b`h`Y`ck Yf`fY[]cb`cZH`Y G]YffUA UXYZ`5`Ua cg`]g`gli UhX`]b`h`Y` gci h`Yfb`a cghYX[YcZGcbcfU”

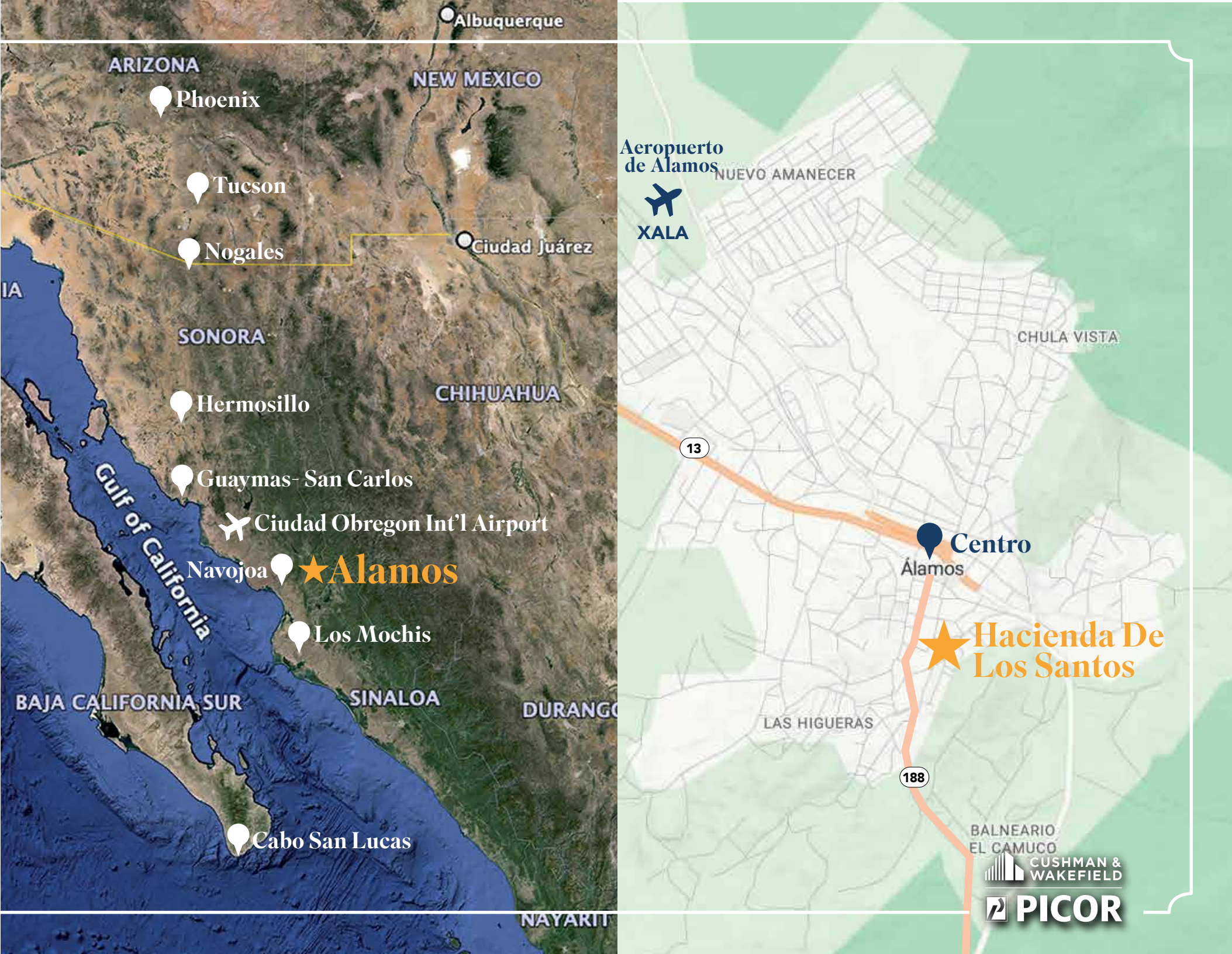
“Alamos is located 415 miles from the US-MEXICO border, just off of Federal Highway 15, which spans the entire pacific northwest region of Mexico, starting in Nogales, passing through Guadalajara, and ending in Mexico City. To visit Alamos by bus or car, the trip is only 30 minutes from Hwy 15.

Nearby International Airports include Ciudad Obregon (60 miles away) and Los Mochis (90 miles away), by car.

Both Airports provide connectivity on a regular basis to Mexico City and other major metropolitan areas, such as the capital city of Sonora, Hermosillo, or other tourist destinations like Cabo San Lucas, La Paz, Culiacán, and Guadalajara.

Alamos also has a small municipal airport (**XALA**) located just a short drive from the resort. The airport can accommodate smaller private and charter aircraft. Hacienda de los Santos Resort owns and operates a private hangar at the airport for the convenience of their guests during their stay.

The Resort is conveniently located in the heart of Alamos, just a few blocks away from the main square and the Palacio Municipal, or city hall. Its location provides great walk-ability to the major attractions and landmarks, and yet is set back far enough from the daily bustle to ensure a peaceful and tranquil setting to its guests.



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AMENTITIES

CAPILLA

EVENTS

PROPERTY	CONSTRUCCION		LOT	
	m²	ft²	m²	ft²
1 CASA MOLINA	±1,336.57	±14,386.72	±1,159.24	±12,477.96
2 CASA SALAZAR	±619.09	±6,663.83	±317.55	±3,418.08
3 CASA MOORE	±1,302.36	±14,018.49	±1,761.08	±18,956.11
4 CASA LA QUINTA	±1,261.04	±13,573.72	±3,778.85	±40,675.20
5 CASA SPA	±547.84	±5,896.90	±148.46	±1,598.01
6 CASA SEXTA	±603.50	±6,496.02	±194.16	±2,089.92
7 SALON PERICO	±192.00	±2,066.67	±1,296.26	±13,952.83
8 HANGAR (not on map)	±1,161.29	±12,500.00	±2,322.58	±25,000.00

Off-street parking, along with a new garage complex, will be completed by October of 2024 on what is shown as Property 6, Casa Sexta. This will be connected to the resort by a second stone bridge between properties 4 and 6. This is included in the sales price.



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SITE MAP



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AMENITIES AND ACCOMODATIONS

The 10 guestrooms have either one King or two Queen beds and some face various courtyards and pools. They all feature custom furniture, tribal area carpets over cantera stone floors, fine artwork and hand-crafted artifacts and antiques that date back to the 18th and 19th centuries. All rooms have a wood-burning fireplace for chilly evenings and air-conditioning on warm days (each room has individual climate controls), en-suite bathrooms (shower only), direct dial phone, safe, and filtered water cooler. Each room is 400 to 500 sq ft.

Casa Spa offers 7 guest rooms offer a more affordable entry point to the Hacienda de los Santos Experience. The rooms feature either one King or two Queen beds and all face a small courtyard and plunge pool. Some of the rooms have wood burning fireplaces. There are no television sets or telephones in the rooms thus keeping the tranquil spa atmosphere of Casa Spa.

There are 7 Estate Suites, each above 500 sq ft, all of which overlook the courtyards and gardens, and 7 Master suites, at or above the 700 sq ft range.

There is one Governor's Suite, 'San Eduardo', accessible by elevator, which includes ammenities such as a walk in closet, wine fridge, a private patio for dining up to four, jacuzzi, and a swing for two..

The largest suite is 'San Javier', which has an excellent view of the Mirador. The two bedroom suite, which also has a roof-top patio, is accessible by elevator. And lastly, the Presidential Villa, equipped with four fireplaces, and even an indoor garden, making this the most lavishly appointed room of all.

In summary, there are 17 guest rooms, 17 suites of various types, an owner's suite, a dormitory near the owner's suite and a vacant home which is presently being used for storage.



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CAPILLA DE LOS SANTOS

Jim and Nancy Swickard began collecting Mexican religious art and objects in 1971 while living in Rancho Santa Fe, California. Their collection includes a significant oil painting of the "Lady of Guadalupe" and a selection of Mexican Retablos acquired over 50 years. These Retablos, (The Retablos), dating back to the mid-1800s, were displayed in their dining room during their residency at Hacienda de los Santos. The 'Capilla de los Santos' is a faithful reproduction of the 18th Century church 'San Francisco de Espada' in San Antonio, Texas, constructed using blueprints from the U.S. Library of Congress. The Baroque altar was crafted by the renowned artist Augustin Parra of Tlaquepaque, Jalisco. The bells were hand-cast by the Arteaga Huesca family of Guadalajara. There is a small museum in the Capilla with religious artifacts dating as early as 16th Century.

The outdoor amphitheater is used for live performances and is available for other uses as well for up to 400 persons. The chapel can accommodate up to 110 people for weddings and other events.

It is the hope of the Swickard family that visitors to 'Capilla de los Santos' will be an inspiration to people of all Faiths. The Swickard family have dedicate this edifice to God, from whom all blessings flow.



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EVENTS

Hacienda de los Santos does not only provide a world-class venue for all types of events, but it excels at making any event an experience to remember. With its private chapel on site, weddings and religious ceremonies can all take place on site, without leaving the resort. Varying seating configurations between the open garden and patio areas accommodate events of varying sizes, up to 400 guests.

A small theater which seats 80 attendees is the perfect venue for musical and theatrical presentations as well as corporate events, seminars, and lectures.

An open-air amphitheater in front of the chapel is the perfect setting for smaller exhibitions, dance numbers, or plays.

More intimate private gatherings can be accommodated in a variety of settings, from its full service restaurant, to its casual cafe, or its revolutionary-themed cantina. Even the original hacienda-style kitchen, which was part of the original home, (carefully preserved and renovated by the Swickard Family) sets the stage for occasional cooking lessons by local and visiting chefs.

All catering, bar and banquet services are provided by the resort and its staff, and all banquet inventory and equipment is included in the sale of the property.



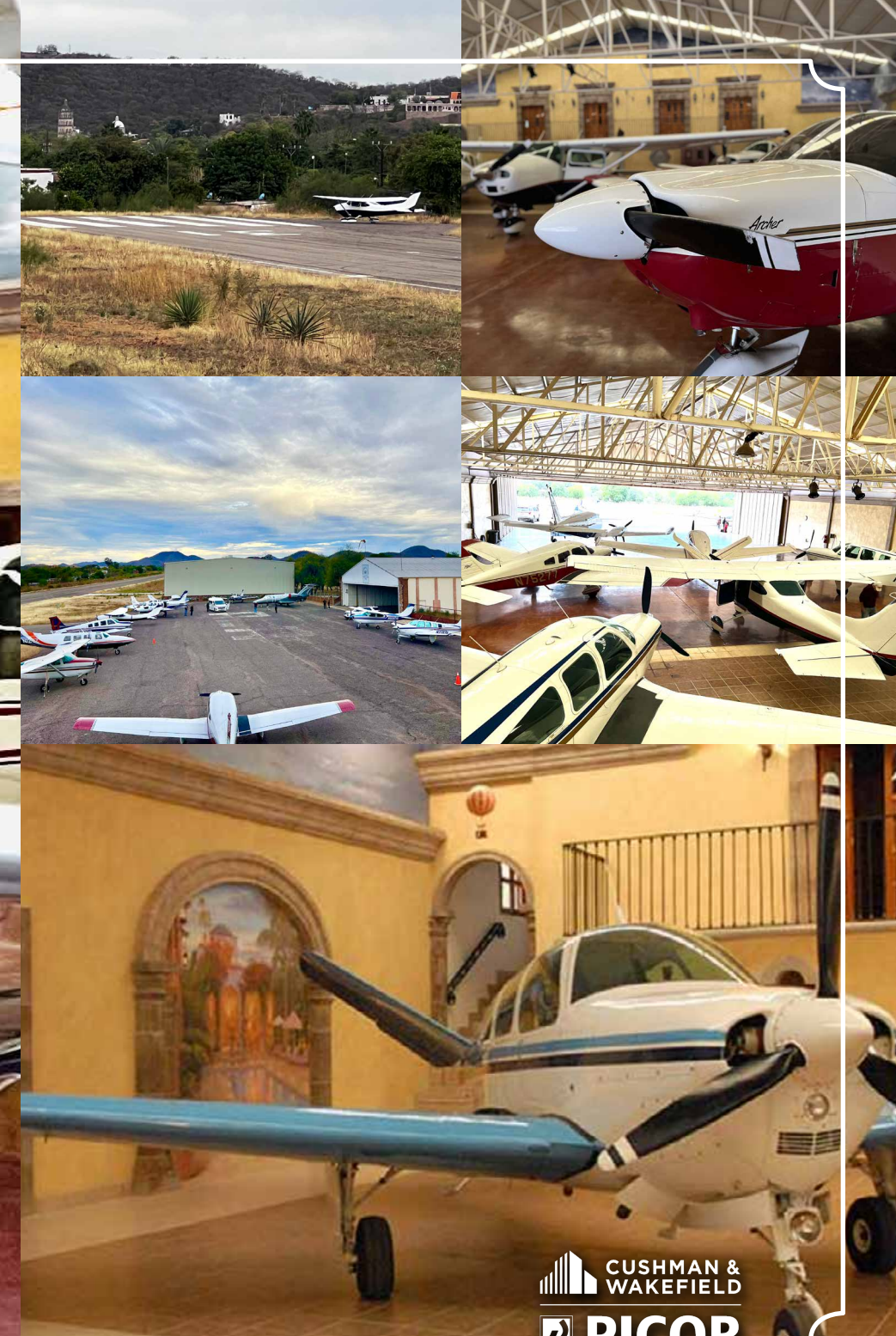
HANGAR

The Alamos municipal airport (XALA) is a small, city-owned and operated airport, which caters to smaller aircraft. It has a runway of approximately 5,000 feet, (1,524 Mts) which can accommodate aircraft up to and including Falcon 20's, and Lear 45's. The airport has two platforms and two taxi ways, one of which leads to the hangar that is owned and operated by Hacienda de los Santos Resort and Spa. The hangar, pictured on this page, can store up to 12 aircraft, depending on the sizes, and has a lounge area with private and public restrooms, one bedroom/bathroom, living room and garage, and other amenities for arriving passengers. The airport has two ramps, a new and improved tower which is currently under construction, the Hacienda de los Santos hangar on deeded land, as well as another large third-party hangar completed in 2023. The hangar is included in the price of the Resort.

Having an airport, and having the private hangar, is a unique feature that has allowed the Resort to create a following among aviation enthusiasts, to the point where there is now a club, the Club Pilotos de Mexico, which has more than 500 general aviation pilots as its members, that fly in to the Resort twice a year, for a group reunion. It was largely due to this club, and member donations, that Alamos now has a secure and fully fenced jet-capable airport. The airport has received excellent support from municipal, state and federal authorities, since the founding of Hacienda de los Santos. Presently, discussions are underway regarding replacing the existing runway with a completely new runway base, surface, and ramp areas.

Hacienda de los Santos owns an additional 22+ hectares (54 Acres) around and adjacent to the airport, should there be interest in acquiring additional land for future construction of additional hangars, or expansion of the existing one.

The closest International Airports are Ciudad Obregon and Los Mochis. Both airports provide Customs and Immigration Services, and also offer regular commercial flights and connectivity to Mexico City and other major airports in the region.



ALAMOS

"La Ciudad de Los Portales", as it is commonly known, due to the covered walkways, or arcades, so predominant in the local architecture, was founded in 1685 and became a major center for silver mining at the time, creating great wealth for the founders and residents. It was from Alamos, Sonora in 1775 that a major expedition, led by Juan Bautista de Anza II, embarked on its journey to found what is present day San Francisco, California.

In the early 1800's, it became the capital city for the Estado de Occidente, which is the territory encompassing present day Sonora, Sinaloa, a portion of Baja California and Southern Arizona, becoming a relevant political and economic center in Northern Mexico.

Since the decline in the mining sector, the town shifted its focus to tourism which continues to be the main driver of the local economy. The town is now a host to several arts and music festivals, notably the Festival Alfonso Ortiz Tirado, as well as a yearly summit of economic policy makers, academics, and business leaders which has given the town the label of "Little Mexican Davos". The town has not succumbed to large-scale commercial and tourist development, but rather, has managed to stay 'under the radar', maintaining its old-world charm, making it a true, and one-of-a-kind gem in the Mexican Colonial tourism arena.

In 2005 it was declared a 'Pueblo Magico' by the Mexican Ministry of Tourism for its unique and well-preserved architecture. That same distinctive identity has also put Alamos, since 2001, on the tentative list to be named 'World Heritage Of Humanity' by UNESCO.



AWARDS & ACCOLADES

Over the years, Hacienda de los Santos has been honored with some of the most prestigious awards from the the worlds most reputable hospitality rating companies and associations. These include:

Conde Nast Traveler

‘Winner in Mexico’ (Top 25 Hotels)

Trip Advisor

Top 25 Best Hotels in Mexico 2021 (#3)

Travelers Choice, Multiple Year

Award of Excellence, Multiple Years

Best Hotels in Mexico (Top 10), 2021 & 2022

Top Small Hotel in Mexico 2015 (#2)

Top 5 Luxury Hotels in Mexico

Top 25 Hotels in Mexico for Service

'Best of the Best' Award (2024)

Historic Hotels Worldwide

Award of Excellence (2021)

Winner of the Americas’ (South America, Central America, Mexico & Canada)

Top 25 Hotels of the World Most Romantic (2022)

Top 25 Hotels of the World most Magnificent Gardens (2023)

Most Magnificent Art Collections of the World’ (2023)

Top 25 Hotels of the World Most Magnificent Gardens

U.S. News & World Report

#1 Hotel and #1 Resort in Northern Mexico

TV Production Site

Endemol European TV Series (16 episodes) & Televisa ‘La Fuerza del Destino’

Magazine & Newspaper Articles

Architectural Digest, Casa y Gente, Estilo DF (#1 Hacienda Hotel in Mexico), Aircraft &

Owners Magazine (AOPA), Miami Herald, New York Times, Phoenix Home & Garden,

Contrails (Magazine for private jet owners)

Event Location

Mexico National Governor’s Conference (2008), TV Advertisement Production Site (VW &

Mitsubishi), Arizona-Mexico Commission Meeting, 40+ Aviation Events

Miscellaneous Awards

‘America’s Most Romantic Retreat’ (Boutique Hotel Awards 2015), ‘Best Hotel in Northern

Mexico’ & ‘Best Resort in Northern Mexico’ (U.S. News & World Reports multiple years), ‘Best

Hotel in Mexico’ by Jeffrey Davidow (former US Ambassador to Mexico)

Top 25 Hotels of Mexico (HdIS #14)





HACIENDA DE LOS SANTOS

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