

HOTEL FOR SALE

RAMADA BY WYNDHAM ARCATA

3535 JANES ROAD, ARCATA, CA 95521



FOR SALE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite 101
San Antonio, TX 78249

PRESENTED BY:

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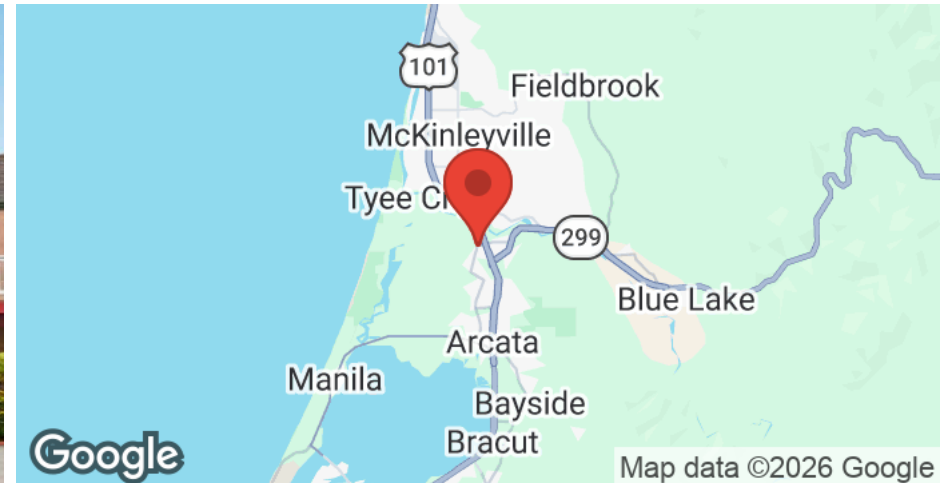
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EXECUTIVE SUMMARY

3535 JANES ROAD



OFFERING SUMMARY

PRICE:	\$5,900,000
NUMBER OF ROOMS:	64
2025 REVENUE:	\$1,359,434
ROOM REV MULTIPLIER:	4.3X Revenue
PRICE / DOOR:	\$92,187
FLOORS:	2
LOT SIZE:	1.83 Acres
BUILDING SF:	31,520
SUBMARKET:	Eureka/Crescent City
YEAR BUILT:	1990
RENOVATED:	2016

PROPERTY DESCRIPTION

Singh Commercial Group at KW Commercial is pleased to present the opportunity to acquire the Ramada by Wyndham Arcata, a 64-room, midscale franchise hotel located in Arcata, California, within the Eureka/Crescent City submarket. Strategically positioned near U.S. Highway 101 with traffic counts exceeding 45,000 vehicles per day, the property offers exceptional visibility and convenient access to the California Redwood Coast-Humboldt County Airport, just 12 minutes away. Built in 1990 and renovated in 2016, the property operates under the trusted Ramada by Wyndham brand, delivering consistent cash flow supported by strong brand recognition.

PROPERTY HIGHLIGHTS

- Prime Location: High visibility near U.S. Highway 101 with traffic counts over 45,000 vehicles/day
- Flagged Asset: Operates under the Ramada by Wyndham brand (Wyndham Hotels & Resorts)
- 64 Rooms | 2 Stories: Well-maintained midscale hotel with interior corridors
- Amenities: Outdoor pool, business center, fitness center, public access Wi-Fi, and smoke-free environment
- Lot Size: 1.83 acres with 31,520 SF building footprint
- Renovated in 2016: Modernized for guest comfort and operational efficiency
- Proximity to Airport: Only 6.7 miles (12 minutes) to California Redwood Coast-Humboldt County Airport
- Investment Appeal: Stable operations in a steady regional lodging market with occupancy over 62%
- Surface Parking: 77 spaces (1.24 per room)
- Strong Tourism Draw: Located near California's Redwood National and State Parks, a major visitor destination

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

BUILDING NAME:	Ramada by Wyndham Arcata
STREET ADDRESS:	3535 Janes Road
CITY, STATE, ZIP:	Arcata, CA 95521
COUNTY:	Humboldt
SUB-MARKET:	Eureka/Crescent City

WHY INVEST IN ARCATA?

- Cal Poly Humboldt college drives consistent hotel demand with parents, graduations, and university events filling rooms. 6045 students, 522 faculty members, 63 majors and 15 graduate programs!
- Proximity to Redwood National and State Parks fuels ecotourism and seasonal tourist hotel occupancy.
- Arcata Marsh & Wildlife Sanctuary strengthens eco-focused tourism, appealing to sustainability-driven niche travelers consistently.
- Humboldt County 2024 ADR showed strong increases, boosting hotel revenues across Eureka and Arcata regions.
- Occupancy rates averaged 62% in 2025, steady performance consistent with pre-pandemic levels like 2018.
- Market offers value-add opportunities through renovations, as limited new construction means updated properties command premiums.
- Smaller transaction volume reduces liquidity but creates less competitive environment for local hotel property investors.
- Arcata market diversification provides portfolio balance, less correlation to major metro hotel performance fluctuations.



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SECTION I

ADDITIONAL PHOTOS

PROPERTY PHOTOS

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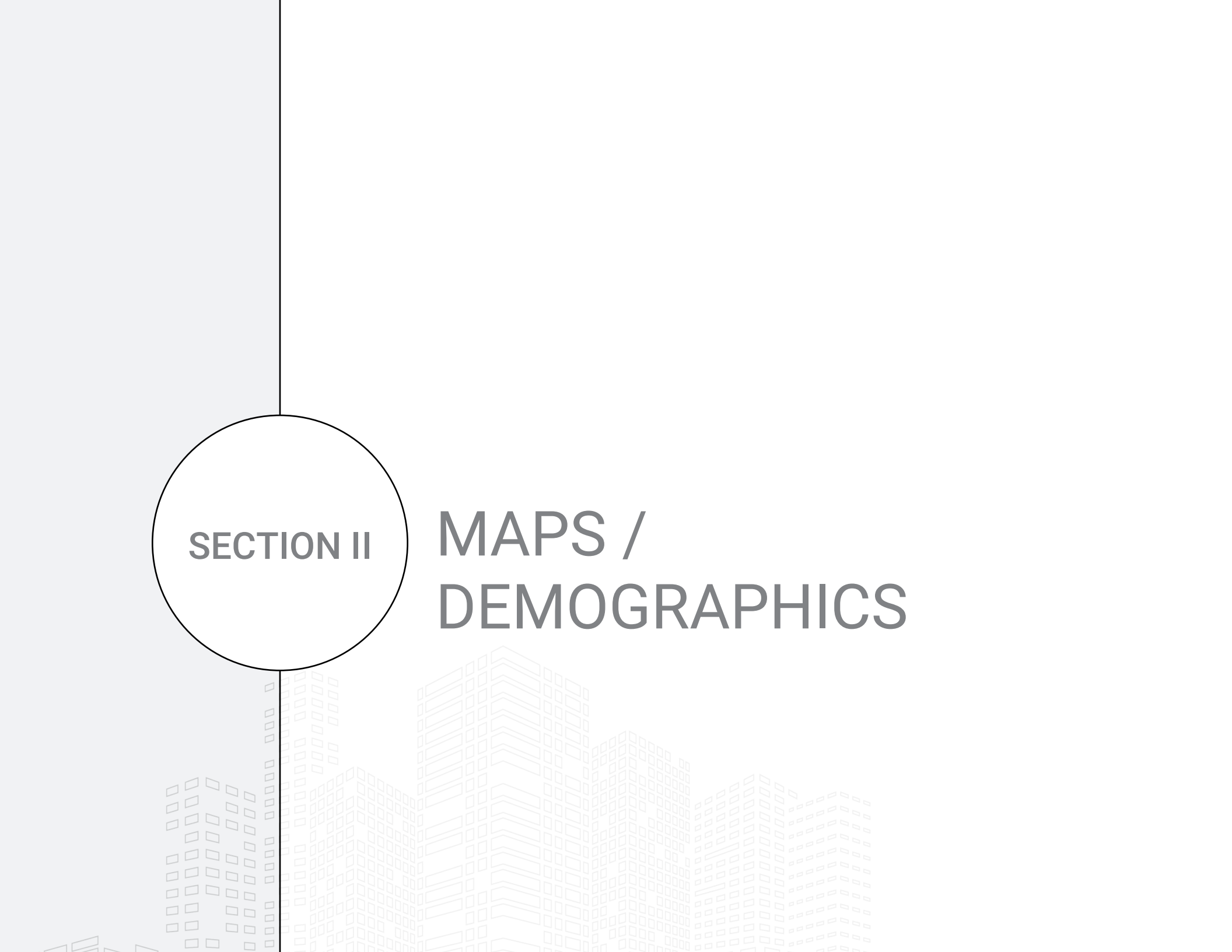


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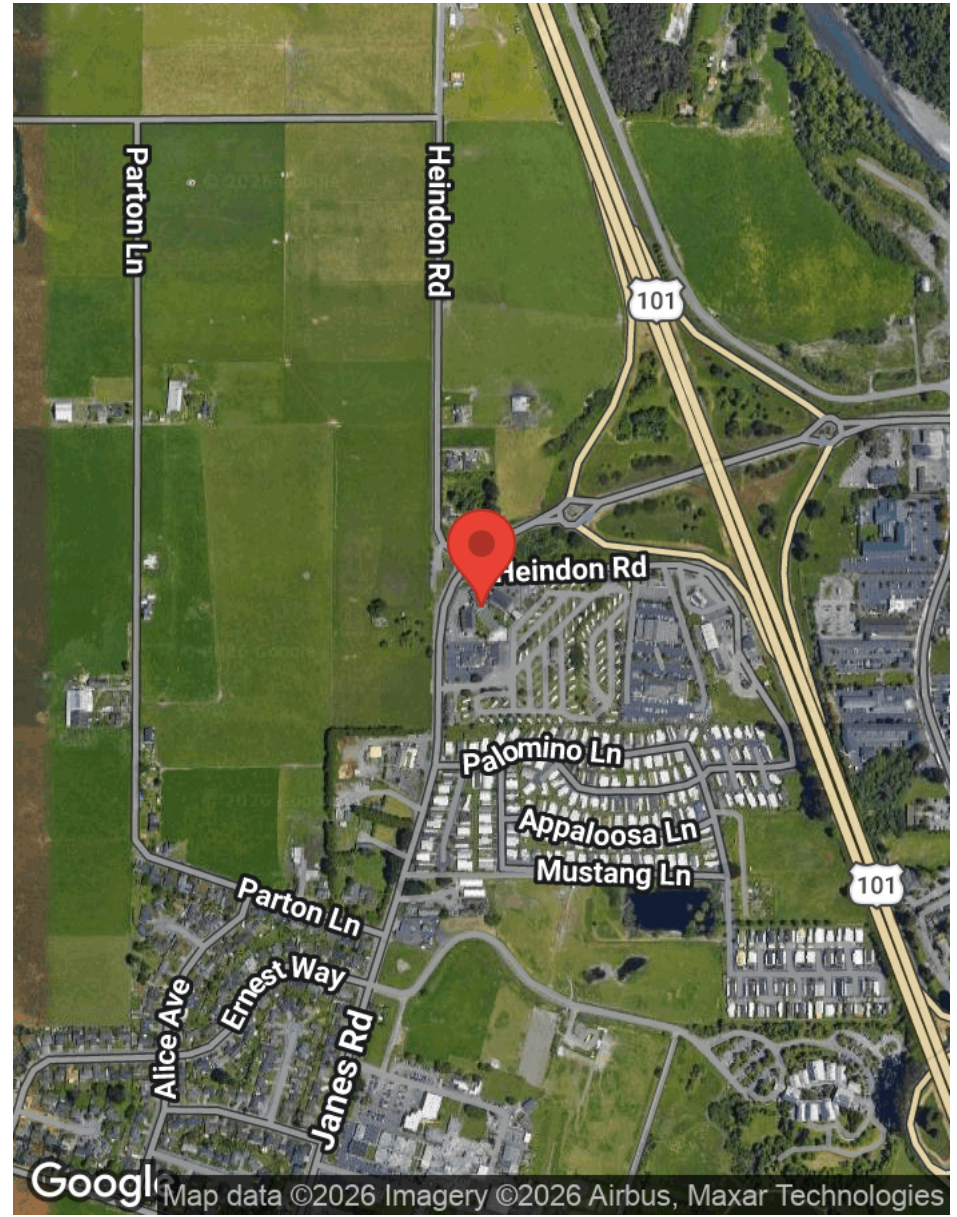
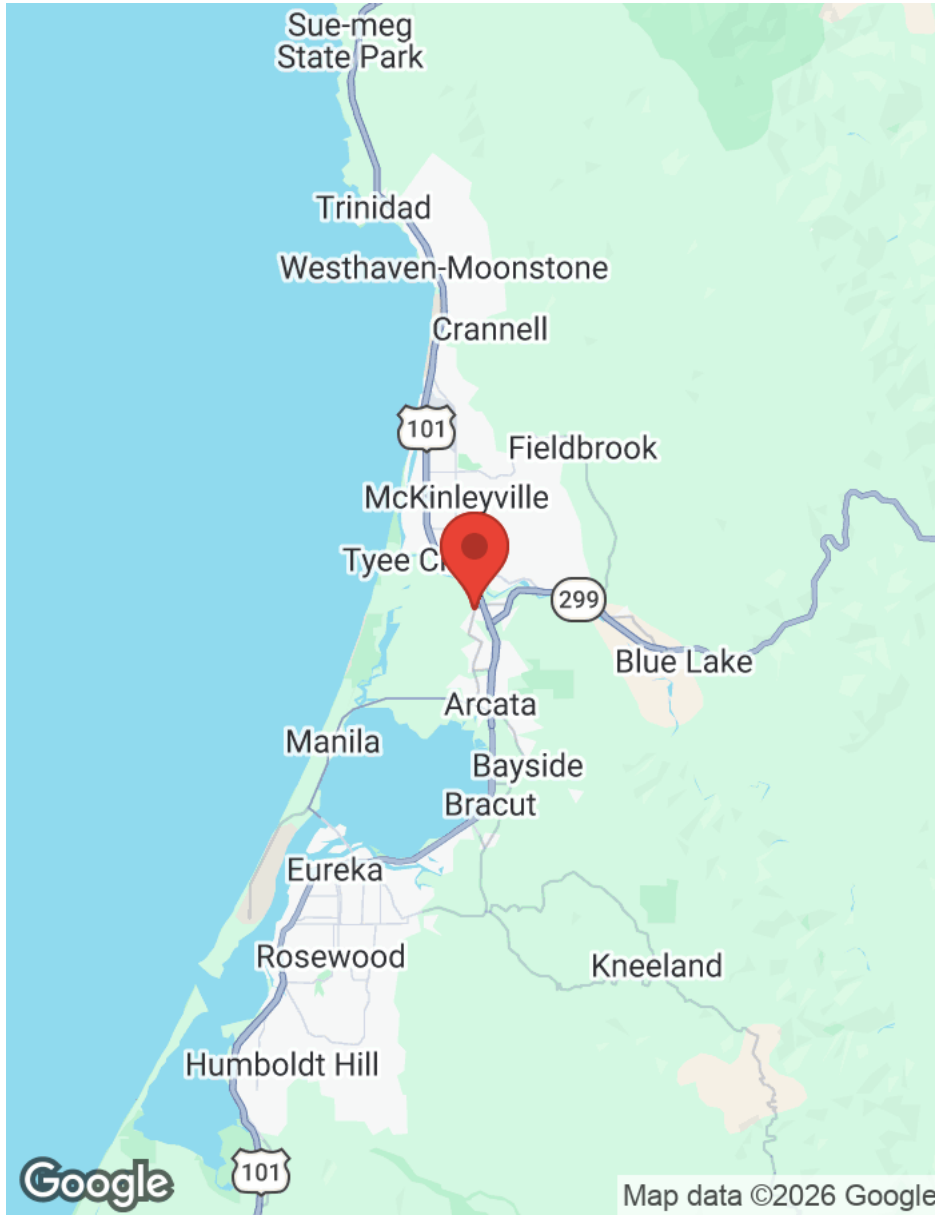


SECTION II

MAPS / DEMOGRAPHICS

LOCATION MAPS

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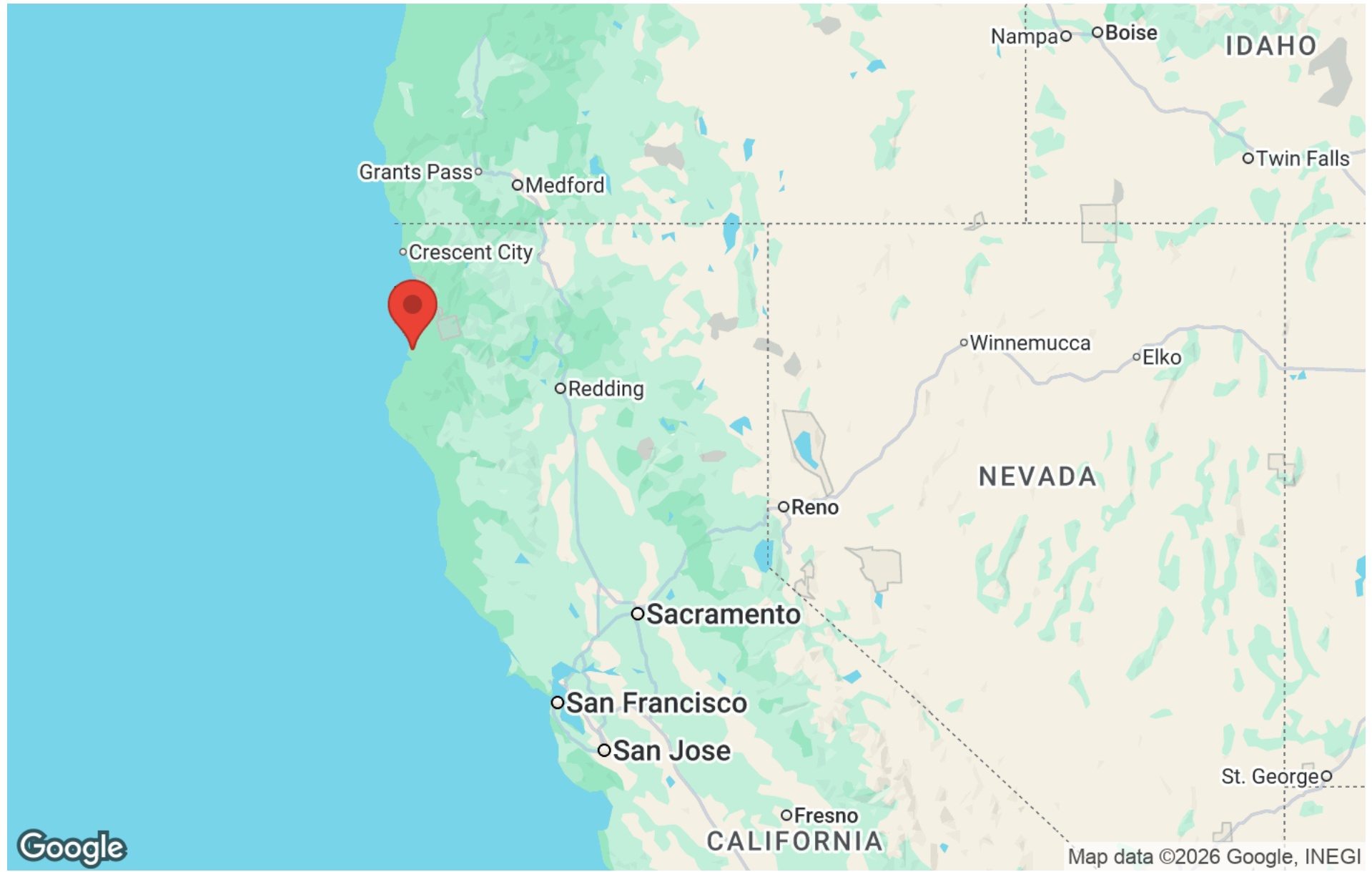
BUSINESS MAP

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REGIONAL MAP

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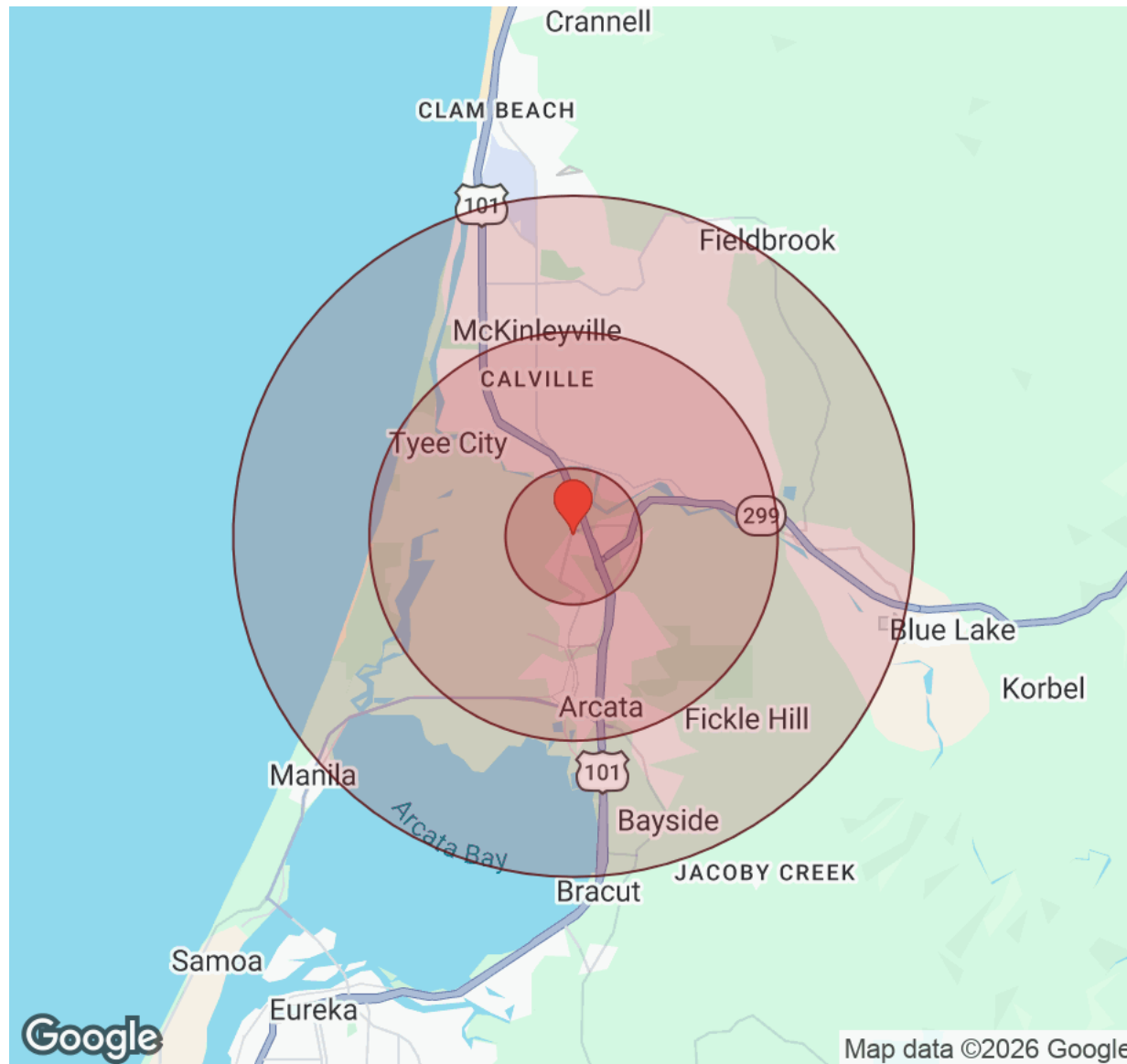
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,970	13,933	19,403
Female	1,856	12,002	17,767
Total Population	3,826	25,935	37,170

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,844	12,327	17,795
Occupied	1,671	11,060	15,958
Owner Occupied	765	4,600	7,496
Renter Occupied	906	6,460	8,462
Vacant	174	1,267	1,836

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	566	3,340	5,038
Ages 15 - 24	856	6,974	8,535
Ages 25 - 54	1,469	9,613	13,925
Ages 55 - 64	352	2,158	3,497
Ages 65+	584	3,848	6,172

Income	1 Mile	3 Miles	5 Miles
Median	\$47,018	\$59,074	\$64,564
Under \$15k	279	1,434	1,751
\$15k - \$25k	152	1,010	1,209
\$25k - \$35k	231	1,002	1,444
\$35k - \$50k	190	1,404	2,019
\$50k - \$75k	376	1,920	2,669
\$75k - \$100k	137	1,176	1,751
\$100k - \$150k	115	1,374	2,293
\$150k - \$200k	83	943	1,443
Over \$200k	106	797	1,379

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SECTION III

AGENT BIO



PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

Specialty

Mr. Singh is a hotel and investment specialist focused on midscale and select service hotels in the chain scale. He serves as the National Hospitality Division Leader for KW Commercial Worldwide.

Experience

After owning and operating a graphic design and advertising studio for 13 yrs, Singh turned his focus to commercial real estate in 2006. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality, retail and investment properties throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's Power Broker award and Crexi's Platinum award as the top sales broker in the market. He serves as KW Commercial's National Hospitality Division Leader and resides in San Antonio, Texas.

Areas

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the US.

EDUCATION

CCIM - Certified Commercial Investment Member

TACS - Texas Accredited Commercial Specialist

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SECTION IV

LEGAL DOCUMENTS



DISCLAIMER

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