



 NewGen
ADVISORY

NewGenAdv.com

EXCLUSIVE LISTING:

La Quinta Inn by Wyndham (Tucson East)

6404 E Broadway Blvd.
Tucson, AZ 85710

Jigar "Jay" Desai

Senior Vice President
AZ# SA675144000

Dinesh "Dan" Rama
NewGen Advisory AZ, LLC
Designated Broker
AZ #BR515223000

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EXCLUSIVELY LISTED BY:

Jigar "Jay" Desai

Senior Vice President

jigar.desai@newgenadv.com

(520) 664-4091

AZ# SA675144000



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Jigar "Jay" Desai of NewGen Advisory is pleased to offer for sale the La Quinta Inn by Wyndham Tucson East, a 141-room upper-midscale hotel strategically located in the heart of Tucson, Arizona. Built in 1977 and renovated in 2018, the two-story, exterior-corridor property spans more than 52,000 SF and offers 625 SF of meeting space. The hotel's strong affiliation with La Quinta Inns & Suites by Wyndham provides brand recognition, a robust reservations system, and proven performance in the upper-midscale segment.










Ideally positioned in Tucson's active urban corridor, the property benefits from its central location with convenient access to dining, retail, and entertainment, appealing to both leisure and business travelers. Major demand generators in the area include the Tucson Williams Centre, a prominent office and business hub that draws consistent corporate travel, as well as The University of Arizona, which attracts steady visitation from students, families, faculty, and athletic events. With its recognizable franchise, established operations, and value-add potential, the La Quinta Inn by Wyndham Tucson East presents investors with a compelling opportunity to acquire a stable hospitality asset in one of Arizona's most dynamic markets.



PROPERTY HIGHLIGHTS

- Priced well below replacement cost and comp sales at under \$71k/key
- December T12 market penetration index is over 100% providing steady consistent revenues
- Only midscale hotel brand in Tucson East - offers minimal competition
- Prime location near The University of Arizona, corporate, leisure, medical facilities, and government business
- Financing pre-approved for qualified buyers via SBA 7a, SBA 504, & conventional loan programs

OFFERING SUMMARY

	Sale Price:	\$9,950,000
	Building Size:	52,872 SF
	Lot Size:	2.81 AC
	Year Built:	1977
	Renovation Completed:	2018
	Number of Rooms:	141
	Stories:	2
	Hotel Type:	Upper Midscale
	Meeting Space:	625 SF



"Great location - located super closely to malls and restaurants in Tucson."

-Kate X



"Clean and managed well. Good location near shopping and some restaurants."

-Jared Ray



"It was off the highway far enough that the rooms were quiet plus there were several restaurants within walking distance."

-Bridgette Lindgren



"Nice hotel, clean, good location, quite. Loved the pool side room and court yard. Staff was friendly and helpful."

-Becca Gaskins



"This is a very reliable mid-class Hotel with excellent service, clean rooms and respectable employees."

-Ian Smith



"LA Quinta is a flat out awesome place to stay for the price in a great location with quality service. I keep coming back again and again, it's wonderful!"

-Envoke Progress



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TUCSON, ARIZONA

Tucson, Arizona - the state's second-largest city - is a vibrant desert hub with a population of roughly 550,000 residents and a metropolitan area exceeding 1 million. Known as the "Old Pueblo," the city blends cultural heritage, economic diversity, and a youthful median age of 34.6 years. Its economy is anchored by major sectors such as education, healthcare, aerospace, and tourism, with leading employers and visitation drivers including the University of Arizona, Banner - University Medical Center, and the Tucson Convention Center.

Tourism thrives in Tucson thanks to its distinctive combination of natural beauty, cultural richness, and global recognition. The city was the first in the U.S. to be named a UNESCO City of Gastronomy, appealing to culinary travelers worldwide, while outdoor attractions such as Saguaro National Park, Sabino Canyon, and Mount Lemmon continue to draw adventure seekers. Annual events like the Tucson Gem & Mineral Show and institutions such as the Arizona-Sonora Desert Museum further reinforce the city's reputation as an international destination and a strong hospitality market.





KINO SPORTS COMPLEX EVENT CENTER

The Kino Sports Complex, spanning more than 300 acres, is the largest sports and entertainment venue in Pima County. It hosts a wide array of events, including professional and amateur soccer, baseball tournaments, concerts, car shows, and large-scale festivals that draw regional, national, and international visitors. The venue also partners with organizations such as Major League Soccer and USL teams for training and exhibition matches, further boosting tourism. With tens of thousands of athletes, spectators, and event attendees each year, the complex generates steady hotel demand from both group bookings and leisure travelers.

TUCSON INTERNATIONAL AIRPORT

Tucson International Airport (TUS) serves as Southern Arizona's primary aviation hub, accommodating more than 3.5 million passengers annually with nonstop service to over 20 destinations nationwide. In addition to commercial flights, the airport supports substantial cargo operations and is home to major employers - including airlines, the TSA, and aviation-related businesses - making it one of Tucson's key economic drivers. The steady flow of business travelers, leisure tourists, and airline crews generates consistent year-round demand for lodging, particularly from guests seeking convenient access to the airport and Tucson's core markets.



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THE UNIVERSITY OF ARIZONA

The University of Arizona is a nationally ranked research institution with more than 50,000 students, faculty, and staff, making it a cornerstone of Tucson's economy and cultural identity. Its athletic programs - particularly Arizona Wildcats basketball and football - draw large crowds of alumni and fans, while academic conferences, lectures, and campus visits attract scholars, prospective students, and families from across the country. Graduation ceremonies and special events further generate recurring spikes in lodging demand. As both an educational and athletic hub operating year-round, the university provides a stable, reliable flow of visitors who require accommodations in Tucson.



BANNER: UNIVERSITY MEDICAL CENTER

Banner – University Medical Center Tucson, a flagship hospital affiliated with the University of Arizona College of Medicine, stands as one of the city's largest employers and most critical institutions. Home to thousands of medical professionals, students, and researchers, the center is nationally recognized for its specialized care in oncology, transplant, and trauma services. It attracts patients and their families from across Arizona and neighboring states, along with visiting physicians and specialists. This steady stream of medical-related travel drives consistent lodging demand year-round, ensuring reliable room nights even during Tucson's softer tourism seasons.

PIMA AIR & SPACE MUSEUM

The Pima Air & Space Museum - one of the largest aerospace museums in the world - features more than 400 historic aircraft and spacecraft across 80 acres. As a Smithsonian-affiliated institution, it attracts aviation enthusiasts, researchers, veterans, school groups, and international tourists. Its proximity to Davis-Monthan Air Force Base further enhances its appeal, with joint events and exhibits that celebrate aerospace innovation and military heritage. Drawing hundreds of thousands of visitors annually, the museum is a major tourism driver that generates consistent hotel demand from leisure travelers and educational groups.



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DAVIS-MONTHAN AIR FORCE BASE

Davis-Monthan Air Force Base (DMAFB) is a cornerstone of Tucson's economy and a major driver of visitation to the region. Home to the 355th Wing and the world-renowned "Boneyard" aircraft storage facility, the base attracts active-duty personnel, military families, contractors, and aviation enthusiasts from around the world. Its year-round activity generates consistent demand for local hotels, as families visiting service members, defense contractors, and government officials all require accommodations.





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SALES COMPARABLES

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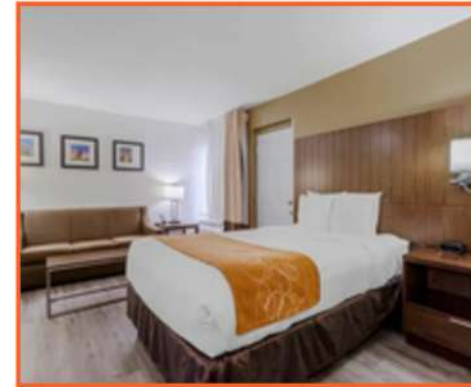
La Quinta Inn by Wyndham (Tucson. East)
6404 E Broadway Blvd. | Tucson. AZ 85710

Price:	\$9,950,000
Lot Size (AC):	2.81 AC
Building Size (SF):	52,872 SF
Price\Unit:	\$65,603
No. Units:	141



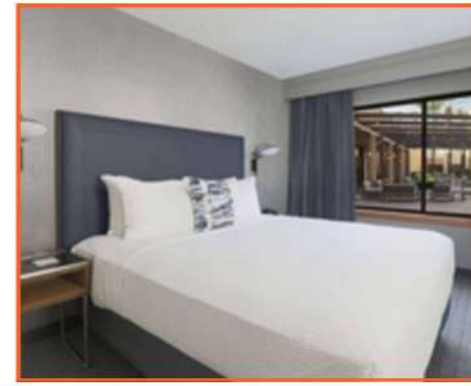
Comfort Suites Tucson near Sabino Canyon
7007 E Tanque Verde Rd. | Tucson. AZ 85715

Sold Price:	\$8,000,000
Lot Size (AC):	1.99 AC
Building Size (SF):	43,508 SF
Price\Unit:	\$89,888
No. Units:	89



Courtyard Tucson Airport
2505 E Executive Dr. | Tucson. AZ 85756

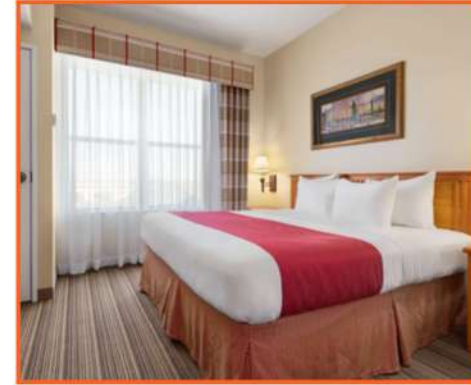
Sold Price:	\$14,195,000
Lot Size (AC):	3.99 AC
Building Size (SF):	88,829 SF
Price\Unit:	\$95,268
No. Units:	149





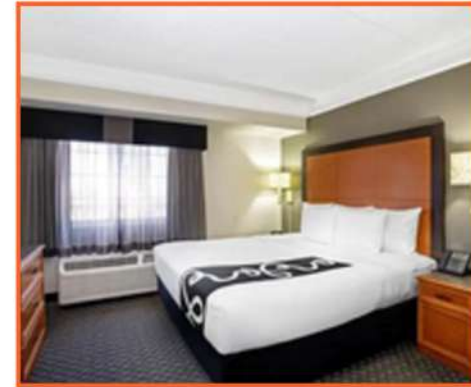
Country Inn & Suites by Radisson
6681 S Tucson Blvd. | Tucson, AZ 85756

Price:	\$8,434,000
Lot Size (AC):	2.21 AC
Building Size (SF):	42,569 SF
Price\Unit:	\$101,614
No. Units:	83



La Quinta Inn & Suites by Wyndham
7001 S Tucson Blvd. | Tucson, AZ 85706

Sold Price:	\$13,600,000
Lot Size (AC):	3.18 AC
Building Size (SF):	98,854 SF
Price\Unit:	\$95,105
No. Units:	143



Hyatt Place Tucson Airport
6885 S Tucson Blvd. | Tucson, AZ 85756

Sold Price:	\$10,200,000
Lot Size (AC):	3.18 AC
Building Size (SF):	66,621 SF
Price\Unit:	\$85,000
No. Units:	120



SALES COMPS SUMMARY

La Quinta Inn by Wyndham (Tucson East) Tucson, AZ

	Property Name	Last Sale Price	No. Rooms	Price/Unit
1	Comfort Suites Tucson near Sabino Canyon 7007 E Tanque Verde Rd, Tucson, AZ 85715	\$8,000,000	141	\$89,888
2	Courtyard Tucson Airport 2505 E Executive Dr, Tucson, AZ 85756	\$14,195,000	149	\$95,268
3	Country Inn & Suites by Radisson 6681 S Tucson Blvd, Tucson, AZ 85756	\$8,434,000	83	\$101,614
4	La Quinta Inn & Suites by Wyndham 7001 S Tucson Blvd, Tucson, AZ 85706	\$13,600,000	143	\$95,105
5	Hyatt Place Tucson Airport 6885 S Tucson Blvd, Tucson, AZ 85756	\$10,200,000	120	\$85,000
Averages		\$10,885,800	126	\$93,375





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SENIOR VICE PRESIDENT

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DIRECT: 520.664.4091

PROFESSIONAL BACKGROUND

Jigar "Jay" Desai joined the NewGen Advisory team of Arizona in 2017. He is focused throughout the Southwestern regions of Texas to California assisting our clients with all their hotel and lodging transactional needs. Jay has a unique ability to connect prospective buyers with sellers while focusing on and balancing the critical financial needs of both making him a true asset to any team and every client. Jay's extensive background in the hotel industry has given him the insight to better understand the critical needs of his clients. Having grown up in the hotel industry, Jay's ability to relate and understand the rigorous demands of hotel operations has provided the insight which has led to facilitate successful transactions. Furthermore, prior to joining the NewGen team, Jay was immersed into the financing and lending world with a large national bank which gave him the unique view into the lending world and provided the connections which allow his clients to seek out financing for even the most challenging assets.

EDUCATION

Jigar graduated from the U of A in 2011 attaining a dual degree from Eller College of Management in Finance and Real Estate.

MEMBERSHIPS

Jigar is a member and ambassador for the Asian American Hotel Owners Association (AAHOA) and holds certifications for Choice Hotels and Best Western.

All materials and information received or derived from NewGen Advisory, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NewGen Advisory, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NewGen Advisory, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NewGen Advisory, LLC in compliance with all applicable fair housing and equal opportunity laws.



NewGen
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Arizona

1747 E Morten Avenue
Suite 202
Phoenix, AZ 85020

California

31225 La Baya Dr
Suite 103
Westlake Village, CA 91362

Colorado

7900 E Union Ave
Suite 1100
Denver, CO 80237

Georgia

3348 Peachtree Rd NE
Ste 700
Atlanta, GA 30326

Idaho

950 Bannock St
Ste 1100
Boise, ID 83702

Illinois

7318 E South St
Newton, IL 62448

Indiana

9465 Counselors Row
Suite 200
Indianapolis, IN 46240

Iowa

4620 E. 53rd St
Ste 200
Davenport, IA 52807

Kansas

801 E Douglas Ave
2nd Floor
Wichita, KS 67202

Maryland

16701 Melford Blvd
Suite 400
Bowie, MD 20715

Minnesota

2355 Hwy 36W
Suite 400
Roseville, MN 55113

Missouri

107 W 9th St
2nd Floor
Kansas City, MO 64105

Nebraska

233 S 13th St
Ste 1100
Lincoln, NE 68508

North Carolina

3540 Toringdon Way
Suite 200 #189
Charlotte, NC 28277

New Mexico

500 Marquette Ave
Suite 1200
Albuquerque, NM 87102

Oklahoma

8211 East Regal Pl, Bridle Trails
Suite 100
Tulsa, OK 74133

Oregon

5305 River Rd N
Ste B
Keizer, OR 97303

Pennsylvania

5362 Steubenville Pike
McKees Rocks, PA 15136

Texas

1701 E. Lamar Blvd
Suite 175
Arlington, TX 76006

Utah

2150 South 1300 East
Suite 500
Salt Lake City, UT 84106

Washington

1400 112th Ave SE
Suite 100
Bellevue, WA 98004

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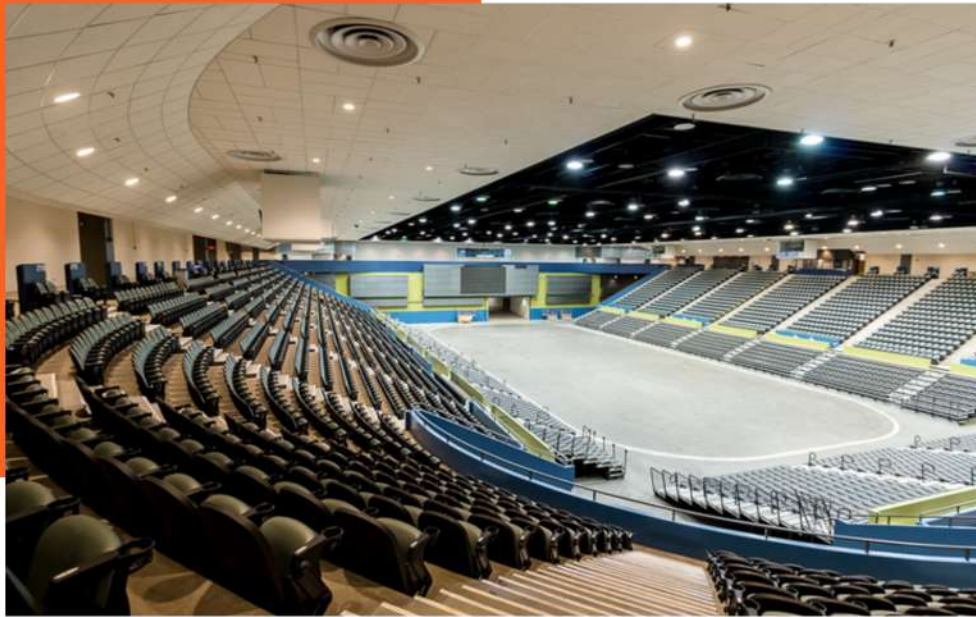
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