



NewGenAdv.com

EXCLUSIVE LISTING:

# SureStay by Best Western (Mesa Downtown)

1750 East Main Street  
Mesa, AZ 85203

**RYAN BODINE**

Senior Vice President  
AZ#BR661940000

**KISHAN GOHEL**

Senior Vice President  
AZ#SA684403000

**JIGAR "JAY" DESAI**

Senior Vice President  
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**AMITI BHOW**

Vice President  
AZ#SA704817000

Dan Rama  
NewGen Advisory AZ LLC  
DESIGNATED BROKER  
AZ# BR515223000



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## INVESTMENT PROFILE

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NewGen Advisory is proud to present the SureStay by Best Western – Downtown Mesa, Arizona. This 64-room hotel offers an attractive opportunity for a new owner to capitalize on the property's strong revenue trajectory while improving operational efficiencies to further enhance NOI.

The hotel was recently converted into the Best Western family of brands in 2025, significantly increasing its distribution reach, loyalty capture, and market visibility—positioning the asset for higher RevPAR performance compared to its previous brand affiliation. Ideally located in the heart of Downtown Mesa, the property provides convenient access to major area demand drivers, including the Mesa Arts Center and several East Valley Spring Training facilities (Sloan Park—home of the Chicago Cubs, and Hohokam Stadium—home of the Oakland Athletics). The hotel also sits directly across from the Valley Metro Light Rail, offering seamless connectivity throughout the greater Phoenix MSA.

***Please contact any of our associates for additional information on this listing.***



### OFFERING SUMMARY

	<b>Sale Price:</b>	<b>\$6,200,000</b>
	<b>Building Size:</b>	<b>23,918 SF</b>
	<b>Lot Size:</b>	<b>1.39 ACRES</b>
	<b>Year Built:</b>	<b>1986</b>
	<b>Conversion Completed:</b>	<b>2026</b>
	<b>Number of Rooms:</b>	<b>64</b>
	<b>Stories:</b>	<b>2</b>

### PROPERTY HIGHLIGHTS

- Converted to a SureStay by Best Western in 2026
- Minutes from Arizona State University Downtown Mesa Campus
- Conveniently located across from the Phoenix Light Rail station
- Attractive owner-operator opportunity to optimize operating expenses
- Positioned to capture diversified demand from university, medical, government, and transit-oriented travelers
- Strategically located in the heart of Downtown Mesa with strong access to ASU, transit, and regional employment centers



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## PROPERTY IMPRESSIONS

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# COMMON AREAS

## SureStay by Best Western (Mesa Downtown Area) Mesa, AZ





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ADVISORY

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## LOCATION INFORMATION

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### DOWNTOWN MESA

With a population of over 520,000, Mesa, Arizona is larger than Miami, Minneapolis, Atlanta, and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.7 million people, and is projected to grow to 6 million by 2030. The City of Mesa is well-rounded - its economic growth is fueled through education, commerce, and tourism. Apple, Boeing, Infineon, Bridgestone, Mitsubishi, Arizona State University, Benedictine University, the Chicago Cubs and Oakland A's all have a significant presence throughout the City.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks, sports facilities, highly rated golf courses, a diversity of special events and community festivals, not mention Mesa's world class Chicago Cubs and Oakland A's Spring Training baseball facilities.

Downtown Mesa is the location of choice to live, work and relax. It's an innovative, art-centered, quality-focused, balanced blend of old and new. The Downtown Mesa corridor is known as being alive with options day and night, connected to local and regional residents and visitors, offering a variety of city access and activities.



## SPRING TRAINING

The Cactus League is a significant part of Arizona's sports landscape, drawing in Major League Baseball (MLB) teams for their pre-season spring training. This league consists of 15 MLB teams that converge in Arizona to prepare for the regular season. During the spring training season, thousands of baseball fans from around the country flock to Arizona. This influx of visitors drives tourism, filling hotels, motels, and rental properties. Restaurants, bars, and local businesses also experience increased volume, boosting revenue for the hospitality sector.

**1,695,480:** The Cactus League's 221 games drew 1,695,480 fans in 2025. The 2026 season looks forward to including World Baseball Classic teams in our facilities

**4 Rooms Nights / Visitor:** A typical Cactus League visitor attends three games, spends four nights in Arizona and spends \$421.25 per day

**\$764 Million:** The 2025 Cactus League season generated an estimated \$764 million in economic impact for the state of Arizona, according to a study by Arizona State University's W.P. Carey School of Business. The study, which surveyed only out-of-state visitors, also found that the Cactus League generated \$450 million for Arizona's Gross Domestic Product.

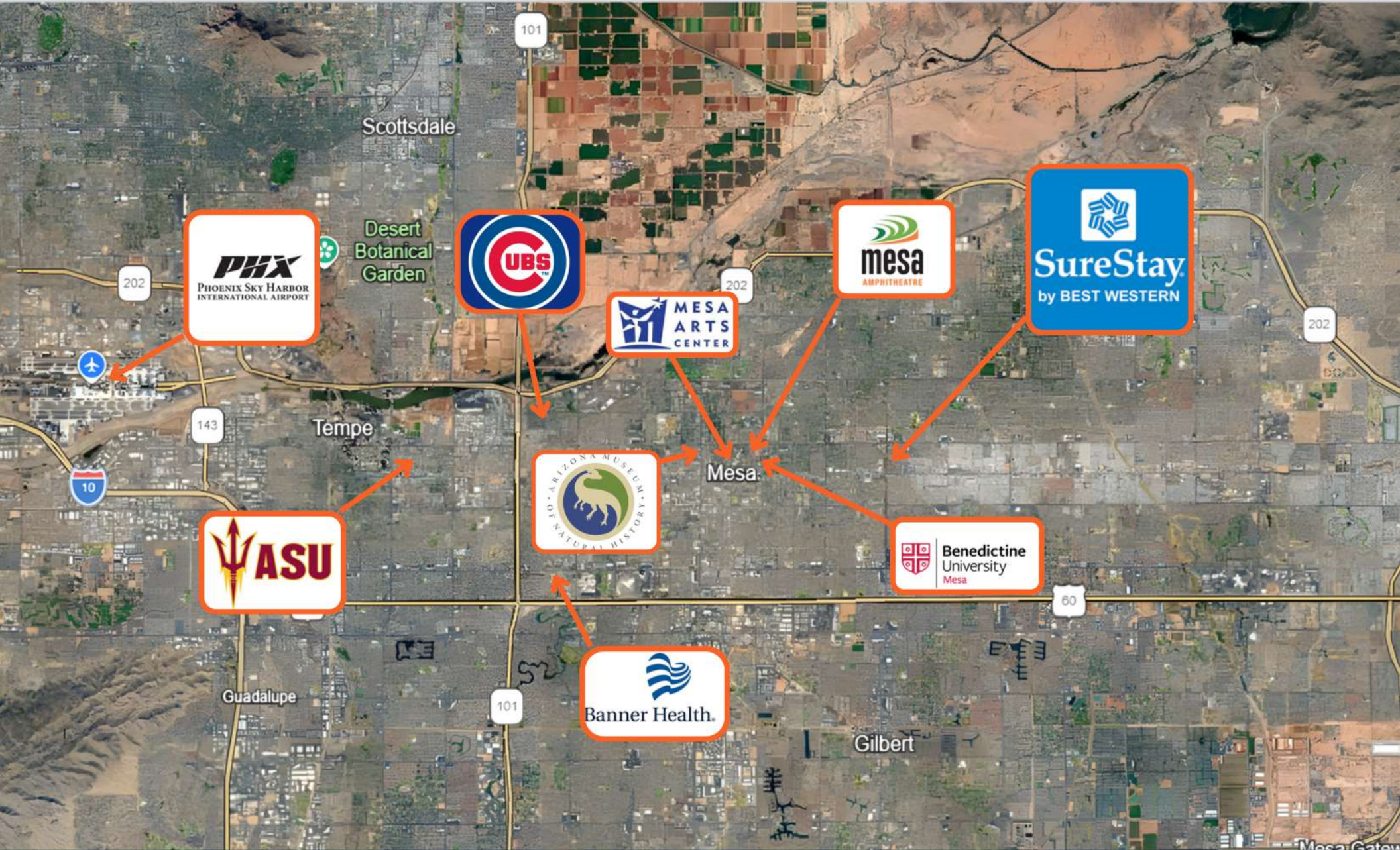
**Revenue Generation:** Created 6,182 annual jobs in 2025. Spring training also directly generated a total of \$32.1 million in



### THE MESA LIGHTRAIL

The Mesa light rail, officially known as the Valley Metro Rail, is a public transportation system serving the city of Mesa, Arizona, as well as other cities within the Phoenix metropolitan area. The light rail system operates under Valley Metro, which oversees public transit in the region. The Mesa light rail line is part of a larger network that connects various cities in the Phoenix area, including Phoenix, Tempe, and Mesa.

The Mesa light rail stretches across 28 miles, providing The Mesa extension specifically serves residents and visitors in Mesa, connecting them to destinations within the city and other parts of the Valley. The lightrail provides commuters with an efficient and eco-friendly mode of transportation.





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## ADVISOR BIOS

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## RYAN J. BODINE

Senior Vice President

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DIRECT: 480.236.9918

Ryan Bodine is an Associate for NewGen Advisory, a hospitality brokerage firm. Ryan's primary focus is on representing and identifying hospitality investment opportunities from around the country for his domestic and international partners. Ryan has extensive experience in owning his own company and raising foreign direct investment. This unique hybrid has allowed him to approach each deal with an ownership mentality while leveraging his extensive network of high net worth investors to realize profitable returns for his clients.

Prior to NewGen, Ryan sourced foreign direct investment for Green Card Fund, an EB-5 Invest to Immigrate Regional Center, worked as an Executive Consultant for an education reform organization, and owned an international promotional product company.

He is a member of the Asian American Hotel Owners Association, Arizona Lodging Tourism Association, Urban Land Institute, Arizona Association of Economic Development, the Greater Phoenix Economic Council, the Phoenix Committee on Foreign Relations, and the Global Shapers Phoenix HUB Community.

### EDUCATION

University of Hawaii at Manoa - Business

Roehampton University London, England- International Business

Arizona State University- International Business, Summa Cum Laude



## KISHAN GOHEL

SENIOR VICE PRESIDENT

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DIRECT: 480.766.6014

Kishan is a graduate of W. P. Carey School of Business at Arizona State University. He brings a wealth of business management knowledge from being around a hard-working family that owned a variety of businesses while growing up. This inspired him to create and manage a disc jockey (DJ) business which has given him the opportunity to work with multi-million-dollar corporate companies.

Kishan has spent his time in hotel brokerage curating new relationships and building existing client friendships. He has extensive experience in market research which sets him apart when he secures a buyer for his listings and helps his clients find the next business opportunity. His ability to build a transaction from start to finish and work closely with his clients to ensure a smooth closing is a driving factor to his clients' and his own success.

When the world endured the pandemic in 2020, the demand for travel fell and the need for affordable housing increased. With government relief funds distributed through multiple channels, Kishan and his partners saw an opportunity to help clients sell their hotels as a conversion to an alternative use. He has been able to successfully assist non-profit organizations and investors to convert hotels to market rate apartments, affordable/transitional housing, and behavioral health.

In his spare time, he enjoys spending time with his family, going to car shows, and being outdoors in Arizona's beautiful 300+ days of sunshine.

### **EDUCATION**

BA Business Communication - Arizona State University

### **MEMBERSHIPS**

Asian American Hotel Owners Association (AAHOA)



## JIGAR DESAI

SENIOR VICE PRESIDENT

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DIRECT: 520.664.4091

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.



AMITI BHOW

VICE PRESIDENT

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DIRECT: 917.596.6578

As a dynamic and results-driven hotel broker, Ami has built a reputation for delivering exceptional outcomes for clients in the fast-paced and competitive world of hospitality real estate. With 10+ years in the hospitality lending space, she brings a unique and strategic approach to every deal, leveraging extensive market knowledge and a network of contacts to ensure her clients achieve their goals. With a background in sales, lending and real estate Ami has a distinct perspective on the hotel industry and is committed to using her expertise to help clients navigate the complex process of buying or selling a hotel.

Whether advising a first-time buyer or a seasoned investor, she has the knowledge and resources to guide clients through every step of the transaction. Ami is a true partner in the hotel brokerage industry, understanding her clients' priorities and bringing her market expertise, strong marketing and negotiation skills and solution focused approach to ensure clients achieve the best possible outcomes

## EDUCATION

Ami graduated from Rutgers College with degrees in Economics, Spanish and South Asian Studies. Prior to moving to Arizona, she worked as an equities trader at JP Morgan in NYC. Alongside hospitality real estate, Ami is a frequent speaker at real estate conferences.

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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.



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