



# Washington Hotel

Tucker Commercial is proud to offer the Washington Hotel—an iconic Gold Rush-era riverfront property in Washington, California. Built in 1865 and extensively renovated, this unique asset features a full-service restaurant and bar, 14 guest rooms, and a spacious 2BD/1BA apartment. Located on the scenic South Yuba River, the property is a central community hub and popular destination for outdoor adventurers. With strong income from food and beverage operations, a valuable liquor license, and significant upside potential in the underutilized hotel component, the Washington Hotel presents an excellent opportunity for investors or owner-operators.

## Property Highlights

- Historic hospitality property built in 1865, last renovated in 2017
- Prime riverfront location with guest access to a popular South Yuba River swimming hole
- Revenue-generating restaurant and bar producing approximately 85% of \$530,000 annual gross income
- Includes rare and valuable Type 47 liquor license (estimated value \$175,000)
- Spacious 2BD/1BA, 2,172 SF third-floor apartment with rental or owner-use potential
- 8,602 total square feet across three levels, including 14 guest rooms and a full commercial kitchen
- Strong in-place cash flow with \$88,000 in net operating income representing a 8.9% cap rate at \$995,000 asking price
- Hotel occupancy currently 10%, with comps averaging 60%—significant upside potential
- Opportunity to grow revenue through improved marketing, OTA exposure, and upgrades
- Eligible for SBA financing
- Destination location for outdoor recreation, camping, and Sierra foothill tourism



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The Washington Hotel is a historic Gold Rush-era riverfront hospitality property in the town of Washington, California. This unique offering includes 14 guest rooms, a full-service restaurant and bar with a commercial kitchen, and a spacious 2BD/1BA apartment on the third floor. Positioned directly on the South Yuba River, the Washington Hotel is the heart of the community and a popular destination for outdoor recreation enthusiasts, campers, and travelers exploring the Sierra foothills.

The restaurant and bar are the primary revenue drivers, generating about 85% of the property's estimated \$530,000 in 2024 gross income. The business includes a rare and valuable Type 47 liquor license—included in the sale—with a standalone value of approximately \$175,000. Dining options include indoor seating, a riverfront beer garden, and a well-designed commercial kitchen.

Assuming market rent of \$1,800/month for the currently non-income-producing apartment, the property supports a pro forma gross income of \$555,000 and yields approximately \$88,000 in net operating income—an 8.9% cap rate at the \$995,000 asking price. Priced at \$115/SF, this asset offers immediate return with clear operational upside.

While the bar and restaurant perform well, the hotel component remains underutilized, running at 10% occupancy. Comparable hotels in Nevada City and Grass Valley average around 60%, offering a strong opportunity for increased revenue through enhanced marketing, OTA exposure, and targeted upgrades. The two premium rooms with private baths are consistently booked, while the remaining hostel-style rooms provide affordable lodging for outdoor-focused guests.

The 2,172 SF third-floor apartment features two bedrooms and one bathroom. The property offers sweeping views of the South Yuba River from various vantage points, including guest decks and common areas. Guests enjoy direct access to a world-class swimming hole—one of the region's most cherished natural features.

Built in 1865 and last renovated in 2017, the Washington Hotel features wood-frame construction with wood siding and a composition shingle roof. Interior upgrades include vinyl plank and sheet flooring, fresh paint, and general refurbishments throughout the guest rooms, bar, and common spaces. Utilities include PG&E electricity and propane gas, septic for sewer, and water from the Washington Water District. The 0.51-acre parcel includes 8,602 square feet across three floors.

The third-floor apartment offers valuable flexibility—ideal for owner occupancy or as a long-term or vacation rental to generate added income. This versatility enhances the property's functionality and investment appeal. With established operations and strong cash flow the property is well-suited for SBA financing.



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