



Colliers

# Leasehold Sale

Strategic Sacramento Corridor | Hospitality Investment Opportunity  
**For Sale - \$6.475 Million**



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## Colliers

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## La Quinta Inn by Wyndham

4604 Madison Ave, Sacramento, CA 95841

La Quinta Inn by Wyndham – Sacramento is a three-story, midscale hospitality property offering a variety of well-appointed guest rooms and convenient amenities. Its location near major freeways and business hubs makes it a preferred choice for both corporate and leisure travelers seeking comfort and accessibility.

La Quinta Inn's prime Sacramento location offers the following advantages to its guests and investors:

- **Prime Sacramento location in the business district**, near major employment hubs and convenient highway access
- **Complimentary buffet breakfast and free Wi-Fi**—amenities popular with both business and leisure travelers
- **Seasonal outdoor pool and spa tub**, offering guests added comfort and relaxation
- **Pet-friendly with free parking and 24-hour front desk**, enhancing accessibility and appeal
- **Strategically close to Arden Fair Mall, Cal Expo, and Sacramento State**, drawing demand from local events, shopping, and university visitors

# For Sale



**Address:** 4604 Madison Avenue

**Location:** Sacramento, California 95841

**Lot Size:** ±2.43 acres (±105,850 SF)

**Room Count:** 129 Rooms

**Parking:** On site parking and accessible parking

**Number of Stories:** 3

**Vital Data:**

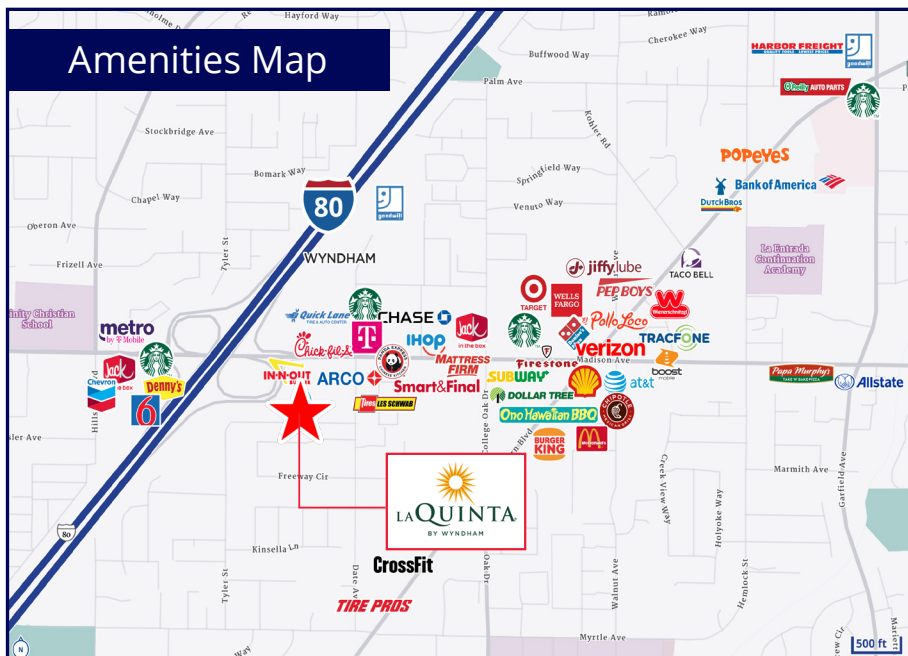
Occupancy:	58.00%
Average Daily Rate:	\$99.46
RevPAR:	\$57.69
Total Sale Price:	\$6.475 million

**Amenities:**

Free Breakfast	Free WiFi
Free Parking	Pets and Service Animals Welcome
Pool - Outdoor	100% Smoke-Free Hotel

**List Price:** \$6,475,000

**Price per Key:** \$50,194



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