

Washington Hotel

Washington, California · Historic Gold Rush Riverfront Hospitality

ASKING PRICE

\$995,000

CAP RATE

11.5%

OWNER OPR. NOI

\$114,648

BUILDING SIZE

8,602 SF

LOT SIZE

0.51 Acres

TYPE 47 LICENSE

Included

Rare riverfront hospitality offering in the heart of the Sierra Nevada foothills.

Owner-operator ideal · SBA 7(a) or 504 eligible · Type 47 liquor license included

Washington Hotel

Washington, CA 95986 · Historic Hospitality / Food & Beverage

Asking Price	\$995,000
Price / SF	\$116/SF
Building Size	8,602 SF · 14 Guest Rooms
Lot Size	0.51 Acres
Owner's Apartment	2,172 SF · 2BD/1BA
Year Built / Reno	1865 / 2017
Type 47 License	Included in Sale
Financing	SBA 7(a) or 504 Eligible

PROPERTY HIGHLIGHTS

- Type 47 Liquor License — included in sale (~\$175,000 standalone value)
- South Yuba River frontage — direct access to world-class swimming hole
- F&B generates ~82% of \$595,036 gross revenue (2025 actual)
- Hotel at ~10% occupancy vs. 60%+ comps — meaningful upside
- 2BD/1BA owner's apartment (2,172 SF) — owner operator opportunity
- Community anchor since 1865 with loyal local and visitor clientele

FINANCIAL SUMMARY — 2025 ACTUALS

Gross Revenue	\$595,036
Cost of Goods Sold	(\$202,362)
Gross Profit	\$392,673
Total Operating Expenses	(\$340,525)
Net Ordinary Income	\$52,148
Add Back: Owner Wages	+\$62,500
OWNER OPERATOR NOI	\$114,648

★ Apt. rent (~\$1,800/mo) not included — owner-occupied; additional upside



The Opportunity

Tucker Commercial is pleased to present for sale the Washington Hotel, a landmark Gold Rush-era riverfront hospitality property located in the historic town of Washington, California. Constructed in 1865 and last renovated in 2017, the Hotel stands as the cultural and commercial anchor of its community—a destination beloved by locals and visitors alike.

The Asset

The offering encompasses 8,602 SF across three levels on a 0.51-acre parcel, including 14 guest rooms, a full-service restaurant and bar with a commercial kitchen, a riverfront beer garden, and a spacious 2BD/1BA owner's apartment spanning the entire 2,172 SF third floor. The property sits directly on the South Yuba River, affording dramatic views and direct access to one of the region's most celebrated natural swimming holes.

Revenue & Operations

In 2025, the property generated \$595,036 in gross revenue, with the bar and restaurant comprising approximately 82% of total sales. A rare Type 47 liquor license—included in the sale at no additional cost—carries an estimated standalone market value of approximately \$175,000 and supports full liquor service across all food and beverage operations. After adding back \$62,500 in owner wages, the property produces an adjusted NOI of \$114,648, equating to an 11.5% cap rate at the \$995,000 asking price.

Value-Add Upside

Hotel occupancy is currently operating at approximately 10%, compared to 60%+ averages at comparable properties in Nevada City and Grass Valley. The two premium rooms with private bathrooms are consistently booked, while the remaining hostel-style rooms offer affordable lodging for outdoor-focused visitors. A new operator with OTA presence and targeted marketing could meaningfully increase occupancy and RevPAR. The owner-occupied apartment provides additional flexibility—available for owner-operator use or as a vacation/long-term rental generating an estimated \$1,800+/month.

Location

Washington, CA is nestled in the Sierra Nevada foothills along the South Yuba River, approximately 45 minutes northeast of Nevada City and Grass Valley and one hour from Truckee. The town draws outdoor enthusiasts, OHV riders, fly fishermen, and river seekers year-round. The Washington Hotel operates as the community's sole gathering place, supported by a captive local base and regional visitor traffic with no direct competition.





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Washington Hotel · Washington, California · Offered at \$995,000