



Investment Opportunity | Offering Memorandum  
**For Sale - \$7,900,000**

HOLIDAY INN EXPRESS

4525 Howard Road,  
Westley, CA 95387.





# TABLE OF CONTENTS

---

**03** INVESTMENT SUMMARY

---

**05** PROPERTY SUMMARY

---

**12** MARKET OVERVIEW

---

# INVESTMENT SUMMARY



HOLIDAY INN EXPRESS  
WESTLEY, CA





# Investment Highlights

*Strategic Positioning of 4525 Howard Road, Westley, CA 95387:*

- **Prime Interstate 5 Location:** Located directly off I-5, this property serves as a convenient stop for travelers commuting between Northern and Southern California, including major cities like San Francisco, Sacramento, and Los Angeles.
- **Proximity to Key Business Hubs:** Close to Patterson and Tracy, home to major distribution centers like Amazon and other industrial facilities, attracting corporate travelers and logistics professionals.
- **Access to Regional Attractions:** A short drive to Diablo Grande Resort (featuring premium wineries and golf courses) and the San Joaquin River National Wildlife Refuge, catering to
- **Dining and Services Nearby:** Surrounded by essential services and restaurants, ensuring a seamless experience for guests.

# PROPERTY SUMMARY



HOLIDAY INN EXPRESS  
WESTLEY, CA



# Executive Summary

<b>Price</b>	<b>\$7,900,000</b>
<b>Site Size</b>	<b>91,476 SF (2.10 ACRES)</b>
<b>Building stories</b>	<b>3</b>
<b>Number of Rooms</b>	<b>65</b>
<b>Parking Spaces</b>	<b>65</b>
<b>Year Built</b>	<b>1998</b>
<b>Other Facilities</b>	<b>Outdoor Pool Fitness Room Lobby Workstation Market Pantry Guest Laundry Area</b>



# Features & Amenities

This well-maintained property at 4525 Howard Road, Westley, CA, is a great investment opportunity. Located right off Interstate 5, it attracts travelers, business visitors, and tourists with its convenience and nearby attractions like wineries and nature spots. With quality service and amenities, it's perfect for anyone looking to own a profitable and easy-to-manage business.

Total Rooms :  
65

Parking :  
On site with 65 parking spaces

Property Address :  
4525 Howard Road,  
Westley, CA 95387.

Food & Drink :  
Breakfast Dining Area

Year Build :  
1998

Other Facilities -

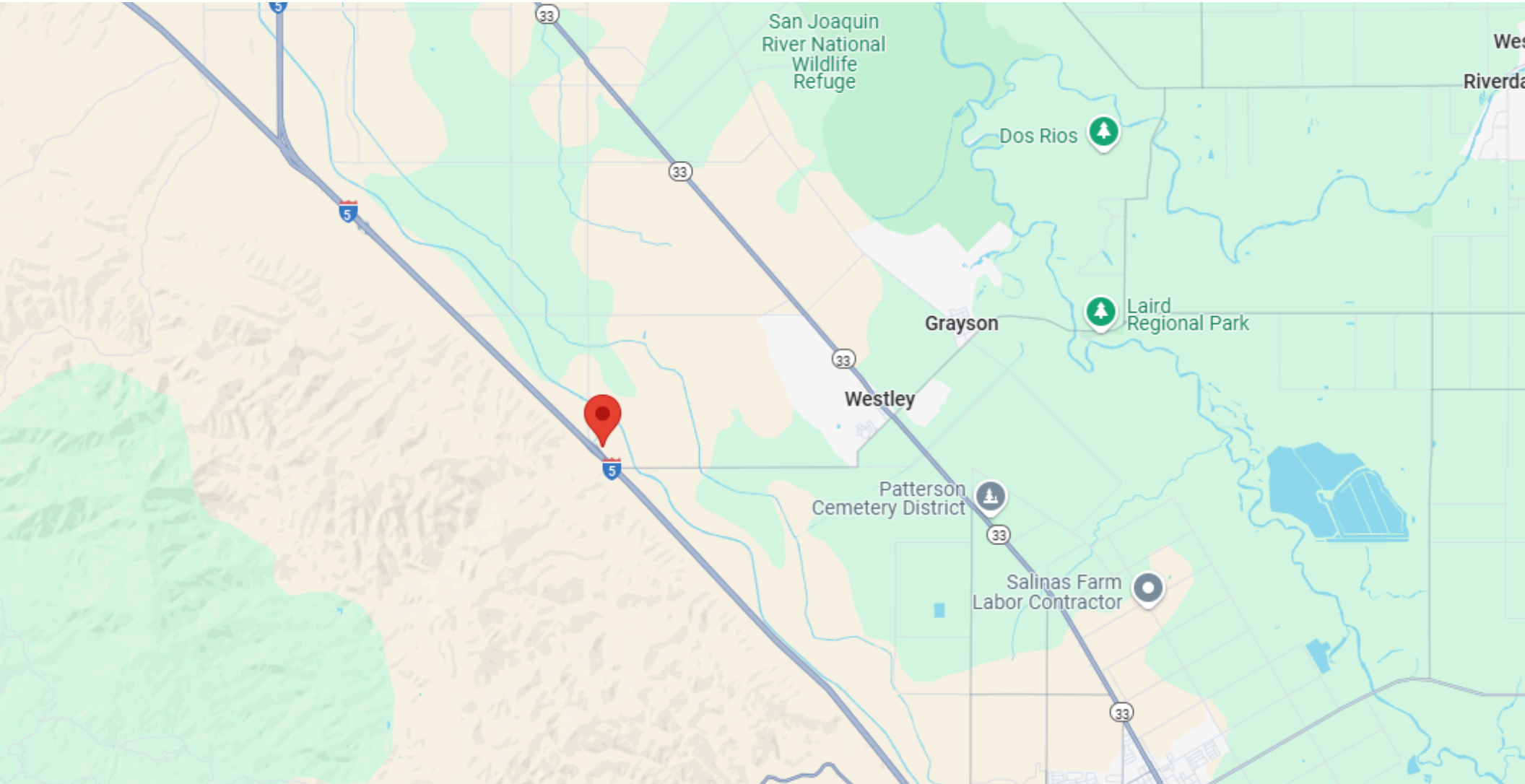
Outdoor Pool  
Market Pantry  
Lobby Workstation  
Fitness Room  
Laundry

No.of Floors :  
3

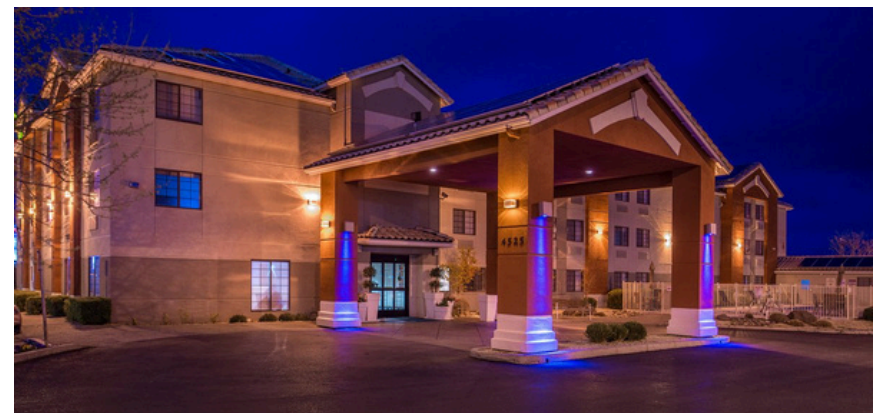
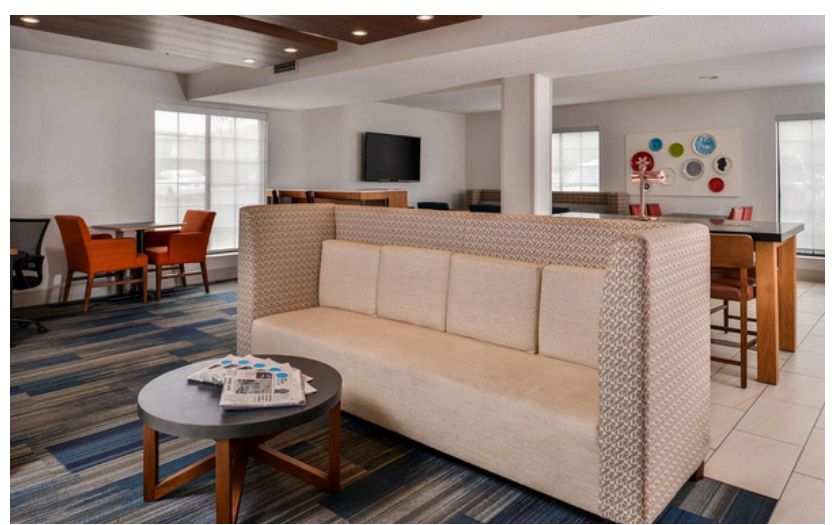
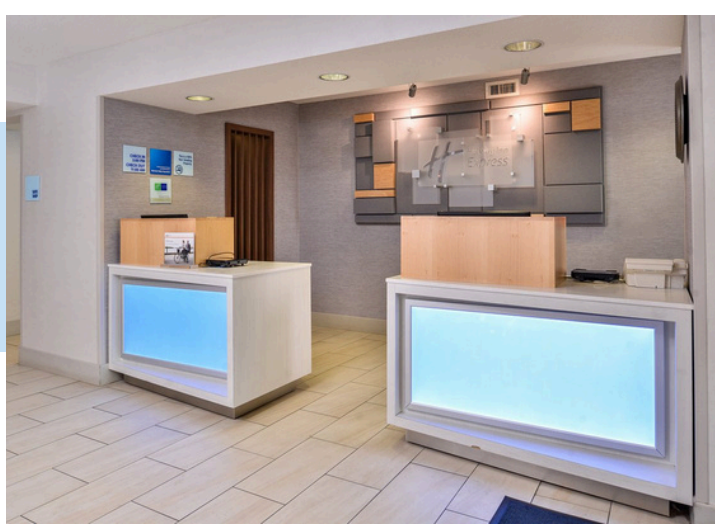
Wi - Fi :  
Free Wi-Fi complimentary through the property



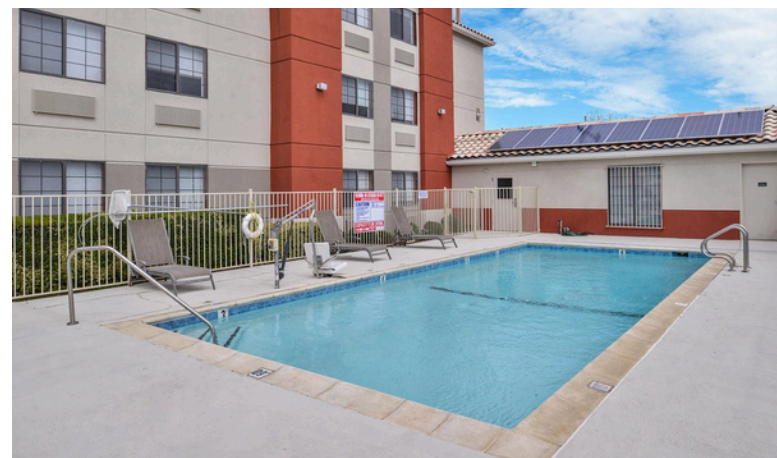
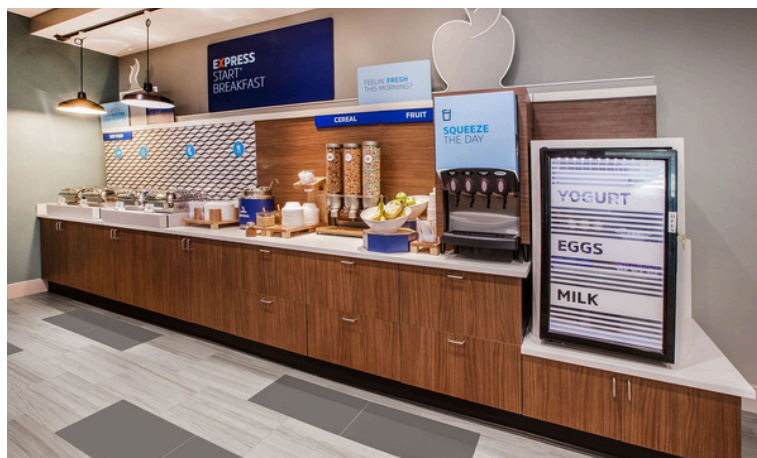
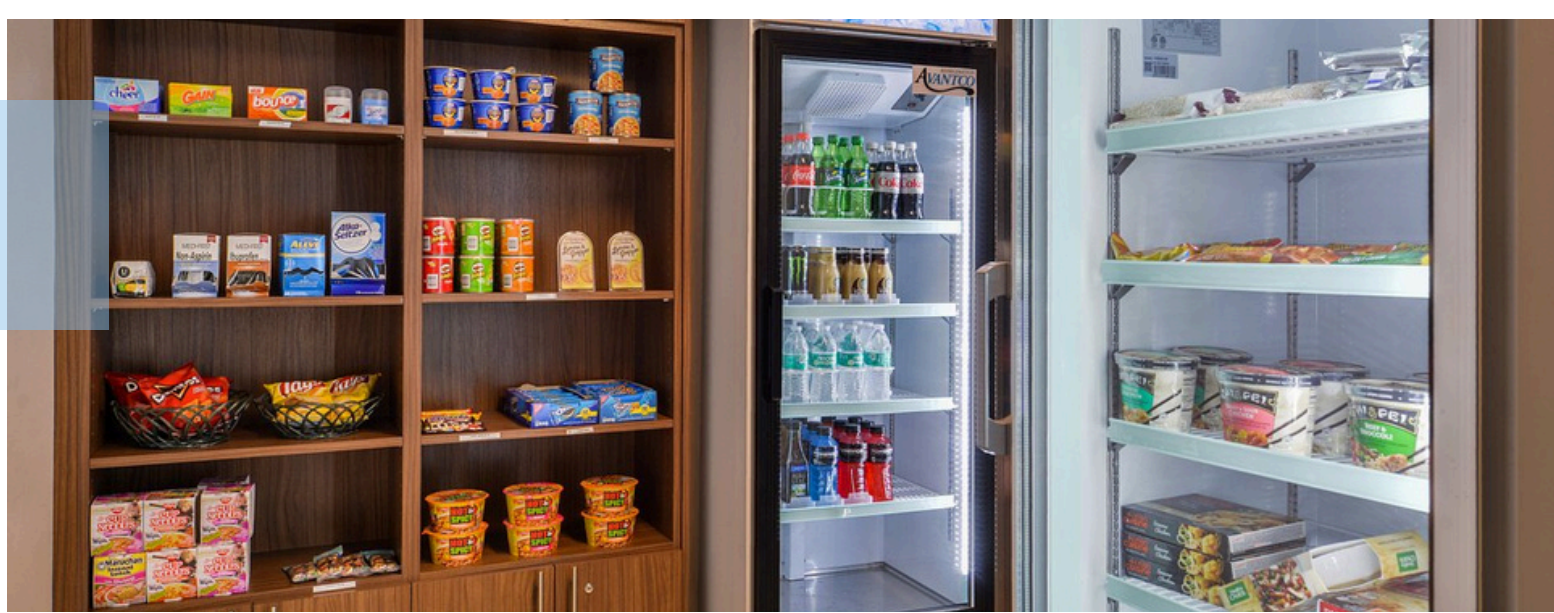
# Aerial Map



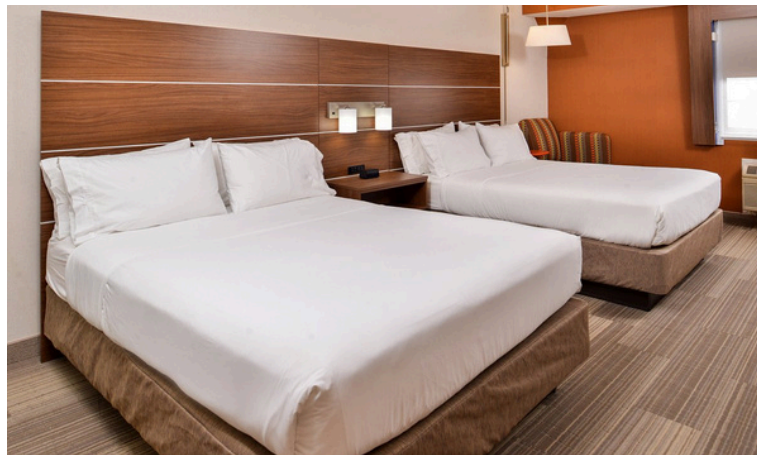
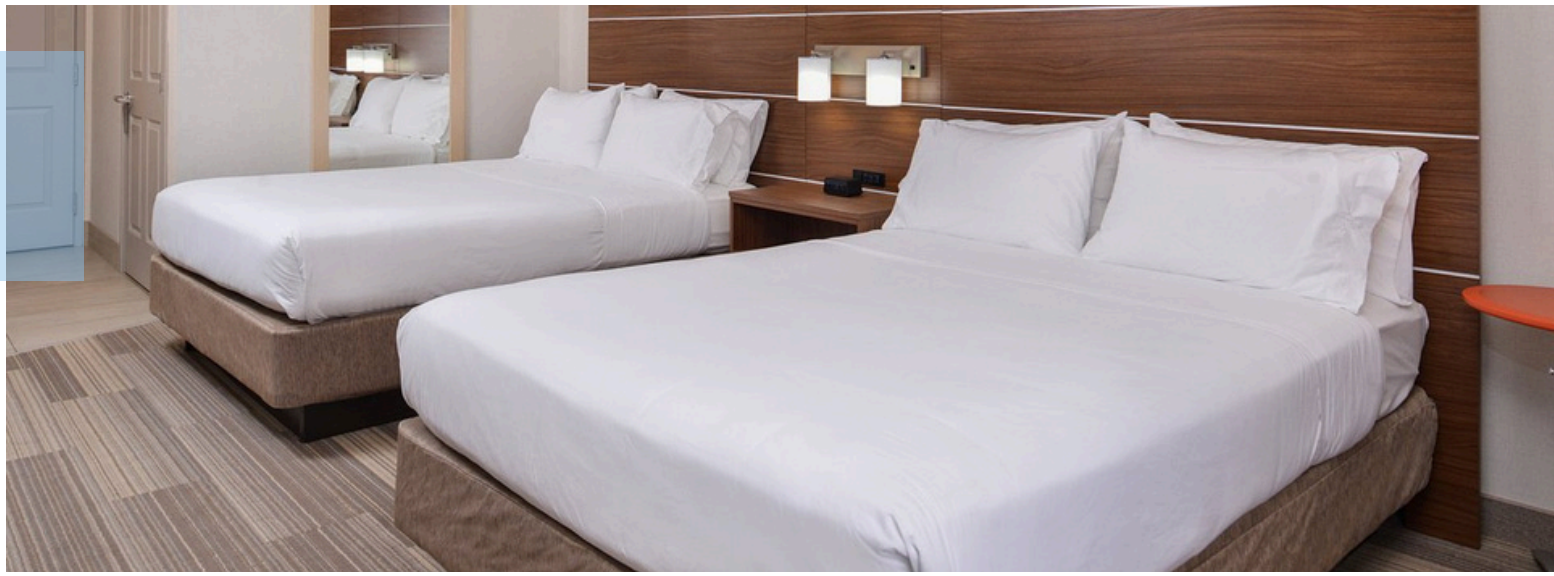
# Property Photos



# Property Photos



# Property Photos



# MARKET OVERVIEW



HOLIDAY INN EXPRESS  
WESTLEY, CA



A photograph of a park area. In the foreground, there is a grassy lawn with some decorative rocks. A metal fence runs across the middle ground, with a sign that says "NO PETS OR LITTER". Behind the fence, there is a building with a covered area, possibly a playground or a picnic area. A palm tree is visible in the background. The sky is clear and blue.

## Top Area Attractions

- **Diablo Grande Resort**

A serene getaway offering award-winning wineries and a championship golf course, perfect for relaxation and recreation.

- **San Joaquin River National Wildlife Refuge**

A natural haven featuring trails and opportunities for birdwatching, wildlife observation, and scenic walks.

- **Modesto Certified Farmers Market**

A vibrant local market showcasing fresh produce, handmade goods, and delicious treats, offering a taste of Central Valley life.

- **Gallo Center for the Arts**

A premier cultural venue in Modesto hosting live performances, concerts, and theater productions for all ages.

- **McHenry Mansion**

A beautifully restored Victorian-era home in Modesto, offering guided tours and insights into local history.

- **Frank Raines Regional Park**

A rugged park near Patterson with ATV trails, camping spots, and hiking opportunities for outdoor enthusiasts.

- **Del Puerto Canyon**

A scenic area for hiking, stargazing, and photography, located a short drive from Westley.

# Market Overview - Westley, California

Westley, located in Stanislaus County, is a small but strategically positioned community along Interstate 5. Its central location between major California cities and its proximity to key transportation and industrial hubs make it an ideal location for a motel catering to travelers and business visitors.

## **Population and Demographics**

Westley serves a transient population of travelers, commercial truck drivers, and tourists due to its location on a major highway.

The local population is modest, primarily working in nearby agricultural and industrial sectors.

With a limited number of lodging options, the demand for well-maintained motels remains steady.

## **Economy and Key Industries**

*Livermore's economy is diverse, with strengths in several industries:*

**Transportation and Logistics:** Positioned along I-5, Westley is a frequent stop for truck drivers and logistics professionals.

**Agriculture:** The surrounding area is rich in agriculture, with Patterson and Tracy serving as hubs for food processing and distribution.

**Industrial Growth:** Nearby cities like Patterson house large distribution centers for companies like Amazon, Walmart, and Grainger, bringing business travelers to the area.

## **Culture and Recreation**

**Diablo Grande Resort:** A short drive away, offering a blend of wineries and golf, attracting leisure travelers.

**San Joaquin River National Wildlife Refuge:** A natural escape for outdoor enthusiasts looking for wildlife observation and hiking opportunities.

**Nearby Modesto Attractions:** Cultural landmarks like the Gallo Center for the Arts and McHenry Mansion enhance the region's appeal.

## **Market Potential**

**Steady Travel Demand:** Interstate 5 ensures a constant flow of visitors, including long-haul drivers, families, and business travelers.

**Affordable Lodging Needs:** With limited upscale options, there is consistent demand for clean, budget-friendly motels.

**Growth Opportunities:** The industrial growth in nearby Patterson and Tracy presents potential for expanding corporate clientele.

## **Accessibility & Location:**

**Steady Travel Demand:** Interstate 5 ensures a constant flow of visitors, including long-haul drivers, families, and business travelers.

**Affordable Lodging Needs:** With limited upscale options, there is consistent demand for clean, budget-friendly motels.

Holiday Inn & Express  
Westley, CA

4525 Howard Road,  
Westley, CA 95387.

Offering Memorandum



**Neville Parujanwala**

Hospitalityfunding@yahoo.com  
(650) 740-9875

156 S Spruce Ave Suite 201  
South San Francisco, CA 94080

*Pramukh Swami Inc CALBRE # 01527500*

[www.hospitalitylisting.com](http://www.hospitalitylisting.com)

