



OFFERING MEMORANDUM

La Quinta Inns & Suites - Fresno, CA

2926 TULARE ST
FRESNO, CA 93721

\$10.85M

PRICE

5.12%

CAP RATE

\$555.60K

NOI

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MOTI LAL BALYAN

La Quinta Inns & Suites - Fresno, CA

2926 TULARE ST
FRESNO, CA 93721

PRICE	CAP RATE	NOI
\$10,850,000	5.12%	\$555,601

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●● Executive Summary

La Quinta Inns & Suites - Fresno, CA

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\$ \$10,850,000 PRICE	% 5.12% CAP RATE	↗ \$555,601 NOI	📄 \$84,109 PRICE/KEY
📄 129 ROOMS	📄 \$92/night ADR	↗ \$51 REVPAR	% 55.0% OCCUPANCY

Moti Balyan is pleased to present the exclusive opportunity to acquire the La Quinta Inn & Suites – Fresno, CA, a well-located hospitality property comprised of 129 guest rooms in the thriving Central Valley market. Ideally situated in the heart of Fresno, California, the property offers convenient access to major transportation routes, shopping centers, entertainment venues, and a wide variety of restaurants.

Its strategic location makes it a desirable destination for both leisure and business travelers, benefiting from strong regional demand and Fresno’s role as a key commercial and tourism hub. The property provides investors with a compelling opportunity to acquire a well-positioned hospitality asset in a growing market with strong long-term fundamentals.

●● Investment Highlights

- 129-Key Upper Midscale Hotel operating under the recognized La Quinta by Wyndham brand, offering strong brand recognition and reservation network support.
- Strategic Urban Location at 2926 Tulare Street in Fresno, California, positioned near downtown Fresno with convenient access to major transportation routes and commercial districts.
- Strong Demand Generators Nearby, including the Fresno Convention & Entertainment Center, Community Regional Medical Center, and a variety of government, business, and healthcare facilities.
- High Traffic Visibility with approximately 19,315 vehicles per day along Tulare Street and surrounding corridors.
- Solid Market Fundamentals, serving both business and leisure travelers, with Fresno acting as the gateway to Yosemite National Park and the Central Valley agricultural economy.
- Large 2.54-Acre Site with approximately 54,534 square feet of building area across three stories, providing operational efficiency and future improvement potential.
- Recent Renovation in 2016, enhancing guest rooms and property infrastructure while maintaining brand standards.
- Long-Term Brand License in Place Through 2033, providing stability and continuity under the Wyndham system.
- Guest Amenities Include a business center, fitness center, and outdoor pool, supporting guest satisfaction and extended-stay demand.

KEY METRICS	
Asking Price	\$10,850,000

●● Location Highlights

- Prime Downtown Fresno Location – Ideally located at 2926 Tulare Street, providing convenient access to the city's business district, government offices, and entertainment venues.
- Near Major Demand Generators – Minutes from the Fresno Convention & Entertainment Center and Community Regional Medical Center, which drive consistent corporate, medical, and conference-related lodging demand.
- Gateway to Yosemite National Park – Fresno serves as a primary entry point to Yosemite National Park, attracting year-round tourism and outdoor recreation travelers.
- Excellent Transportation Access – Immediate access to major corridors, including Highway 99, Highway 41, and Highway 180, connecting travelers to the broader Central Valley and California markets.
- Strong Traffic Exposure – Located along Tulare Street, with approximately 19,315 vehicles per day, providing excellent visibility and accessibility.
- Surrounded by Retail and Dining Amenities – Close to numerous restaurants, shopping centers, entertainment venues, and cultural attractions throughout downtown Fresno.
- Convenient Regional Connectivity – Short drive to Fresno Yosemite



TRANSIT

Fresno	0.2 mi
Fresno Amtrak	0.2 mi
Amtrak/Greyhound	0.2 mi

AIRPORTS

Fresno Yosemite International Airport	4.4 mi
Harris River Ranch Airport	18.7 mi
Bland Field	14.0 mi



La Quinta Inns & Suites - Fresno, CA

●● Gallery Page 1



●● Hotel Room Inventory

Room Type	# Rooms	Avg SF	ADR	RevPAR	Annual Revenue
Standard	129	0	\$92.00	\$50.60	\$2,382,501.00
Deluxe	0	0	\$0.00	\$0.00	\$0.00
Total	129	0	\$92.00	\$50.60	\$2,382,501.00

GLA 0 SF

% LEASED 0.0%

AVG RENT/SF \$0.00

TENANTS 2

●● Sales Comparables

	HomeTowne Studios Fresno West 3460 W Shaw Ave, Fresno, CA SALE PRICE \$9,000,000 PRICE/KEY \$69,767 ROOMS/KEYS 129 SALE DATE Oct 2024
	Spark by Hilton Santa Nella 28976 Plaza Dr, Santa Nella , CA SALE PRICE \$6,950,000 PRICE/KEY \$69,500 ROOMS/KEYS 100 SALE DATE Feb 2024
	Ramada by Wyndham Merced 1983 E Childs Ave, Merced, CA SALE PRICE \$6,120,000 PRICE/KEY \$76,500 ROOMS/KEYS 80 SALE DATE Jan 2025



Days Inn by Wyndham Turlock

185 N Tully Rd, Turlock, CA

SALE PRICE
\$6,500,000

PRICE/KEY
\$97,015

ROOMS/KEYS
67

SALE DATE
Mar 2026



Aurora Inn Modesto

2025 W Orangeburg Ave , Modesto, CA

SALE PRICE
\$4,700,000

PRICE/KEY
\$61,039

ROOMS/KEYS
77

SALE DATE
Oct 2025



Howard Johnson by Wyndham Lemoore

1290 Sierra Cir, Lemoore, CA

SALE PRICE
\$4,000,000

PRICE/KEY
\$64,516

ROOMS/KEYS
62

SALE DATE
Mar 2026

●● Valuation Summary

INCOME	
Room Revenue	\$2,382,501
Other Operated Departments	\$15,511
Miscellaneous Income	\$20,506
Effective Gross Income	\$2,418,518

EXPENSES	
Property Tax	\$167,988
Insurance	\$85,318
Management Fee	\$94,770
GENERAL EXPENSES	
Departmental Expenses	\$773,066
Undistributed Operating Expenses	\$741,775
Subtotal	\$1,514,840
Total Expenses	\$2,210,994
NOI 23%Expenses 91%	

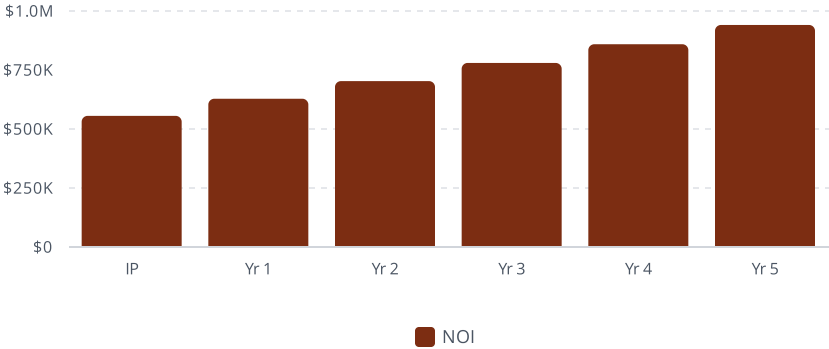
NET OPERATING INCOME (NOI)	\$555,601
NOI Margin: 23.0%	

KEY METRICS	
\$10,850,000 ASKING PRICE	5.12% CAP RATE
55.0% OCCUPANCY	
Price/Key	\$84,109
Total Rooms	129
ADR	\$92/night
RevPAR	\$51
PROJECTED EXIT	
Hold Period	5 yrs

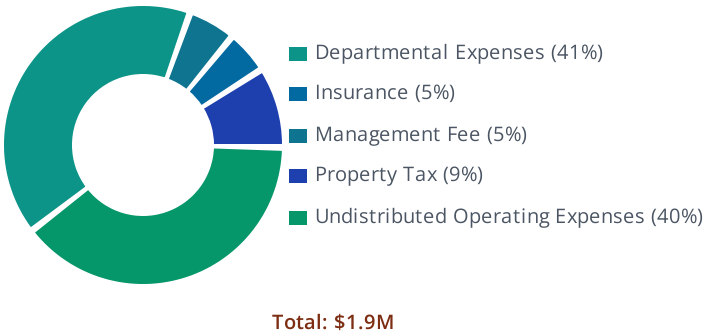
Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Room Revenue	\$2,382,501	\$2,453,976	\$2,527,595	\$2,603,423	\$2,681,526	\$2,761,972
Other Hotel Revenue	\$36,017	\$37,097	\$38,210	\$39,356	\$40,537	\$41,753
Effective Gross Income	\$2,418,518	\$2,491,073	\$2,565,806	\$2,642,780	\$2,722,063	\$2,803,725
Property Tax	(\$167,988)	(\$167,988)	(\$167,988)	(\$167,988)	(\$167,988)	(\$167,988)
Insurance	(\$85,318)	(\$85,318)	(\$85,318)	(\$85,318)	(\$85,318)	(\$85,318)
Management Fee	(\$94,770)	(\$94,770)	(\$94,770)	(\$94,770)	(\$94,770)	(\$94,770)
General Expenses	(\$1,514,840)	(\$1,514,840)	(\$1,514,840)	(\$1,514,840)	(\$1,514,840)	(\$1,514,840)
Total Operating Expenses	(\$1,862,917)	(\$1,862,917)	(\$1,862,917)	(\$1,862,917)	(\$1,862,917)	(\$1,862,917)
Net Operating Income	\$555,601	\$628,156	\$702,888	\$779,863	\$859,146	\$940,808
Cap Rate	5.12%	5.79%	6.48%	7.19%	7.92%	8.67%

NET OPERATING INCOME



EXPENSE BREAKDOWN



●● Hotel Rate Comparables

	HomeTowne Studios Fresno 3460 W Shaw Ave, Fresno, California ROOMS 129 YEAR BUILT 1998 Closed Date 10/23/2024 \$9,000,000 Building 36,936 Sq Ft Lot Size 2.34 acres
	Spark by Hilton Santa Nella 28976 Plaza Dr,, Gustine, California ROOMS 100 YEAR BUILT 1989 Previously sold for \$6,950,000 on 2/27/2024
	Days Inn by Wyndham Turlock 185 N Tully Rd, Turlock, California ROOMS 68 YEAR BUILT 1977 Previously sold for \$6,500,000 on 9/9/2025 Building Area (sq ft) 18,322 Lot Size 1.82 acres



Aurora Inn / Old COMFORT INN & SUITES

2025 W Orangeburg Ave,, Modesto, California

ROOMS
77

YEAR BUILT
1980

Previously sold for \$4,700,000 on 10/30/2025 Lot Size 2.18 acres Lot Dimensions 2.180 AC



Ramada by Wyndham Merced

1983 E Childs Ave , Merced, California

ROOMS
80

YEAR BUILT
1963

Previously sold for \$6,120,000 on 1/21/2025 Building Area (sq ft) 16,748 Lot Size 4 acres

●● Market Overview

Fresno, California

Fresno is a city in the San Joaquin Valley of California, United States. It is the county seat of Fresno County and the largest city in the greater Central Valley region, as well as the most populated city in Central California. It covers about 114.7 square miles (297 km2) and had a population of 542,107 as of the 2020 census, making it the fifth-most populous city in California, the most populous inland city in California, and the 34th-most populous city in the nation.

KEY FACTS

Population	494,665
Area	114.7 sq mi
Elevation	308 ft
Time Zone	Pacific Time Zone
County	Fresno County
Incorporated	1872



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	20,075	Population	160,147	Population	319,143
Median HH Income	\$37,456	Median HH Income	\$45,328	Median HH Income	\$52,862
Households	5,813	Households	48,504	Households	100,625

Source: ESRI / ArcGIS Business Analyst

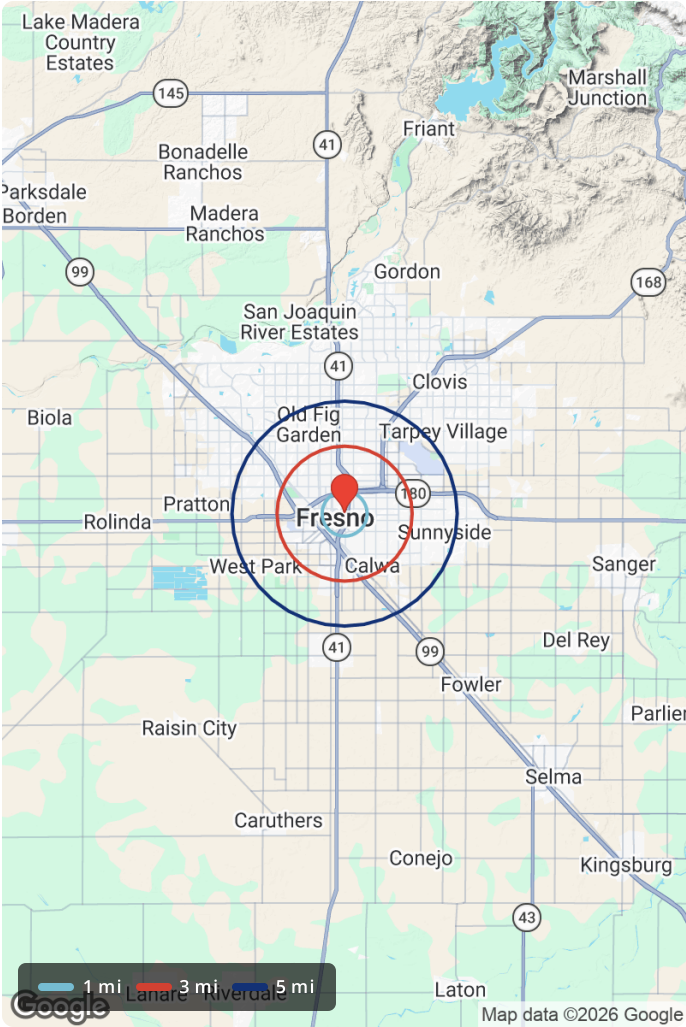
●● Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,676	160,419	296,848
2010 Population	21,275	164,903	314,268
2025 Population	20,075	160,147	319,143
2030 Population	19,832	158,913	318,678
2025-2030 Growth Rate	-0.24 %	-0.15 %	-0.03 %
2025 Daytime Population	54,890	193,445	372,645

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,338	44,408	91,324
2010 Total Households	5,215	45,304	94,041
2025 Total Households	5,813	48,504	100,625
2030 Total Households	5,829	48,865	101,888
2025 Avg. Household Size	2.88	3.18	3.1
2025 Owner Occupied Housing	1,340	17,499	40,896
2030 Owner Occupied Housing	1,383	18,066	42,498
2025 Renter Occupied Housing	4,473	31,005	59,729
2030 Renter Occupied Housing	4,446	30,799	59,390
2025 Vacant Housing	353	2,575	5,071
2025 Total Housing	6,166	51,079	105,696

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,441	9,607	17,245
\$15,000-\$24,999	656	4,967	8,596
\$25,000-\$34,999	682	5,325	9,676
\$35,000-\$49,999	705	6,063	12,494
\$50,000-\$74,999	944	8,623	17,607
\$75,000-\$99,999	552	5,425	12,665
\$100,000-\$149,999	501	4,994	12,923
\$150,000-\$199,999	150	1,782	4,666
\$200,000 or greater	182	1,718	4,755
Median HH Income	\$37,456	\$45,328	\$52,862
Average HH Income	\$54,976	\$61,981	\$70,938

\$37,456 MEDIAN HH INCOME	\$54,976 AVG HH INCOME
23.1% OWNER OCCUPIED	76.9% RENTER OCCUPIED
5.7% VACANCY RATE	-0.24 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst



Community
Reg'l Medical Ctr



Meux Home Museum



Fresno

Fresno



Al's Ricos Tacos



36.7405°N, 119.7801°W

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