



Central California | Hospitality Investment Opportunity For Sale - \$9.6 Million

Days Inn by Wyndham

1215 R Street, Merced, California 95341

The Days Inn by Wyndham Merced features refreshed guestrooms and interiors following **extensive renovations** completed in **2020–2021** — including full hotel plumbing, room repairs, upgraded HVAC units, a rebuilt lobby, new doorlocks, parking lot resurfacing, and exterior repainting. Also updated flooring, case goods and FF&E throughout the property for **DAWN PIP**. These improvements enhance the guest experience while **reducing near-term capital needs**.

Conveniently located just off **Highway 99**, the hotel attracts **Yosemite-bound** travelers and visitors to **UC Merced**. It also benefits from proximity to the local medical center & the Merced Train Station—future northern hub of the **California High-Speed Rail** — positioning the asset for **long-term demand growth**.

Investment Highlights

- **2024–2026 PIP Completed** – New paint, case goods, flooring, FF&E.
- **Highway 99 Location** – Strong regional & Yosemite traffic.
- **Near Merced Train Station** – Future CA High-Speed Rail hub.
- **Regional Airport Access** – Supports business and institutional travel.
- **Minutes to UC Merced** – Plus new medical center.
- **Walk to Merced Fairgrounds** – Consistent event demand.
- **Yosemite National Park** – Major tourism driver; only an hour away.



SAM MAZUMDER

Senior Associate

CA Lic. 01937013

+1 714 342 0153

sam.mazumder@colliers.com

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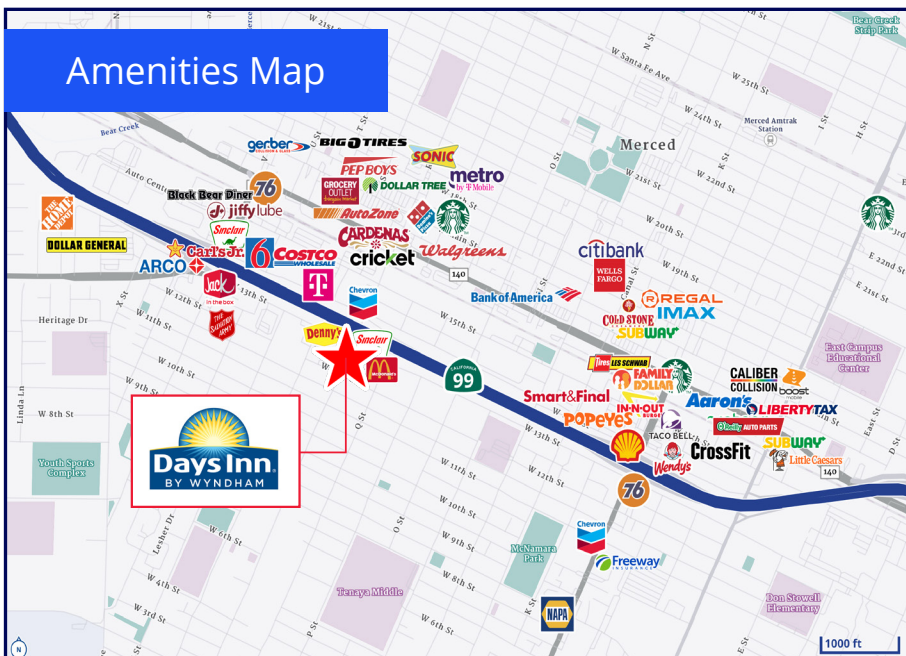
3546 Concourse St, Suite 150

Ontario, CA 91764

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LISTING SUMMARY

List Price:	\$9,600,000
Number of Rooms:	74 Rooms
Average Gross Revenue:	\$1.65M - \$1.8M
Average Annual NOI:	\$650K - \$800K
Average Cap Rate:	7.00%
Lot Size:	1.0 Acre
Gross Building Area:	21,050 Sq. Ft.
Price/Sq. Ft.	\$472.68
Year Built:	1985
Year Renovated:	2020-2021
Capital Improvements/ PIP Upgrades:	2024-2026



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