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# Rodeway Inn & Suites

835 West A Street, San Lorenzo

47 Rooms | ±0.79 Acres

Offering Memorandum

# Contacts



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## Disclaimer Statement

This Offering Memorandum ("Memorandum") was prepared by Colliers International ("Colliers") as part of Collier's efforts to market for sale the real property commonly known as Rodeway Inn & Suites - Hayward at 835 West A Street (the "Property") in San Lorenzo, California. Colliers is the exclusive agent and broker for the owner of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to prospective purchasers (each a "Purchaser") solely to assist Purchaser in determining whether Purchaser is interested in potentially purchasing the Property. Colliers is also providing this Memorandum and the material in it to Purchaser with the understanding that Purchaser will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Purchaser will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

This Memorandum is a solicitation of interest only and is not an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussion with any potential Purchaser at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing this Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Purchaser. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to Purchaser concerning the Property.



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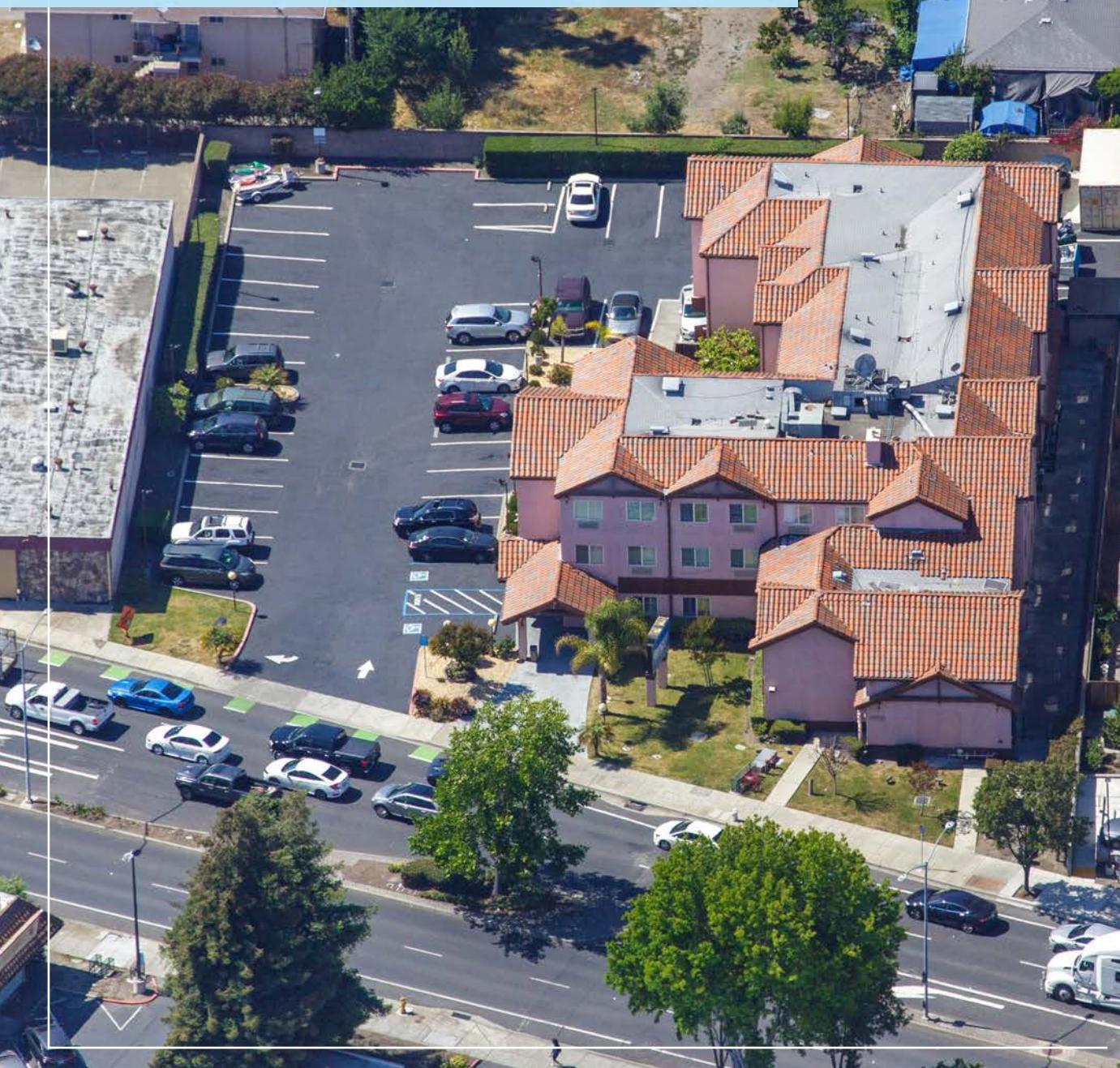
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# Executive Summary



## The Opportunity

Colliers International ("Colliers") as Exclusive Brokers, is pleased to offer for sale, Rodeway Inn & Suites at 835 West A Street. ("The Property") in Hayward Acres district in unincorporated San Lorenzo in the county of Alameda California. The Property presents a rare opportunity to acquire a 47-room hotel with 75% of the rooms containing kitchenettes. The Property is located in the center of the bay area with convenient and quick access to downtown Oakland, San Mateo and San Jose via Amtrak train station and 880 and 92 freeways. With the Skywest Commons shopping center being less than a 5-minute walk from the Property, guests or residences have quick access for all their grocery and retail needs.

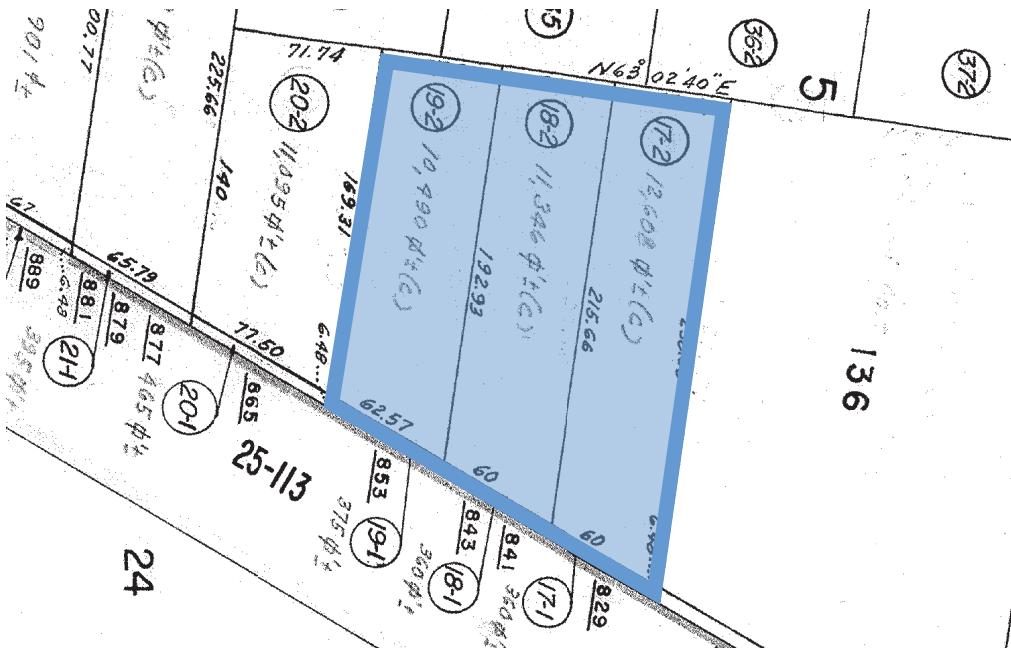
## Property Highlights

- Kitchenettes in 36 rooms
- Laundry room for guests
- BBQ area and gym for guests
- Less than 5-minute walk to the Hayward Executive Airport
- Less than 5-minute walk to 91 Bus Line with direct access to Hayward BART and Amtrak stations
- Less than 5-minute walk to multiple grocery and retail stores

# Property Summary

## Property Information

<b>Address:</b>	835 West A St., San Lorenzo, California 94541
<b>APN:</b>	432-20-17-2 432-20-18-2 432-20-19-2
<b>Franchise:</b>	Choice Hotels
<b>Brand:</b>	Rodeway Inn
<b>Rooms:</b>	47 + Managers Unit (15) 1 bed queens (32) 2 bed queens
<b>Year Built:</b>	2002
<b>Parking:</b>	39 surface spaces
<b>Corridors:</b>	Interior
<b>Stories:</b>	3
<b>Amenities:</b>	Gated Courtyard Laundry Facility Gym Dining Area
<b>Bldg. Improvements</b>	35,350 SF
<b>Site Area</b>	$\pm 34,443$ SF $\pm 0.79$ Acres

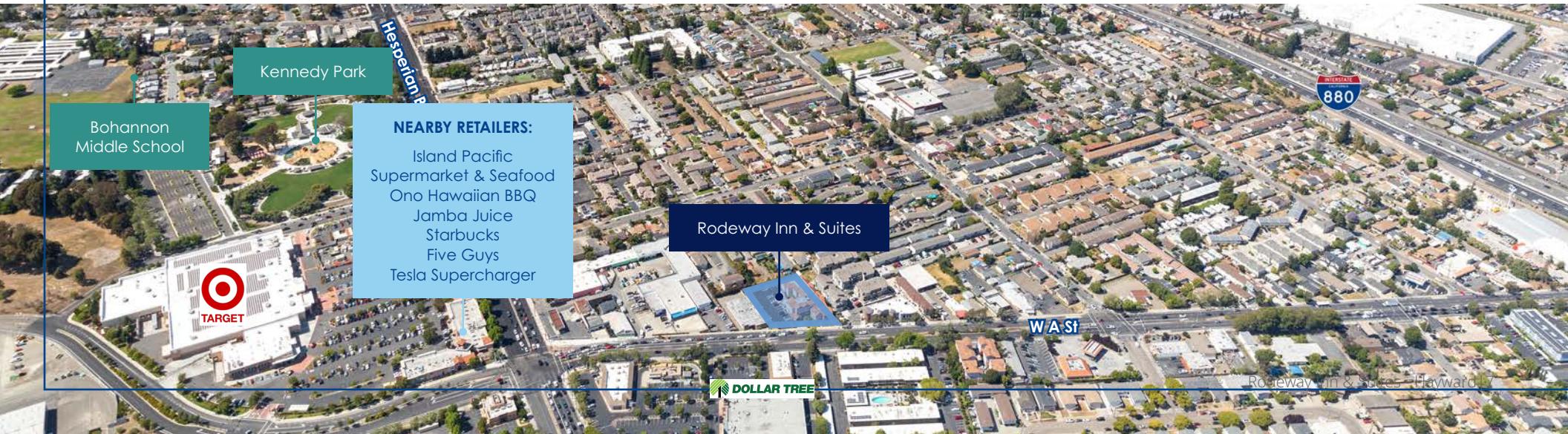


# Property Performance

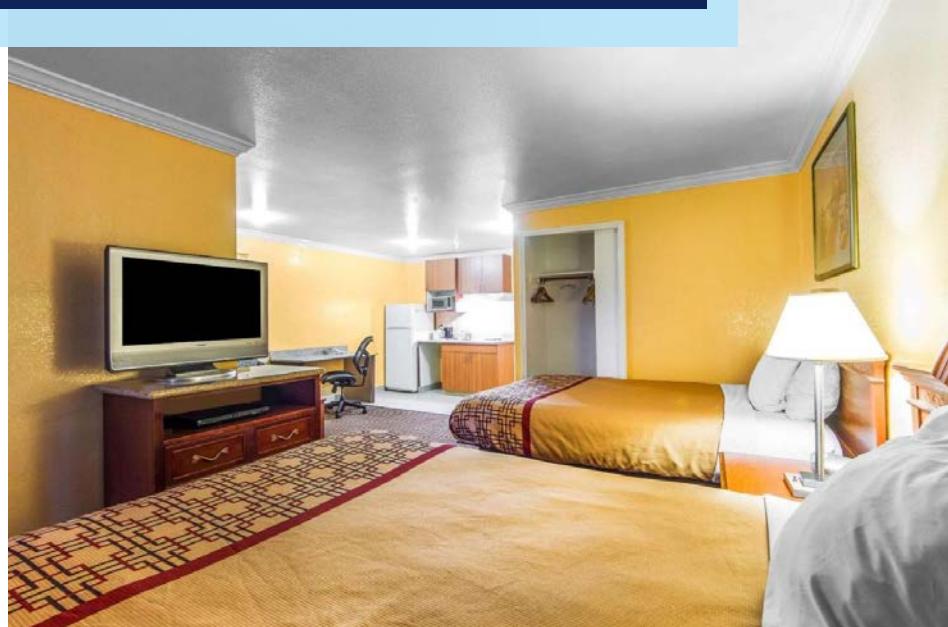
Occupancy %	2023												2024 YTD											
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
<b>My Property</b>	55.1	56.8	57.4	52.5	52.6	51.5	72.8	63.4	54.0	70.1	54.8	71.3	70.6	69.0	48.9	47.2	53.7	59.2	60.4	56.5	46.2	46.1		
Competitive Set	50.8	49.7	52.4	51.8	60.1	53.7	55.3	51.0	50.2	50.5	51.4	52.5	59.2	55.0	59.1	59.8	58.4	58.2	55.0	53.2	48.9	44.6		
<b>Subject Property Avg.</b>	58.6											57.0												
Competitive Set Avg.	52.6											54.6												
ADR	2023												2024 YTD											
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
<b>My Property</b>	\$105	\$103	\$101	\$99	\$101	\$100	\$110	\$108	\$99	\$139	\$122	\$141	\$162	\$151	\$104	\$100	\$98	\$101	\$103	\$103	\$96	\$91		
Competitive Set	\$82	\$84	\$87	\$84	\$84	\$84	\$84	\$82	\$81	\$78	\$74	\$74	\$74	\$74	\$78	\$78	\$79	\$82	\$82	\$78	\$78	\$75		
<b>Subject Property Avg.</b>	\$107											\$114												
Competitive Set Avg.	\$83											\$77												
REVPAR	2023												2024 YTD											
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
<b>My Property</b>	\$58	\$59	\$58	\$52	\$53	\$52	\$80	\$69	\$53	\$97	\$67	\$101	\$114	\$104	\$51	\$47	\$53	\$60	\$62	\$58	\$45	\$42		
Competitive Set	\$41	\$42	\$46	\$44	\$51	\$45	\$46	\$42	\$41	\$39	\$38	\$39	\$44	\$41	\$46	\$47	\$46	\$48	\$45	\$42	\$38	\$34		
<b>Subject Property Avg.</b>	\$63											\$67												
Competitive Set Avg.	\$44											\$42												

# Location Highlights

- Less than 5-minute walk to Skywest Commons Shopping Center with over 185,000 square feet.
- Close proximity to major grocery retailers including: Costco, Target, Smart and Final, and Cardenas Market.
- Convenient access to 880 and 92 freeways providing direct access to Downtown Oakland, San Mateo, and San Jose.
- ±20-minute drive to Downtown Oakland and San Mateo and ±35 minutes to Downtown San Jose.
- ±1 mile to Hayward Amtrak station and 1.7 miles to Hayward BART station.
- High visibility with an ADT of 24,949 at the corner of West A St and Royal Ave E.



# Property Photos

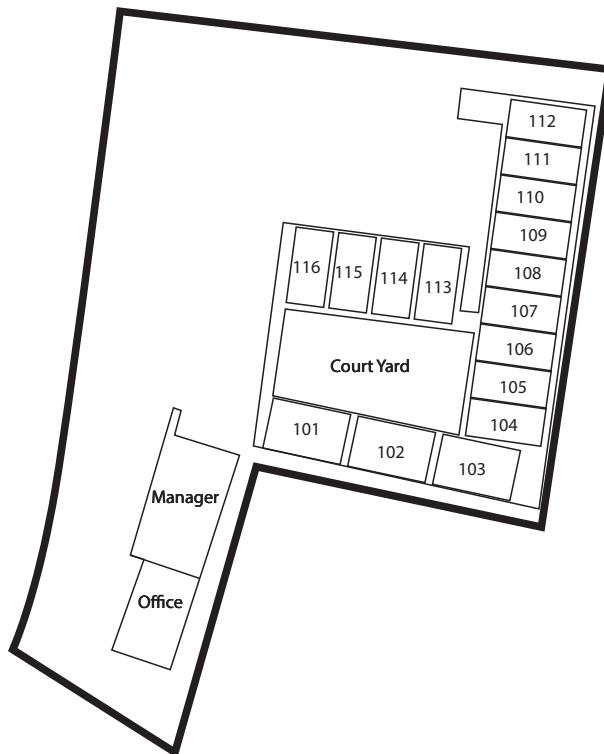


# Property Photos

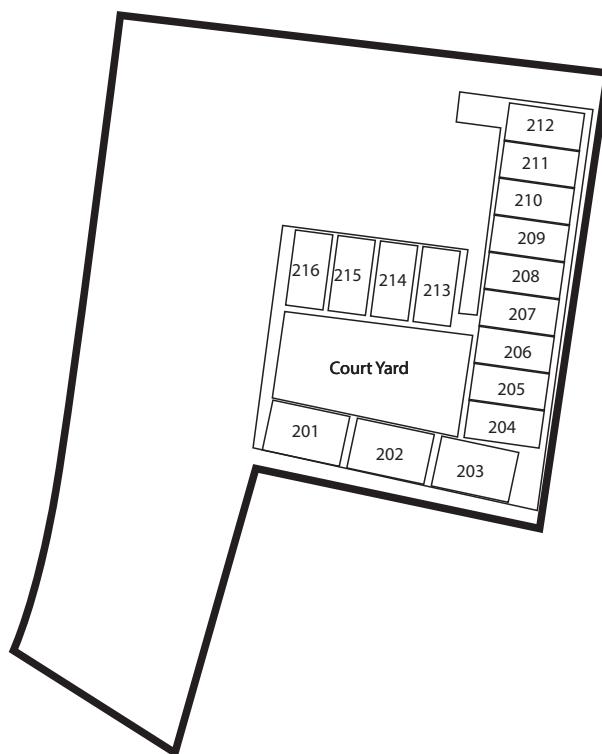


# Floor Plans

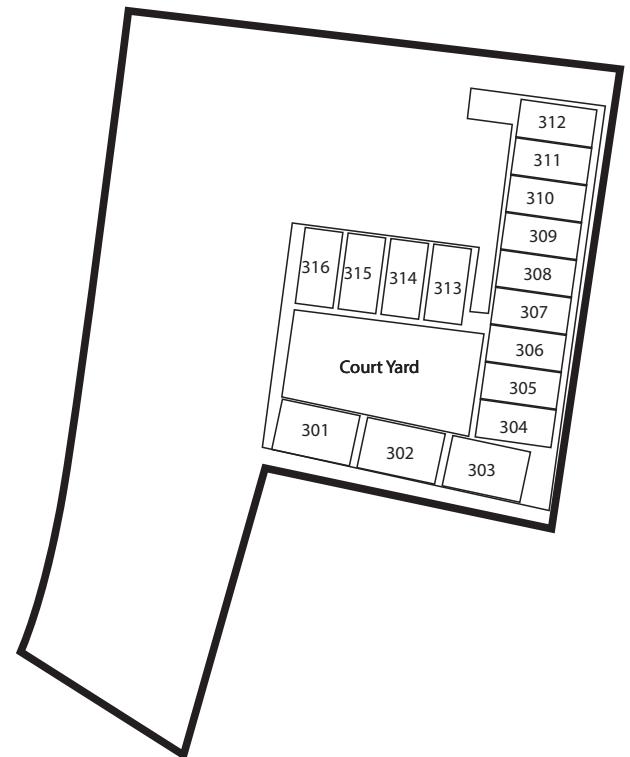
1<sup>st</sup> Floor



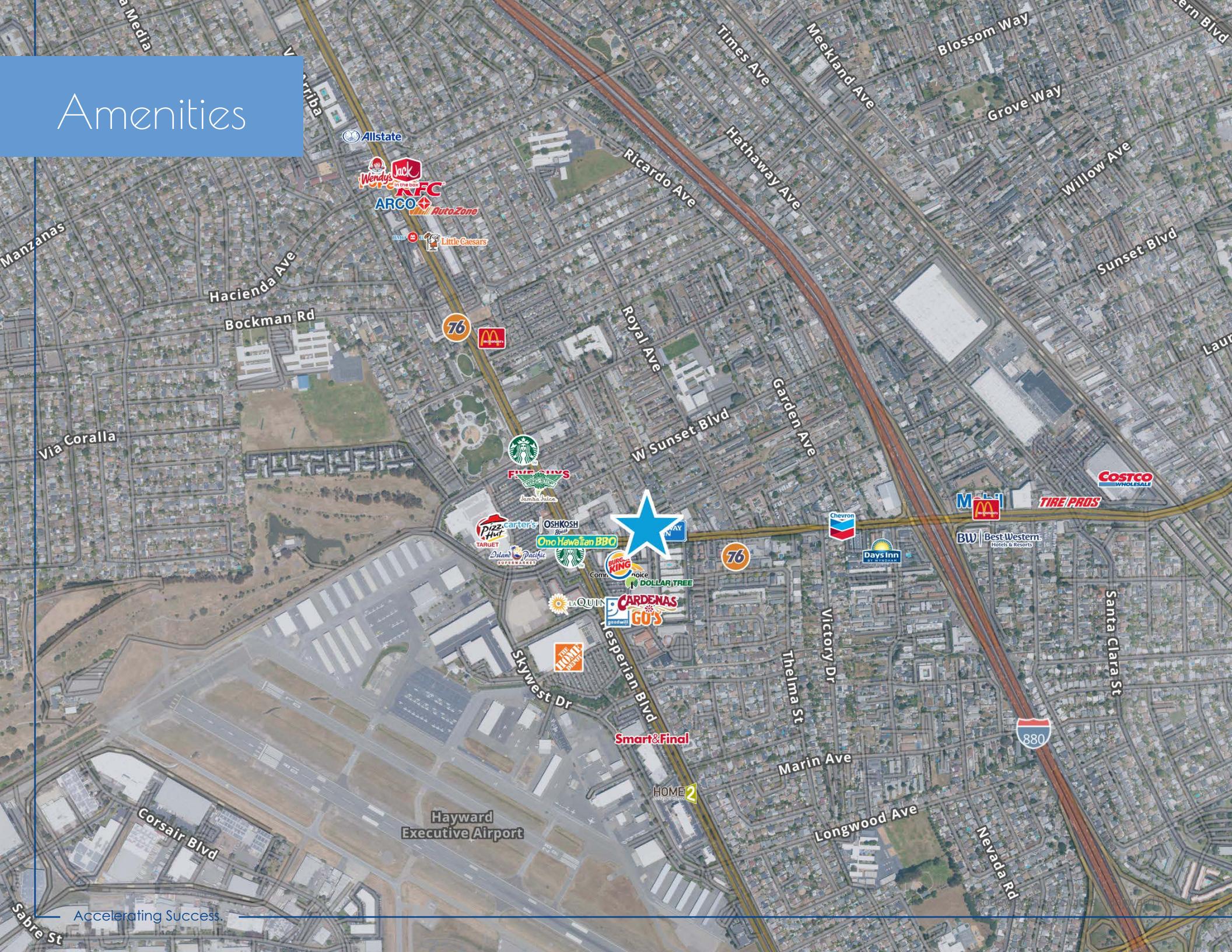
2<sup>nd</sup> Floor

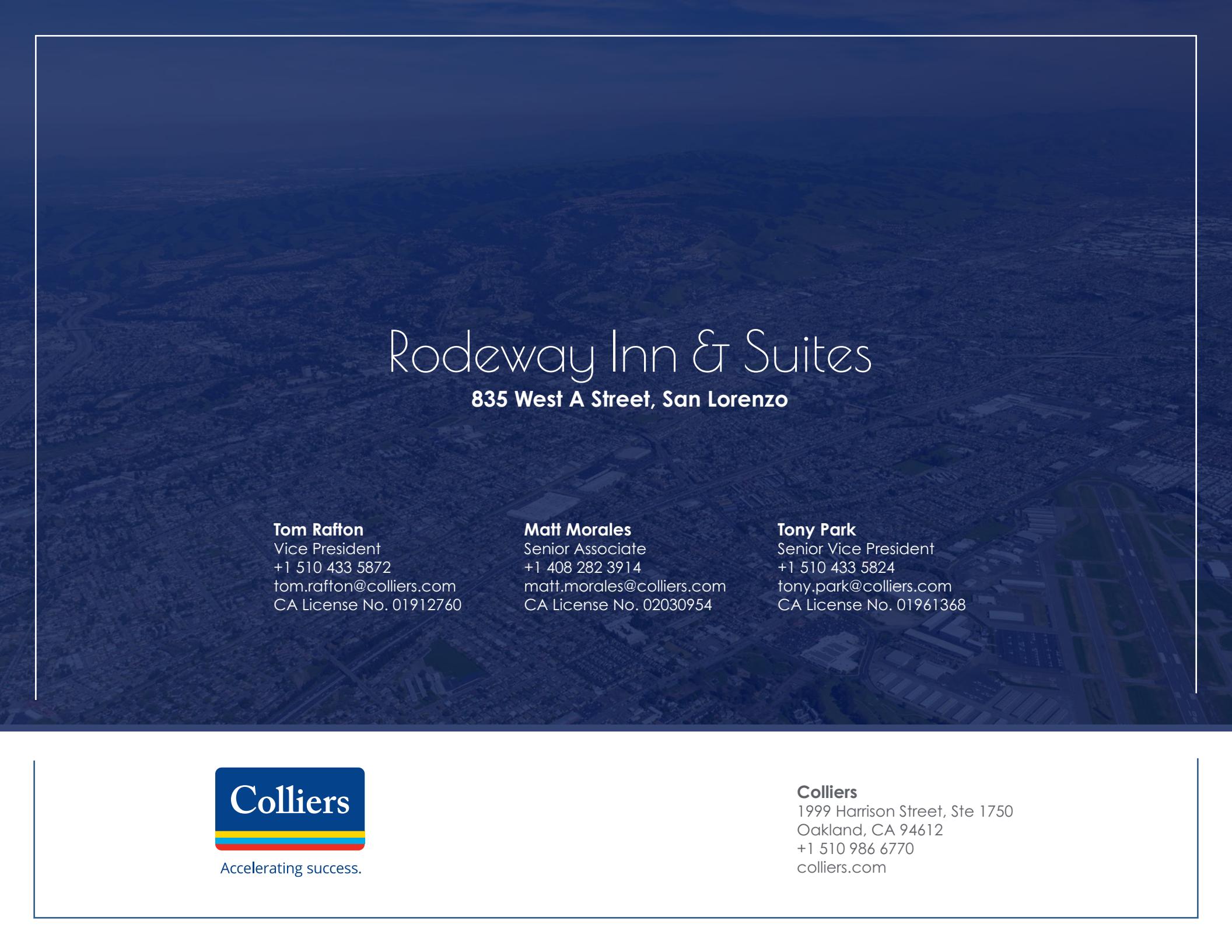


3<sup>rd</sup> Floor



# Amenities





# Rodeway Inn & Suites

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