

Quincy Inn & Suites

500 F Street SW | Quincy, WA 98848

Hospitality
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Quincy Inn & Suites
500 F St SW Quincy, WA 98848



Investment Highlights

Attractive Yield Profile

- 2024 cap rate of 10.39%, delivering double-digit returns
- Cash-flowing operations with upside through rate optimization during concert and tourism seasons

Fully Renovated Asset

- Comprehensive interior and exterior remodel completed in 2023
- Turnkey physical condition reduces near-term capital expenditure needs

Management in Place

- Experienced manager and payroll infrastructure already established
- Minimal owner involvement required; hands-off operational model

On-Site Manager Suite

- 30 guest rooms plus 1 manager's suite, supporting stable on-site management
- Allows for streamlined oversight and cost-effective staffing

Diversified Demand Base

- Guests include concertgoers, tourists, agricultural contractors, data-center employees, and local business travelers
- Year-round demand drivers balance seasonal leisure surges

Concert & Event-Driven Market

- Proximity to the world-renowned Gorge Amphitheatre (27,500 capacity)
- Quincy is the closest lodging hub, capturing overflow demand from national tours and festivals



The Opportunity

Property Details

Property Name	Quincy Inn & Suites
Total Keys	30
Address	500 F St SW
City, ST, Zip Code	Quincy, WA 98848
Year Built	1991
Building Size (SF)	±15,000
Lot Size (AC)	±0.87
Hotel Location Type	Small Metro/Town
Market Name	Washington State USA
Submarket Name	Washington State Area
Class	Economy
Corridor	Exterior
Stories	2
Amenities	Free Wifi, TV, Microwave
Demand Drivers	Gorge Amphitheatre, I-90, Quincy Valley Medical Center



Property Overview

Washington State USA Submarket Data

12-Month ADR \$102.89

12-Month Occupancy 68.90%

12-Month RevPAR \$70.86

Average Cap Rate (Economy) 9.90%

Number of Hotels Submarket 181

Average Rooms Per Hotel 35

Number of Rooms 6,374

Under Construction Hotels 0

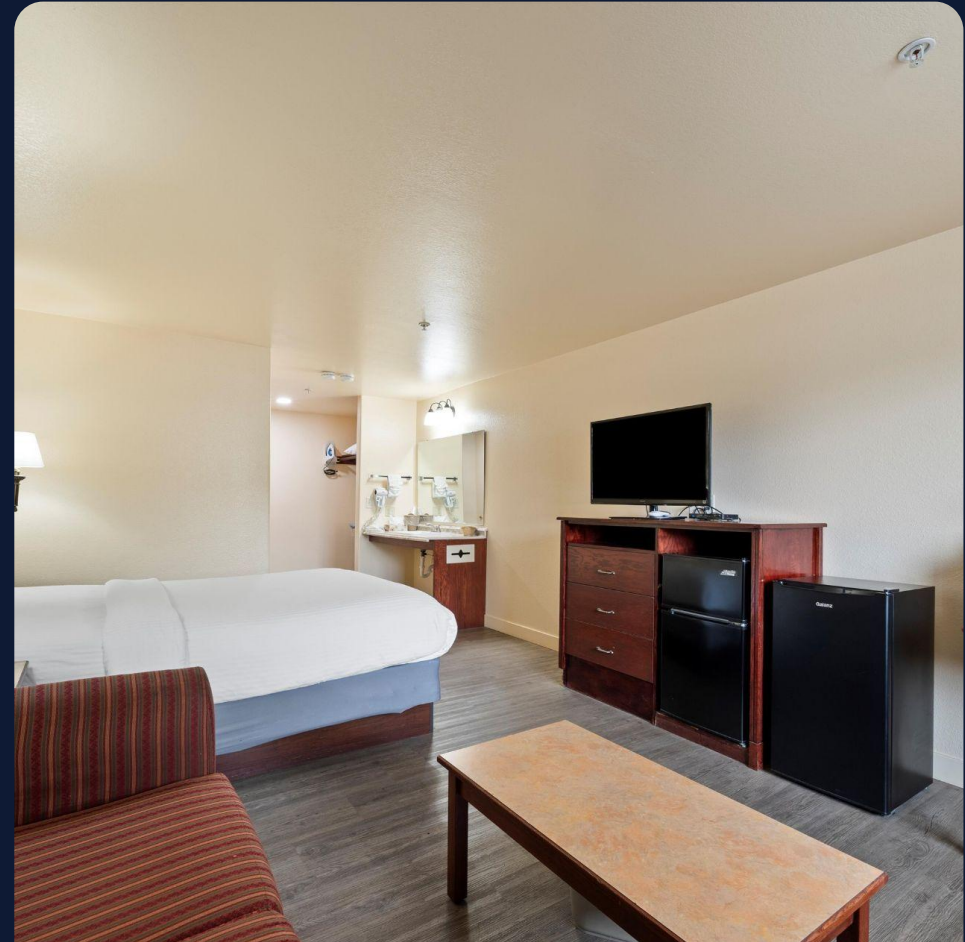
Under Construction Rooms 0



Property Photos



In-Room Kitchenette Enhances Extended Stay Options



In Room Mini Fridge and Flat-Screen TV Maximize Guest Convenience



Spacious & Brightly Lit Vanity Area



Comfortable Sitting Area With Couch For Added Guest Value



 **Mountain View Elementary**
±279 Students













 **Ancient Lakes Elementary**
±374 Students










Quincy Business & Event Center



 **Quincy Middle School**
±750 Students


Subject Property 

F St SW ±12,700 VPD

 **Pioneer Elementary**
±262 Students





 **Quincy Valley Med Center**
±38 Beds

Market Overview

Quincy Inn & Suites
500 F St SW Quincy, WA 98848



Quincy, WA

Market Demographics



8,294
Total Population

\$79,937
Median HH Income

2,300
of Households

58%
Homeownership Rate

3,737
Employed Population

20%
% Bachelor's Degree

350K+
Annual Visitors

\$283,900
Median Property Value

Local Market Overview

Quincy sits at the juncture of agriculture and technology in Central Washington, anchored by data centers and an expanding population base. Over the past few years the city has seen steady population growth, and household incomes have risen significantly—signs that local demand and spending power are strengthening. The local economy benefits from both the irrigated agricultural base and the presence of hyperscale data center operations that draw skilled labor and corporate investment into the region.

From a hospitality perspective, the property lies in a market with limited lodging supply, serving both business and leisure travelers. The asset is advantageously located near key road corridors and proximate to The Gorge Amphitheatre and Columbia River recreation nodes, attracting seasonal visitation flows. While direct traffic counts for F St SW are unavailable in public sources, SR-28 and local arterial routes in Quincy carry steady daily vehicle volumes, supporting visibility and ease of access to the lodging property.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,015	9,831	10,921
Current Year Estimate	6,472	9,101	10,150
2020 Census	6,058	8,430	9,329
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,214	3,054	3,439
Current Year Estimate	2,016	2,789	3,155
2020 Census	1,893	2,575	2,864
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,383	\$100,179	\$101,321

Economic Drivers

Quincy leverages a dual economic foundation in agriculture and hyperscale data center operations.

Strategically located along SR-28 with access to major regional markets and power infrastructure.

Economic Drivers

Quincy's economy is anchored by its irrigated agricultural sector—fruit orchards, vineyards, and row crops—and a growing cluster of data centers drawn by low-cost hydroelectric power. The Microsoft Columbia Data Center is one of the largest in the region, catalyzing supporting investments in utilities, fiber, and workforce amenities. The city has also invested in expanding electrical substations and broadband infrastructure to serve anticipated industrial growth.

Primary Industries

- Agriculture / crop production
- Data center / information technology
- Food processing / value-added agriculture
- Construction / infrastructure
- Retail & local services

Top Employers

- Microsoft / Columbia Data Center
- Grant County Public Utility District
- Local school district / educational institutions
- Major agricultural growers / processing firms
- City / municipal services

Recent Developments

- Upgrades to electrical substations for expanding energy capacity
- Fiber / broadband network expansion across Quincy Valley
- Road and utility improvements supporting industrial sites
- Incentives for new data center and tech-related investments

\$7.9B+

Regional Gross Domestic Product

±53 Miles

Distance to Yakima, WA



Hospitality Demand Drivers

Corporate Travel

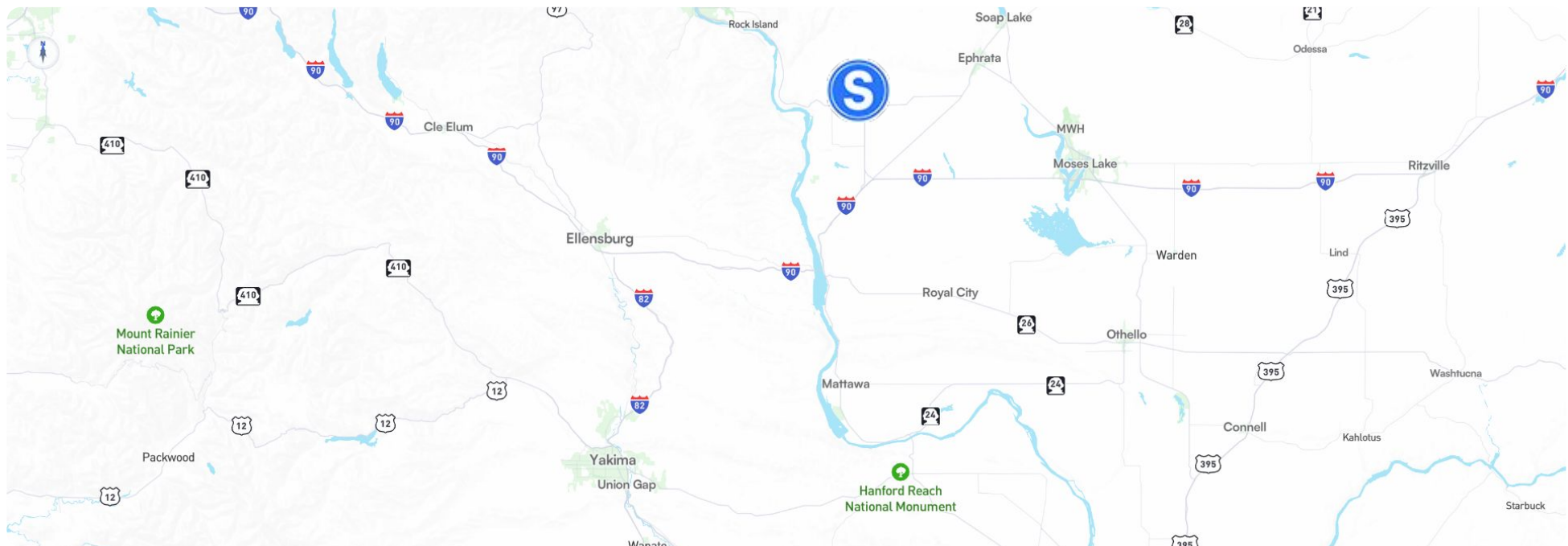
- Data center operations (e.g., Microsoft and others) generate stable weekday demand from engineers, contractors, and IT professionals.
- Agriculture-related businesses, including equipment vendors, logistics, and crop aggregators, support additional corporate lodging needs.

Quincy benefits from the presence of data centers drawn by low-cost hydroelectric power and tax incentives, making it a hub for tech infrastructure. This leads to consistent business travel, especially during infrastructure projects, audits, and maintenance cycles. Additionally, agribusinesses and food processing facilities generate corporate demand year-round, with seasonal peaks tied to harvests and inspections.

Tourism & Leisure Attractions

- Proximity to the **Columbia River, Crescent Bar, and water recreation** draws weekend visitors for boating, fishing, and events.
- **The Gorge Amphitheatre (27,500 capacity)** nearby creates strong seasonal event-driven overflow lodging demand. This amphitheater hosts 25+ major events for year which brings in around 350,000 annual visitors.

Quincy serves as a base for visitors heading to outdoor recreation sites and events in the region. Summer weekends see elevated occupancy from leisure travelers, especially during concerts at the Gorge. Agritourism and regional festivals add further layers of soft-season demand, creating opportunities for packaging and experience-driven marketing to leisure travelers.



Valuation Overview

Quincy Inn & Suites
500 F St SW Quincy, WA 98848



Financial Summary

\$3,150,000
List Price

\$105,000
Price Per Key

\$291,091
Net Operating Income



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **500 F St SW, Quincy, WA, 98848** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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