

PUBLIC

For Sale

ACTIVE

Courtyard Lewiston

2647 Nez Perce Dr, Lewiston, ID 83501, USA

117 rooms • 2025 year built • Courtyard by Marriott • Upscale • Low-rise • Suburban

Date

04/24/2026

Portfolio Name

2026 HREC 3 Lewiston ID Hotels

Ownership Type (% Sold)

Fee Simple (100%)

Owner's Broker

HREC Investment Advisors

Description

Investment Highlights

- Institutional Quality, Recently Built and Renovated 317-Key Portfolio
- Robust RevPAR Penetration - 110%+ for Hampton Inn & Holiday Inn Express
- Lewiston - Regional Economic and Transportation Hub
- Broad Employer Base Anchored by Manufacturing and Engineering
- Clustered Location Enabling Significant Operating Efficiencies
- Offered Unencumbered by Management
- Fee Simple Interest

With a total of 317 guestrooms, the Portfolio provides an opportunity to deploy substantial equity capital across high-quality assets with top-tier brands from Marriott, Hilton, and IHG, each positioned to capture strong, diversified demand. Situated adjacent to one another along Nez Perce Road and within walking distance, the Hotels share similar room counts and operational characteristics, creating significant efficiencies under unified ownership.

The Courtyard, completed less than a year ago, is the area's first newly built hotel since 2020 and features meeting space and on-site dining. The Hampton Inn and Holiday Inn Express complement the Courtyard as limited-service assets, with the Holiday Inn Express fully renovated in 2023. Together, these institutional-grade assets present an attractive opportunity for a long-term investment with significant performance potential.

Lewiston, known as the "River City" for its position at the confluence of the Snake and Clearwater Rivers, serves as a major economic hub in the Pacific Northwest. Its riverfront location provides direct ocean access via Idaho's only seaport, the Port of Lewiston, supporting a strong base in agriculture and manufacturing. Commodities such as wheat and barley move through the city by barges, with about 10% of U.S. wheat exports transiting thru Lewiston on the way to Portland. Clearwater Paper operates one of its three mills in Lewiston, benefiting from direct port access and ranking among the region's largest employers. Schweitzer Engineering Laboratories also maintains a major facility nearby, a short distance away from its Pullman, Washington headquarters and within walking distance of the Portfolio. Lewiston is home to Lewis-Clark State College, with over 4,000 students, and captures overflow demand from Washington State University and the University of Idaho, both of which are

approximately 45 minutes away and enroll nearly 40,000 students combined. With its strategic location, strong industry base, and educational presence, Lewiston stands out as a dynamic and attractive investment market in the Pacific Northwest.

HREC's Josh Smith, Chris Stein and George Davis are marketing the opportunity.

Internet Links

<https://platform.reverecre.com/api/view-email/832451f4-a99f-4c91-93aa-a874d5b69464>