



FOUR  
POINTS  
BY SHERATON

# FOUR POINTS SHERATON

*HOTEL OPPORTUNITY BY SEATTLE AIRPORT*

**22406 Pacific Highway S | Des Moines, WA 98198**

**John L. Scott®**  
REAL ESTATE

# Property Overview

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<b>Rooms:</b>	225
<b>Floors:</b>	7
<b>Type:</b>	Franchise
<b>Brand:</b>	Four Points by Sheraton (Marriott)
<b>Location:</b>	Suburban (Seattle Airport Submarket)
<b>Meeting Space:</b>	6,952 sq ft
<b>Parking Ratio:</b>	0.20 per room
<b>Open Date:</b>	Feb 2016

## 01 Site Summary





# 02

## PROPERTY HIGHLIGHTS

### DESIRABLE LOCATION FOR HOTEL GROWTH & OPPORTUNITY

A premier investment opportunity in the thriving Seattle Airport hospitality market, the Four Points by Sheraton Seattle Airport South offers immediate income and long-term development potential. This 225-room, 7-story Upper Upscale hotel, built in 2015 and opened in 2016, operates under the globally recognized Marriott International brand as a Four Points franchise.

Strategically located just 11 minutes from Seattle-Tacoma International Airport, the property sits along busy Pacific Highway South, with strong visibility and access to major transportation corridors. The hotel boasts 6,952 SF of flexible meeting space, a fitness center, business center, pool, on-site bar and restaurant, and high-speed internet, catering to both business and leisure travelers.

With the current market showing positive RevPAR growth and high occupancy in the Seattle Airport submarket, this property provides brand stability. The additional included lot opens the door for potential new hospitality, mixed-use, or parking expansion (buyer to verify zoning).

This offering is ideal for investors seeking a stabilized, branded hotel asset with upside potential through future development.



**STALLS AND ADDITIONAL LOT**



# HOTEL MARKET PERFORMANCE



## **Occupancy (YoY 12-Months Ending 2025)**

Occupancy Rate: 73.1% (+1.4% YoY)

Available Rooms: 3,386,420 (-1.7% YoY)

Occupied Rooms: 2,474,693 (-0.4% YoY)



## **Revenue Performance**

Average Daily Rate (ADR): \$143.78 (+0.9%)

Revenue per Available Room (RevPAR): \$105.07 (+2.3%)



## **Comparison – Seattle Overall**

Occupancy: 70.3% (+4.0%)

ADR: \$181.39

RevPAR: \$127.54

## Sales Comparables

(Investors & Market Value)

- Average Sale Price/Room (Seattle Airport):  
**\$157,447**
- Range of Sale Prices/Room: \$108,462 to  
**\$470,729**
- Cap Rates (Range): **2.4%–6.8%**
- Recent Notable Sales:
  - **La Quinta SeaTac** (143 rooms): \$27.4M @ \$191,608/room
  - **Hilton Garden Inn Renton** (150 rooms): \$18M @ \$120,000/room
  - **Kimpton Hotel Vintage Seattle** (125 rooms): \$33.7M @ \$269,600/room (Cap Rate: 2.4%)

## New Supply & Pipeline

- **New Deliveries (Past 12 Months):** 1 property (Muckleshoot Casino Resort, 401 rooms)
- **Under Construction Nearby:**
  - LivAway Suites (126 rooms, 4 stories, est. delivery: Jun 2025)
- **New Supply Impact: Moderate** — 126 rooms under construction in the near radius, not overly saturated.

# 73.1%

**Occupancy Rate** — healthy and growing.

# \$105.07

**RevPAR** — an upward trend is positive.

# 4–6.8%

**Cap Rates** — this is a typical range.

# ~\$157K

**Average Sale Price/Room** — in submarket.

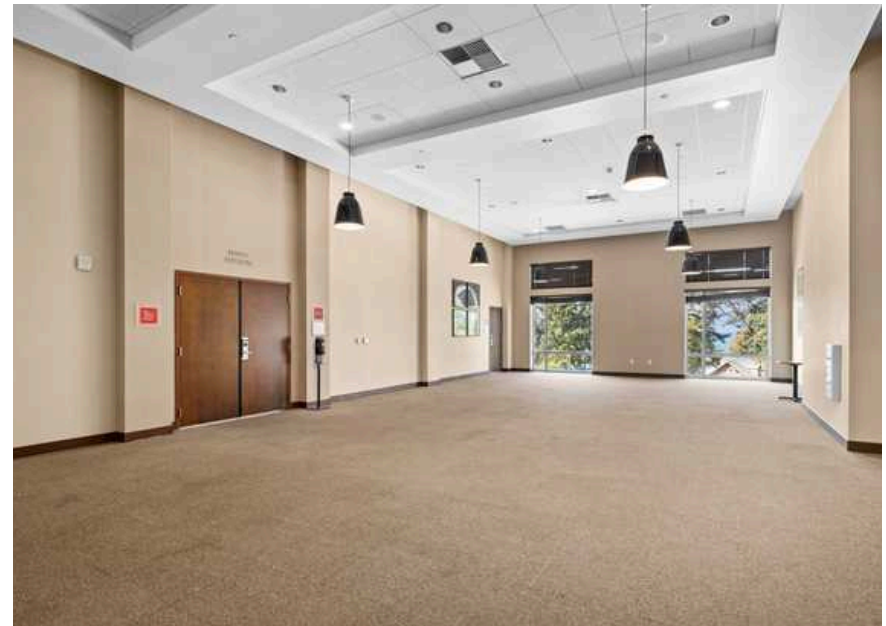
# 6,952 sqft

**Meeting Space** — advantageous for corporate/business traffic.



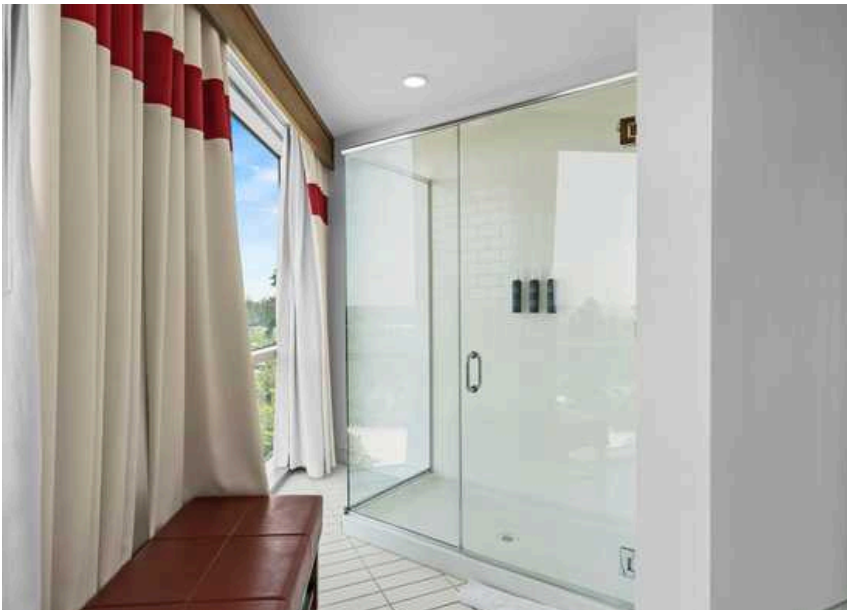












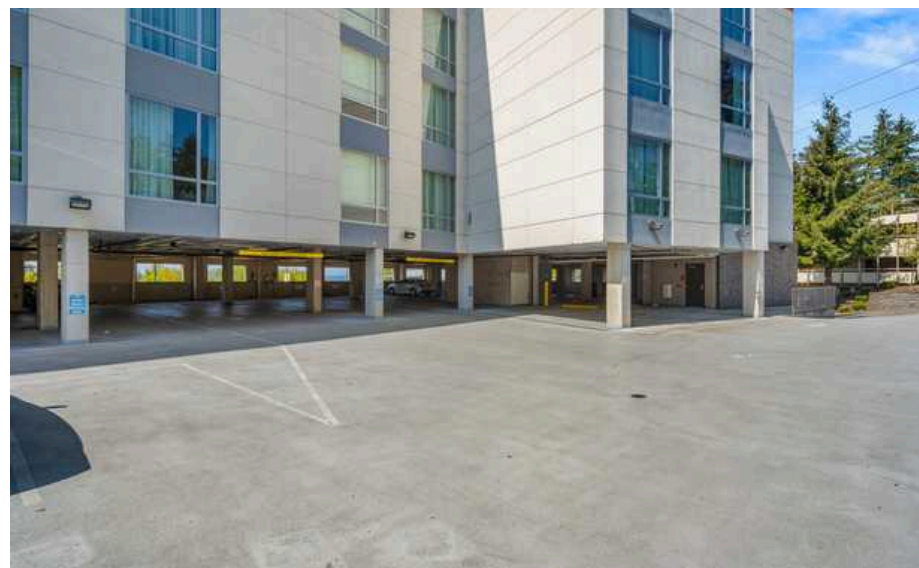








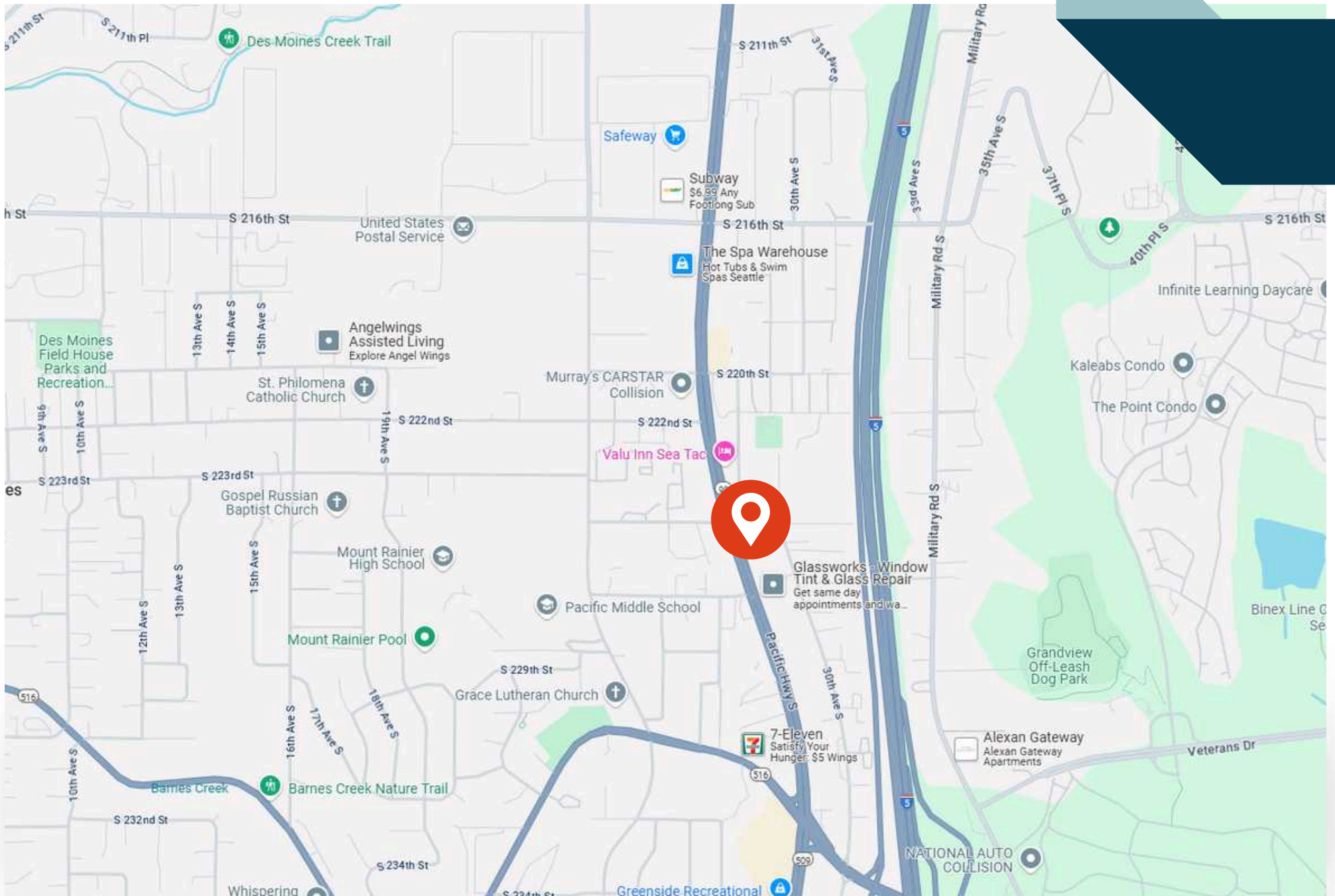




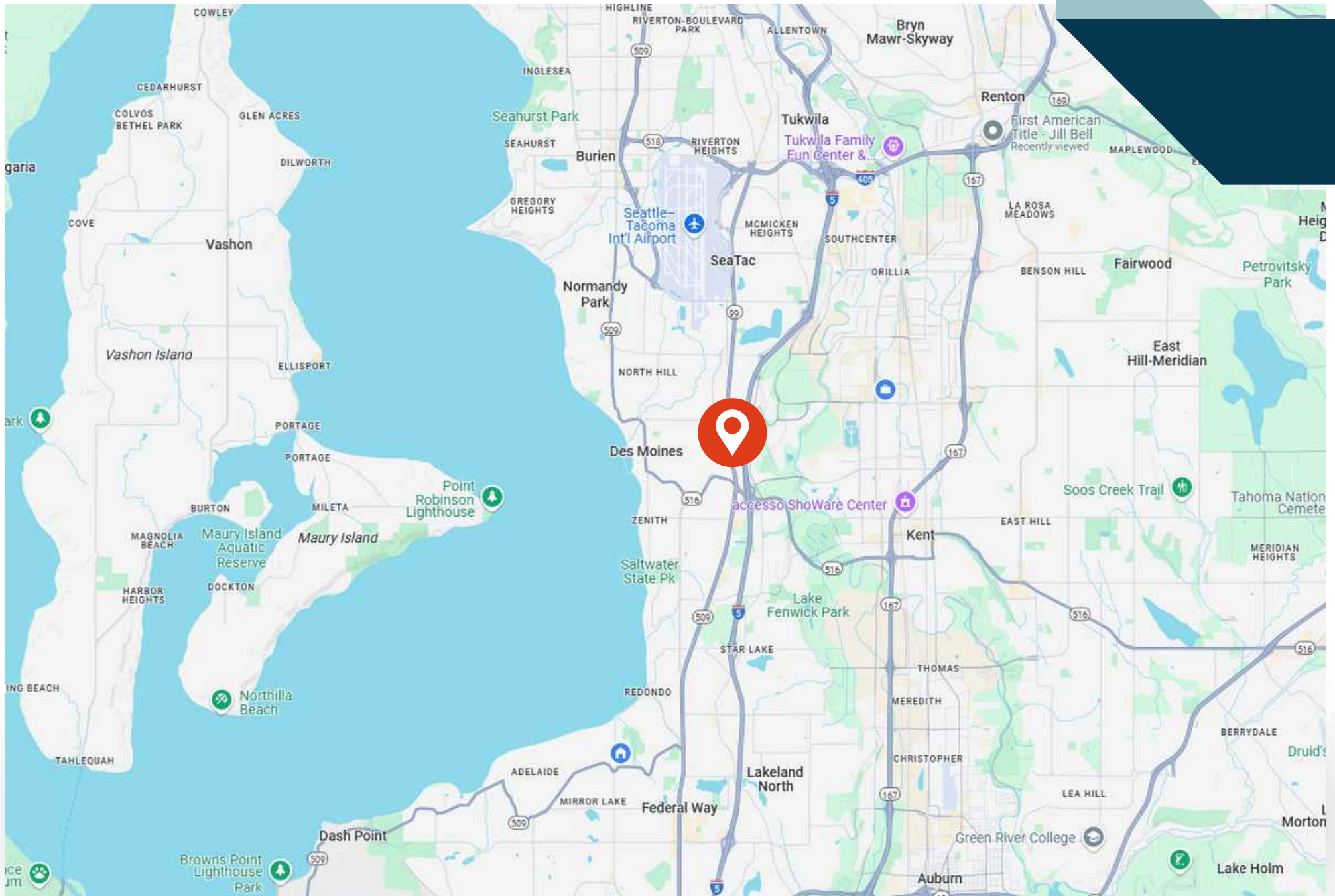














# Interested In This Property?

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