

CIP Exclusive Listing

CANDLEWOOD SUITES & BEST WESTERN PLUS PORTFOLIO – OAK HARBOR, WA

OFFERING SUMMARY

Lodging Style	Candlewood Suites by IHG Franchise & Best Western Franchise
Property Scale	Upper Midscale
Service Type	Select-Service
Number of Keys	160
Building Size	96,437 SF
Land Details	3.91 Acres Owned, Fee Simple
Year Built	2006
Year Last Renovated	2026
Number of Floors	4

PROPERTY DESCRIPTION

The Candlewood Suites & Best Western Plus Portfolio represents a premier investment opportunity in the heart of Oak Harbor, Washington. This 160-key, dual-branded portfolio consists of two 4-story, interior-corridor hotels situated on approximately 3.91 acres of fee-simple land. Having recently completed extensive Property Improvement Plans (PIPs) in 2026, the properties offer a turnkey transition for an incoming owner with modernized guest rooms, refreshed public spaces, and optimized infrastructure.

Strategically located along Whidbey Island's main arterial S.R. 20, the portfolio benefits from high visibility and proximity to NAS Whidbey Island, the region's largest economic driver. The dual-brand strategy captures a diverse range of demand, from long-term defense contractors and military families at the Candlewood Suites to leisure travelers and corporate groups at the Best Western Plus, which features the area's premier conference facilities. Oak Harbor serves as the commercial hub of Whidbey Island, a destination renowned for its rugged coastal beauty and year-round tourism. With a combined market share of nearly 46% of the city's hotel keys, this portfolio offers significant market control in a high-barrier-to-entry Pacific Northwest locale.



INVESTMENT HIGHLIGHTS

- **Portfolio Includes: Candlewood Suites Oak Harbor & Best Western Plus Oak Harbor Hotel & Conference Center**
- Franchised Portfolio On Whidbey Island
- Turnkey Hotels With Recent PIP Updates (\$4M complete Candlewood PIP Q1 2026)
- NAS Whidbey & Year-Round Demand Drivers
- Highway Visibility & Frontage On Main Road
- Island Accessible By Bridge & Ferries
- Adjacent Additional Land Available For Purchase

ALL PROPERTY TOURS MUST BE ARRANGED THROUGH BROKER

DO NOT CONTACT PROPERTY OR EMPLOYEES!

Contact Information

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