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## Shuttered Arlington Days Inn for sale, entitled for 251-unit multifamily project



Image: American City Business Journals

A shuttered roadside motel in Arlington is on the market, entitled for residential redevelopment.

ABDULLAH KONTE | WASHINGTON BUSINESS JOURNAL



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### Story Highlights

- Arlington Boulevard LLC is marketing a shuttered Days Inn site for multifamily redevelopment.
- Arlington Board approved an eight-story, 251-unit mixed-use building on the 2.4-acre property in July 2023.
- Cohn Property Group expects to issue a call for offers by mid-April.

The site of a shuttered Days Inn along U.S. Route 50 in Arlington is on the market and being pitched for a multifamily redevelopment.

The property, located on the corner of North Pershing Drive and Arlington Boulevard, spans about 2.4 acres. The site has a 60-year history as a roadside motel, though the Arlington Board approved the property for an eight-story, 251-unit multifamily-over-retail building in July 2023.

Arlington Boulevard LLC, led by Nayan Patel, bought the site for \$15 million in 2006, according to county records. Patel took the property, 2201 Arlington Blvd., through Arlington entitlements but did not proceed with his plans to build what he [called the Arva apartments](#).

"The client has development experience but he just wasn't ready to take on a project of this magnitude," Josh Simon, a principal at Cohn Property Group, the firm marketing the property, told me.



Rendering of the Arva apartments proposed to replace the Days Inn on Arlington Boulevard.  
STUDIOS ARCHITECTURE

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The property is currently valued at \$16.47 million, 99.9% of which is in the land, according to county records.

CPG's offering memorandum includes an alternate concept for a seven-story option designed by Studios Architecture and Bowman Consulting. It's the difference between more expensive Type 1 construction and a Type 3 build.

"We were giving the investors, developers the option of either or," Simon told me. "We think it's the likely outcome that somebody's going to want to replan this with one floor less, which is a seven-story product."

Going with the seven-story option would require a site plan amendment.

The property's hospitality roots date back to its days as the Arva Motor Hotel – a portmanteau for Arlington, Virginia. After that the Days Inn by Wyndham operated a motel on the site with 128 units and surface parking.

In October 2020, Arlington-based developer Shooshan pitched a mix of apartments over retail, [prompting a comprehensive zoning review](#). A July 2021 county study identified the property as ripe for residential or mixed-use redevelopment due to its location on Route 50, proximity to existing multifamily development, and "the declining viability of legacy roadside commercial uses such as motels," according to a CPG offering memorandum.

Shooshan [later dropped out](#) and Patel carried the project through the entitlement review.

According to CPG marketing material, the site is a "premier infill location with direct commuter access, established retail amenities, and proximity to major employment centers." Some of the more recent infill projects in the pipeline in Arlington include [JBG Smith's 1,000-unit RiverHouse expansion](#), an [820-unit addition on the Crystal House site](#) and a [15-story addition to Potomac Towers](#) announced earlier this year.

CPG expects to issue a call for offers by the middle of April, Simon said.