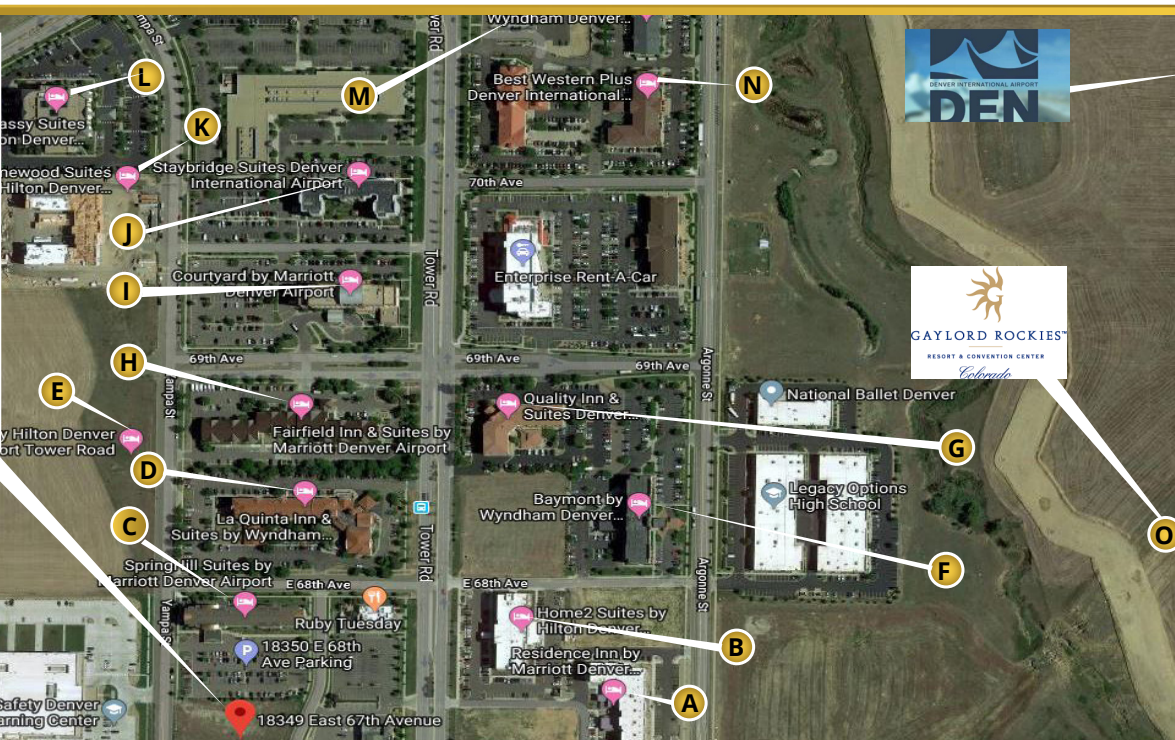


SUBJECT PROPERTY
E. 67th Ave & Tower
 Denver, Colorado
 1.79 Acres / 77,850 SF



AREA DEMAND GENERATORS

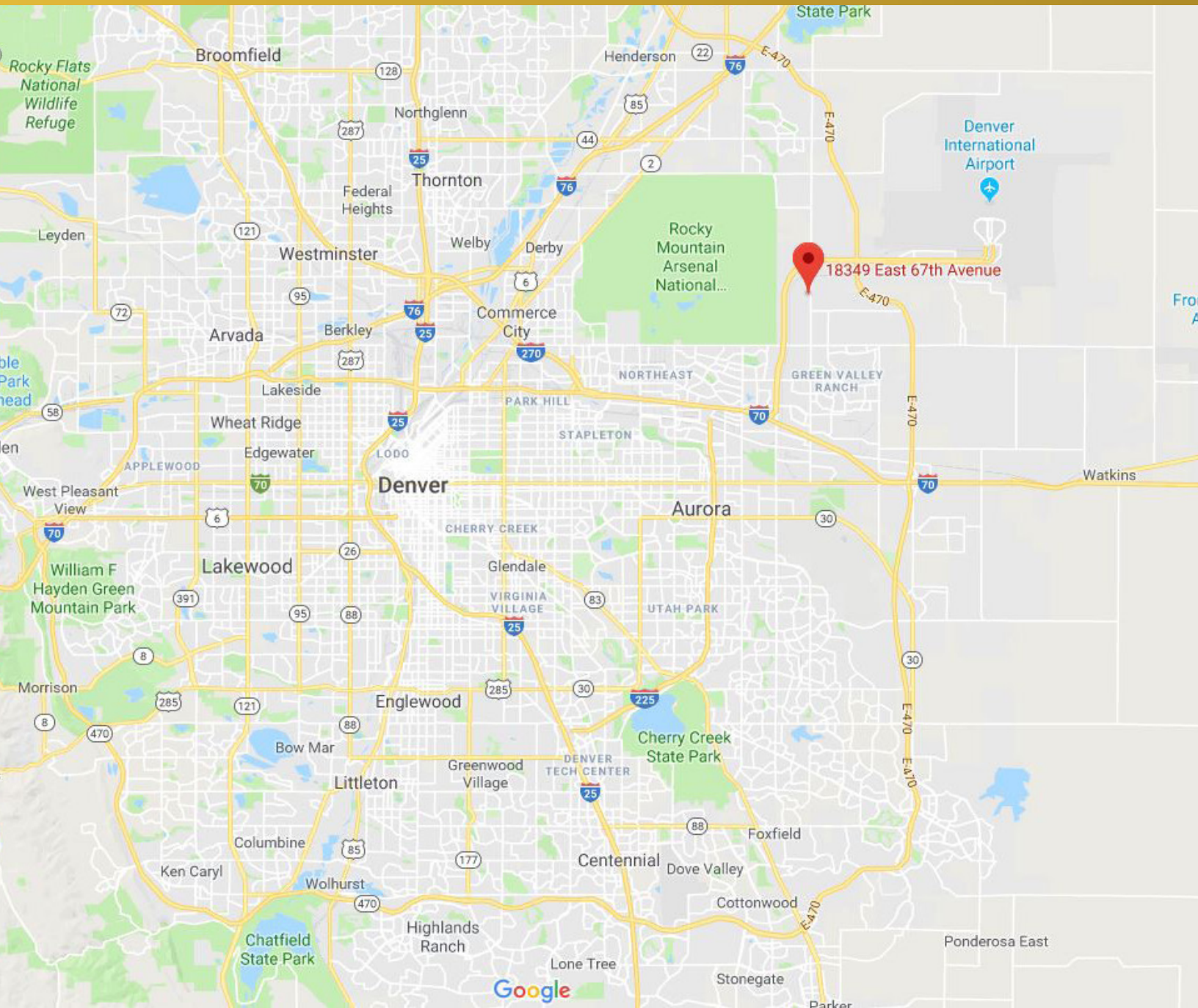
- A. Residence Inn
- B. Home2 Suites
- C. SpringHill Suites
- D. La Quinta Inn & Suites
- E. Tru by Hilton
- F. Baymont by Wyndham
- G. Quality Inn & Suites
- H. Fairfield Inn & Suites
- I. Courtyard by Marriott
- J. Staybridge Suites
- K. Homewood Suites
- L. Embassy Suites
- M. Days Inn & Suites
- N. Best Western Plus
- O. Gaylord Rockies Resort & Convention Center

INVESTMENT SUMMARY

- Purchase Price: \$2.1M
- Land Size (Gross):
1.79 AC / 77,850 SF
- Water & Sewer: Denver
- Attractive Investment Site
- High Point (mixed use community with additional available lots)
- Development Package
~ City Approval Plans
~ All 3rd Party Documents
~ Candlewood Re-license Available

PROPERTY HIGHLIGHTS

- High visibility site
- Allowed uses: Apartment Development Sites, Retail, Hotels, Assisted Living, Entertainment Health/Fitness, Office, Industrial, Self-Storage & More
- Gaylord Rockies Resort and Conference Center opened in December 2018. 1,501 rooms: 485,000 SF meeting space, water park, event center and more. Proven Overflow Demand



HOTELBROKER  **ONE**
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