

Total Area: **38191 Sq. Ft.** Year Built: **1985** Cap Rate:

**List Price: \$6,250,000.00**

**Travelodge by Wyndham Colorado Springs Airport**

6875 Space Village Avenue  
Colorado Springs, CO, 80915

**Dooley Batnasan**

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**Presented by:**

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# PROPERTY SUMMARY



## PROPERTY SUMMARY

Jamis Companies is pleased to present the exclusive opportunity to acquire the Travelodge by Wyndham Peterson SFB, a recently renovated 90-room limited-service hotel strategically located in Colorado Springs, just minutes from Colorado Springs Airport.

OFFERING SUMMARY	
List Price	\$6,250,000.00
Taxes	\$37,111.00
Multi-unit	Yes
Lot Size	95396.40 Sq. Ft
Year Built	1985
Building Size	38191 sq. ft.
Zoning	CC CAD-O
Price / SF	163.65

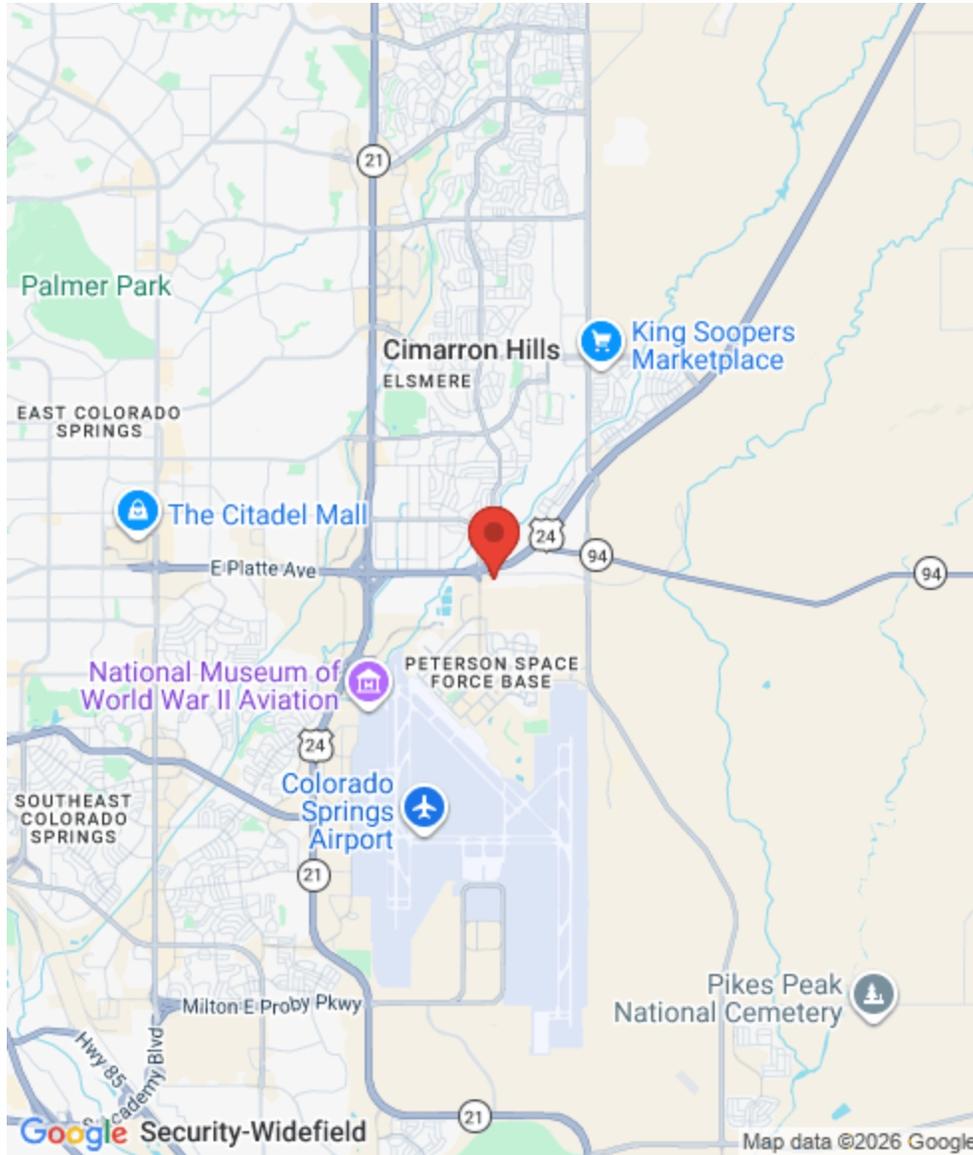
# PROPERTY DESCRIPTION



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- Offered at \$69,444 per key, representing an attractive entry price relative to replacement cost.
- \$400,000 in capital improvements completed in 2025 including a new boiler system and cosmetic upgrades.
- Consistently generates \$1.8M+ in annual revenue with RevPAR index exceeding 130 versus competitive set.
- Strong military, tourism, and construction demand from surrounding bases, attractions, and growth corridors.
- 20 exterior suites include kitchenettes and living space, ideal for long-term guests and military contractors.
- Location within an Opportunity Zone offers potential tax advantages and redevelopment opportunities.
- Exterior suites building could be converted to multifamily or assisted living, supported by flexible zoning.

# COMPLETE HIGHLIGHTS



LOCATION INFORMATION	
Building Name	Travelodge Hotel
Street Address	6875 Space Village Avenue
City, State, Zip	Colorado Springs, CO, 80915
County / Township	CO
Cross Streets	Peterson Rd & Hwy 24

BUILDING INFORMATION	
Building Size	38,191 SF
Building Class	B
Occupancy %	89%
Tenancy	multi
Number of Floors	2
Avg. Floor Size	500
Year Built	1985
Last Renovated	2025
Free Standing	Yes
# of Drive In Doors	0
# of Dock High Doors	1

# PHOTOS



5 | 6875 Space Village Avenue

Colorado Springs, CO, 80915