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1424 WEST

**PINE ST**  
PINEDALE, WY

82 KEY HOTEL WITH EXTENDED STAY & RESTAURANT LEASE



# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	1424 W Pine St Pinedale WY, 82941
Property Name	Pinedale Inn & Suites
Listing Price	\$4,500,000
Price Per SF	\$105.40/SF
Rooms	82
Price Per Room	\$54,878.04/key
Cap Rate	9.17%
Operation Type	Independent Economy
Corridor Type	Interior
Year Built	2005
Building SF	42,693 SF
Land Size (AC)	2.31 AC
2025 Taxes	\$27,607.71
Tax ID	02-00-10902





# PROPERTY OVERVIEW

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We're pleased to present for sale the Pinedale Hotel & Suites at 1424 W Pine St, Pinedale WY.

The Pinedale Hotel is a 82-key interior corridor hotel. 21 rooms have been set up as extended stay rooms with added kitchenettes. The building is 42,693 SF and is on 2.31 AC of land. The hotel was built in 2005 and features a heated indoor pool, hot tub, continental breakfast area, fitness center, business center, on-site spa and more.

The property also has a 5-year lease for 1,057 SF of restaurant space until 2029 that is 40% of the restaurants net revenue. The restaurant recently acquired a liquor license that will only further bolster the return on investment for the space.

The hotel's strategic location, combined with the fact that its one of the only hotels in the area with a restaurant, is likely to attract a steady influx of guests throughout the year, especially during the summer months.

Moreover, the ability to host extended stay tenants and provide long-term lodging helps ensure favorable returns on investment for its owners.





# RESTAURANT TENANT HIGHLIGHT



## TENANT INFORMATION

Business Name	The Grazing Goat
Leased Area	1,057 SF
Monthly Rent	40% Previous Month Net
Lease Type	NNN
Lease Commencement Date	April 17, 2024
Lease Duration	5 Years
Lease Expiration	3/31/2029

The Grazing Goat offers dine-in, to-go, curbside pickup, room service and catering. Open for lunch and dinner, the restaurant features a robust menu of appetizers, salads, hot sandwiches and pizza.

They recently acquired a liquor license and will be expanding their beverage menu.





# MAZZI MASSAGE & SPA

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Mazzi Massage & Spa offers an exceptional fusion of spa and wellness at The Pinedale Hotel & Suites.

This unique spa retreat in Pinedale, Wyoming, offers personalized programs that infuse life with a greater sense of vitality and offers a motivating kick-start of an evidence-based approach to exercise designed to transform you from the inside out.

The hotel employs a spa reservation team to advise and assist clients with treatment selections.





# EXTENDED STAY OPERATIONS

By catering to guests who require longer accommodations, such as business travelers, relocating families, or tourists looking for a more immersive experience, hotels can maintain a steady flow of income with less turnover-related expenses like cleaning and administrative costs.

Extended stays also fill rooms that might otherwise remain vacant, helping to maximize occupancy during off-peak periods.

In Pinedale, this strategy is particularly effective, as the housing market has not caught up with increased demand due to the high cost of living in neighboring cities like Jackson.

By providing affordable, extended-stay options, hotels in Pinedale can attract guests who might otherwise struggle to find suitable housing, capturing a broader market and increasing revenue potential.





# 1424 WEST PINE ST





# 1424 WEST

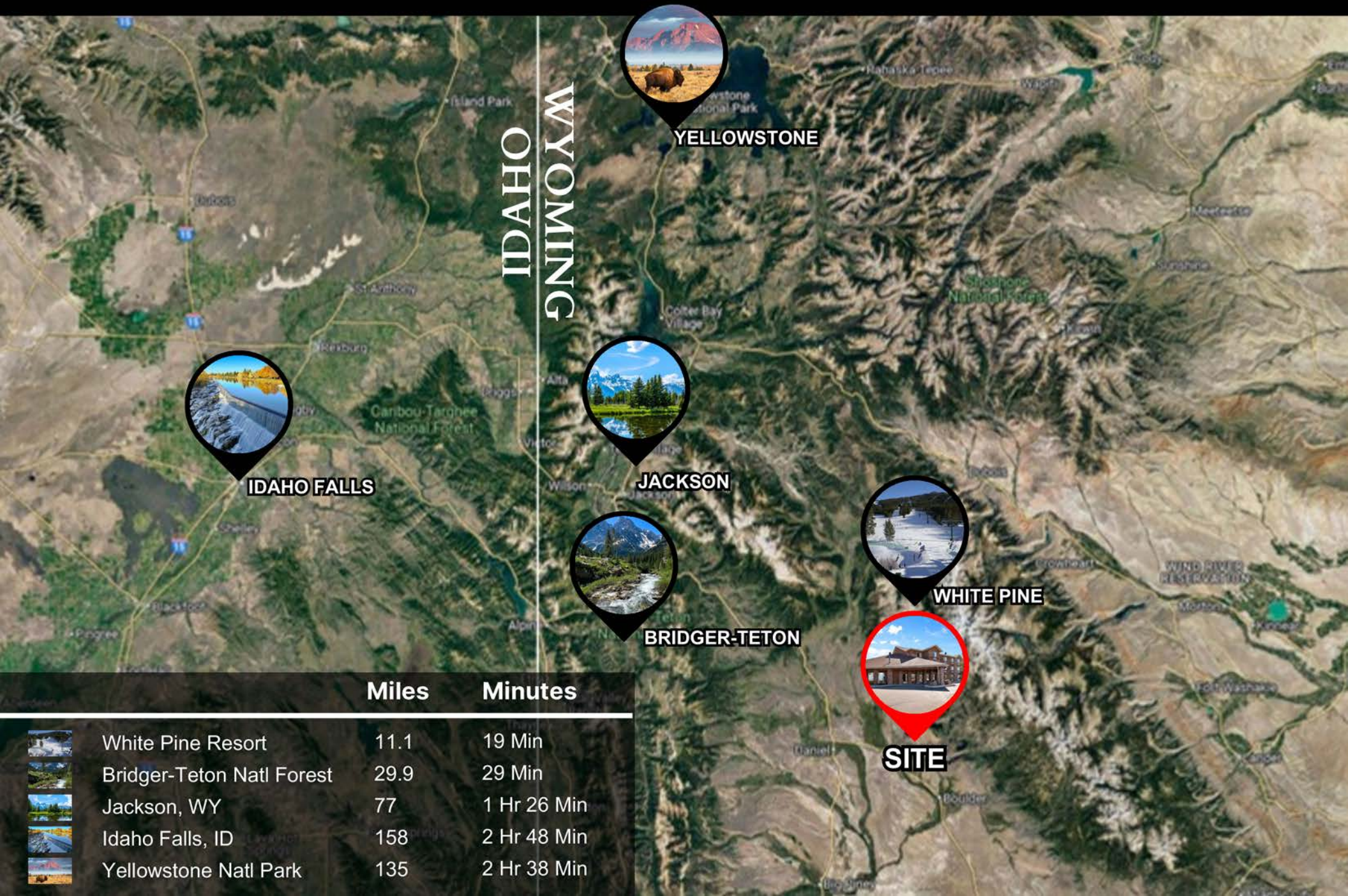
**PINE ST**

**US 191 - 10,015 ADT**





# 1424 WEST PINE ST



IDAHO FALLS



YELLOWSTONE



JACKSON



BRIDGER-TETON



WHITE PINE



SITE

	Miles	Minutes
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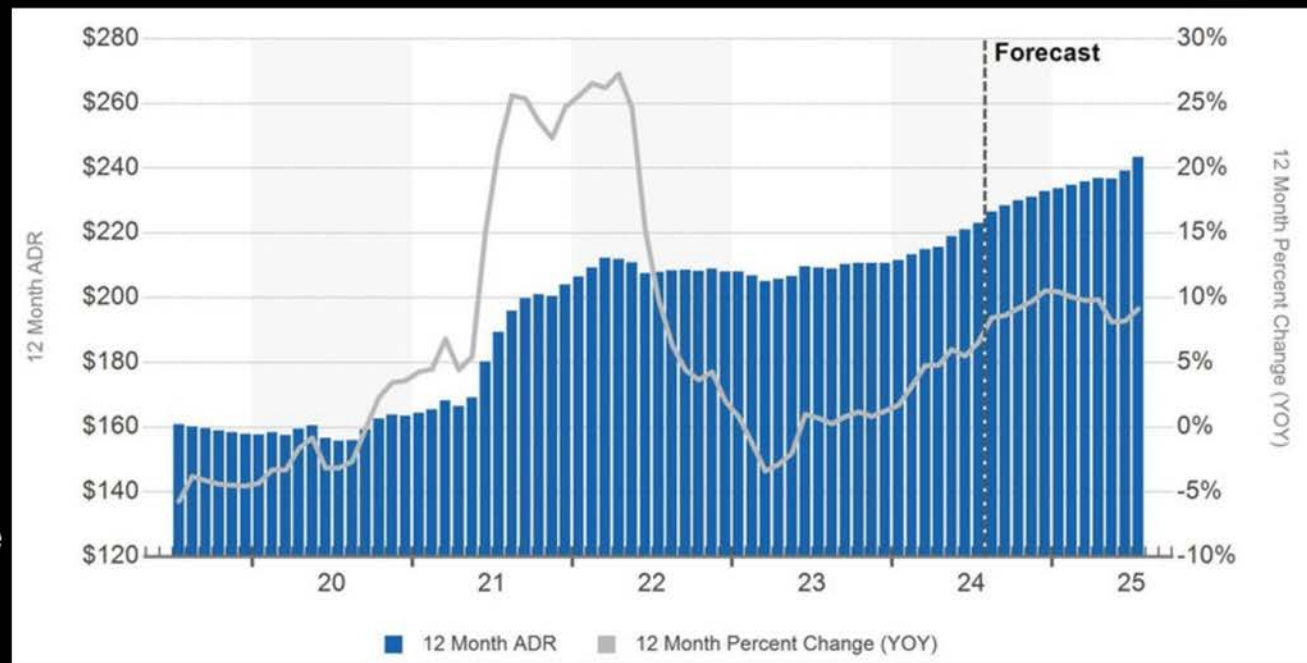
White Pine Resort	11.1	19 Min
Bridger-Teton Natl Forest	29.9	29 Min
Jackson, WY	77	1 Hr 26 Min
Idaho Falls, ID	158	2 Hr 48 Min
Yellowstone Natl Park	135	2 Hr 38 Min



# MARKET ANALYSIS

**Average Daily Rate (ADR) in Wyoming:** The 12-month ADR for Wyoming hotels has shown a steady upward trend following the disruptions of 2020.

In the immediate aftermath of the pandemic, ADRs saw a significant rise, peaking in early 2022, driven by a surge in demand and constrained supply.



Despite a slight correction later in 2022, ADRs are forecasted to climb again, with steady increases anticipated through 2025. This reflects the ongoing recovery in the hospitality market, as well as Wyoming's growing appeal as a travel destination. The forecast indicates stable and consistent growth in ADR, suggesting robust pricing power in the market moving forward.



# MARKET ANALYSIS

## Occupancy Trends in Wyoming:

Wyoming's hotel occupancy followed a similar pattern to the national trend, with a sharp decline in 2020 as a result of the global pandemic.

However, the recovery has been strong, with occupancy rates climbing steadily through 2021 and into 2022.



A slight dip in 2022 reflects seasonal variations and market adjustments, but the long-term forecast projects continued improvement into 2025. The 12-month occupancy rates are expected to remain healthy, supported by steady demand from both tourists and business travelers. This trend highlights Wyoming's resilience and positive outlook in the hospitality sector, positioning it for continued growth for the future.





# MARKET ANALYSIS

This area of Wyoming is a large submarket, and contains around 15,000 rooms spread over 244 properties. That represents roughly half of the Wyoming market's hotel inventory. Like the market, this area is characterized by small hotels and inns. The average hotel has 60 rooms, not far from the market average, but easily below the national norm of about 90 rooms per building.

As of July, 12-month average RevPAR in the Wyoming Area hotel submarket was climbing at an annual rate of 5.7%, essentially in line with the Wyoming average.

There is only one new 39 room hotel project underway in the Wyoming Area submarket. This marks a continuation of new development in the submarket, in which around 81 rooms delivered over the past three years. Those new developments were materially offset, however, by the demolition of a 57-room hotel during the same timeframe.

Just one hospitality trade has closed over the past 12 months. The Wyoming marketing usually sees at least a handful of trades in a given year, meaning that these assets are becoming more attractive as mid to long-term holds.













## INTERIOR PHOTOS











## INTERIOR PHOTOS





















# PINEDALE, WY HIGHLIGHTS

Bridger-Teton National Forest boasts 37 developed campgrounds and 34 designated trailheads with more than 2,200 miles of system trails that vary in difficulty from family day-hikers to those only for hard-core wilderness enthusiasts.



White Pine Ski & Summer Resort is one of the oldest ski areas in Wyoming, located just 10 miles from Pinedale. White Pine is one of the best ways to enjoy the gorgeous Wind River Mountain Range.



Only 3.2 miles from Pinedale, this stunningly beautiful, pristine, and mostly undeveloped lake offers easy access to outdoor activities and is a focal point for popular annual events, including the Sailing Regatta and Big Fish Ice Derby.







# PINEDALE, WYOMING

Pinedale sits nestled in a high alpine valley surrounded by three large mountain ranges — the Wind River Range, the Wyoming Range, and Gros Ventre Mountains. As part of the Greater Yellowstone Ecosystem, the Bridger-Teton National Forest is a hub for a variety of outdoor recreation, and the spectacular landscape is home to a multitude of amazing wildlife. Pinedale also features one of the last remaining long-distance animal migrations in the Western Hemisphere, and visitors can watch the pronghorn and other animals safely cross roadways via purpose-built migration overpasses west of town.

Pinedale's in-town attractions and friendly locals make the community stand out. Explore this area's rich history at the Museum of the Mountain Man; enjoy the pools, climbing wall, and full gym setups at the Pinedale Aquatic Center; tee off at Rendezvous Meadows Golf Course or lace your skates at the Sublette County Ice Arena. Whether you're looking for mountain bike rentals or locally-crafted artwork, our family-owned businesses are ready to provide visitors with equipment, services, and unique experiences.





# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 1424 W Pine St Pinedale WY, 82941. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.





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