

SALE BROCHURE

Foot of the Mountain Motel: A Boulder Landmark

200 ARAPAHOE AVE

Boulder, CO 80302

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LISTING PRICE:	\$6,495,000
CAP RATE (2022-2024 AVG.)	7.20%
KEYS:	20
LOT SIZE:	1.05 Acres
CAP RATE:	7.2%
BUILT/RENOVATED:	1934/2016
PID:	146136200018
BROKER OF RECORD (CO):	Michael Corbey with Realspace Commercial Real Estate, LLC

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the offering of the historic Foot of the Mountain Motel, a boutique mountain retreat located at the base of Boulder Canyon in Boulder, Colorado. Originally established in 1934, this iconic property has served as a beloved hospitality landmark for nearly a century.

The Property encompasses 20 guest units, comprised of 18 well-appointed studios and two spacious suites, situated on approximately 1.05 acres. The accommodations blend authentic mountain lodge character with modern conveniences, appealing to today's leisure traveler. Recent renovations have enhanced comfort and durability while preserving the property's vintage charm, ensuring both operational stability and enduring guest appeal.

Boulder remains one of the most supply-constrained, Class A hospitality markets in the country, with extremely limited new development opportunities due to stringent zoning, preservation requirements, and geographic constraints. This scarcity of developable sites creates meaningful long-term pricing power for existing operators and underpins sustained investor demand.

SALE HIGHLIGHTS



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- **7.20% Cap Rate (Without Management Fee) | 6.53% Cap Rate (With Management Fee)**
- **Fully restored, turn-key 1930s mountain lodge** on 1.05 acres at the base of Boulder Canyon, just minutes from downtown Boulder
- **20 unique guest units**, including 18 rustic studios and 2 spacious suites, blending vintage charm with modern amenities
- **Prime Boulder location**, which is nationally recognized as a year-round tourism destination and one of the hottest real estate markets in the U.S.
- **Development potential exists**, including adding glamping tents, tiny homes, or a Nordic spa component. Flexible Transitional Zoning.
- **Recent renovations** preserve original hewn-pine construction and historic character while upgrading for comfort and efficiency
- **Meticulously maintained** through successive ownership, ensuring limited near-term capital needs
- **85%+ annual occupancy** sustained over several years, driven by consistent leisure and academic/business demand
- **The Sundance Film Festival is relocating to Boulder in 2027**, which is expected to drive material occupancy and ADR gains during the historically somewhat soft Q1 season
- **Situated at the foot of Flagstaff Mountain** with direct access to hiking, climbing, biking, and Boulder Canyon recreation
- Only **42 miles from Denver International Airport**
- **Listing Website:** northco.com
- **Property Website:** footofthemountainmotel.com
- **BOR:** Michael A. Corbey - RealSpace Commercial RE, LLC, (Englewood, CO)

ADDITIONAL PHOTOS



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SECTION 1

Location Information

LOCATION OVERVIEW



BOULDER, CO

The Property benefits from a premier location that combines natural beauty with immediate access to world-class demand generators. Guests enjoy direct proximity to Flagstaff Mountain and Boulder Canyon trailheads, while being less than five minutes from Pearl Street Mall, the University of Colorado Boulder, and downtown Boulder's dining, shopping, and cultural amenities. This dual positioning allows the property to capture both outdoor enthusiasts and the steady year-round demand of Boulder's academic, business, and tourism economy.

Distances from larger cities:

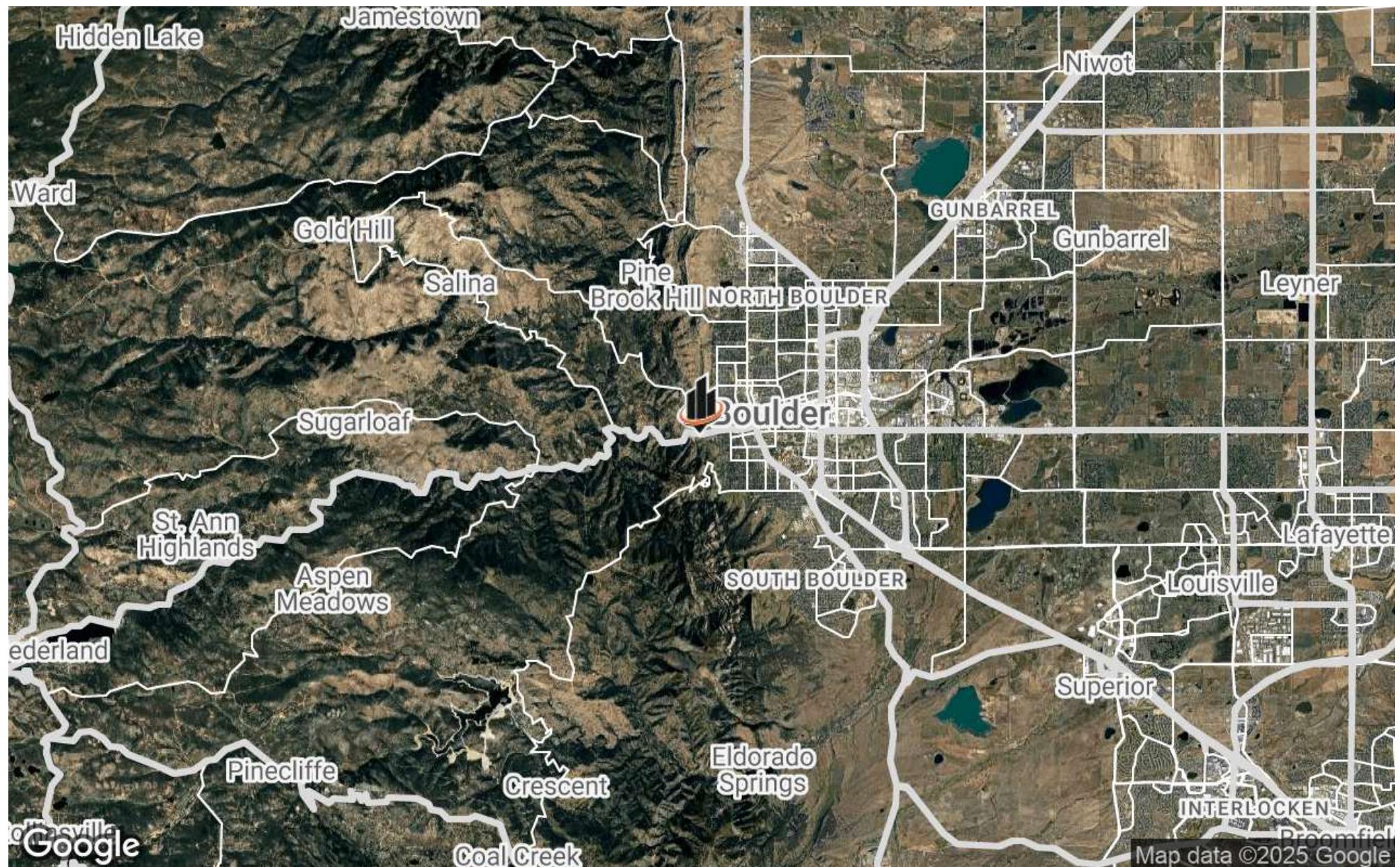
Denver, CO - 29 miles northwest of Denver
Fort Collins, CO - 58 miles south of Fort Collins
Cheyenne, WY - 90 miles southwest of Cheyenne
Colorado Springs, CO - 97 miles north of Colorado Springs
Salt Lake City, UT - 520 miles east of Salt Lake City

The nearest international airport is Denver International Airport, located 42 miles east of Boulder.

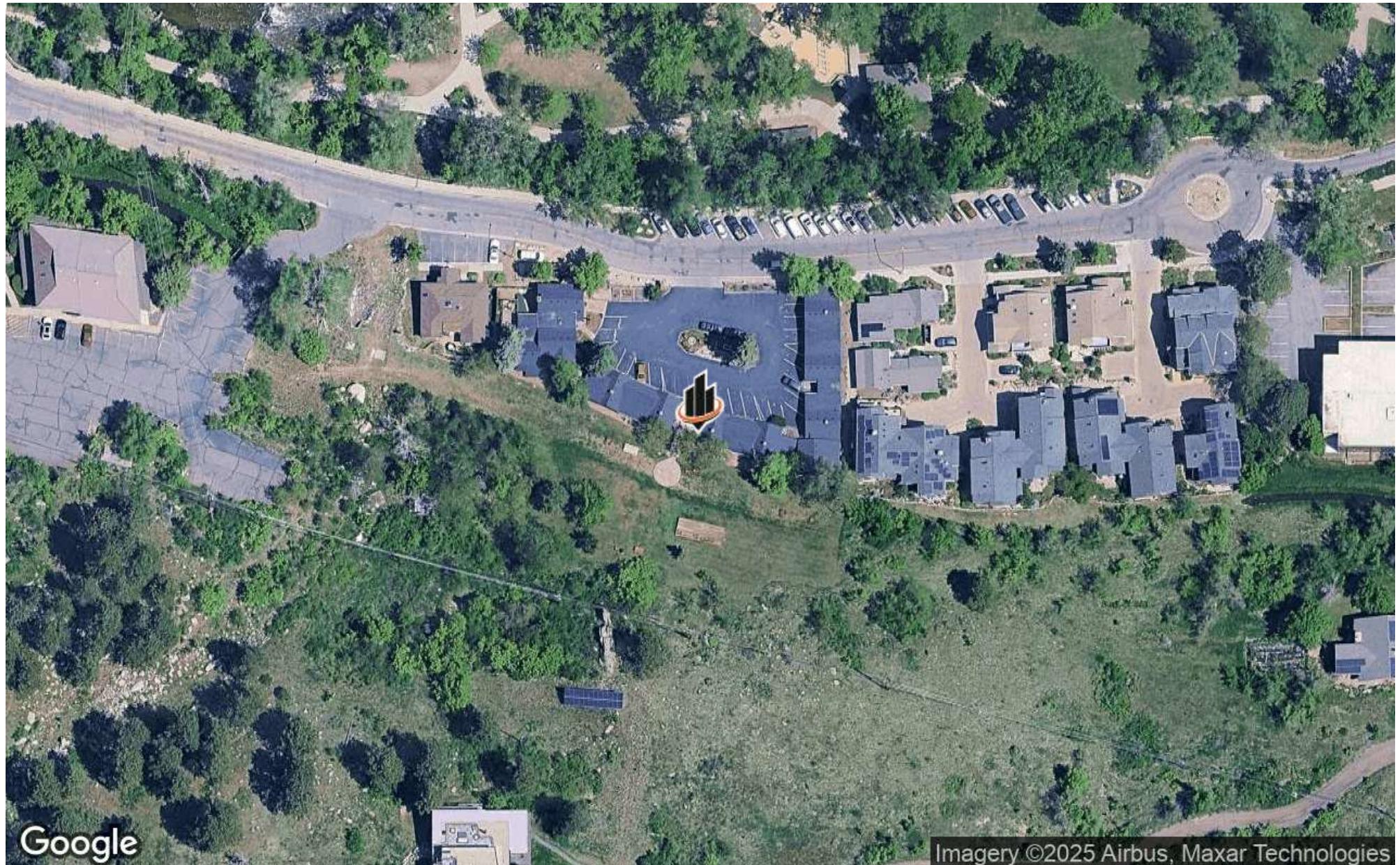
REGIONAL MAP



LOCATION MAP



AERIAL MAP



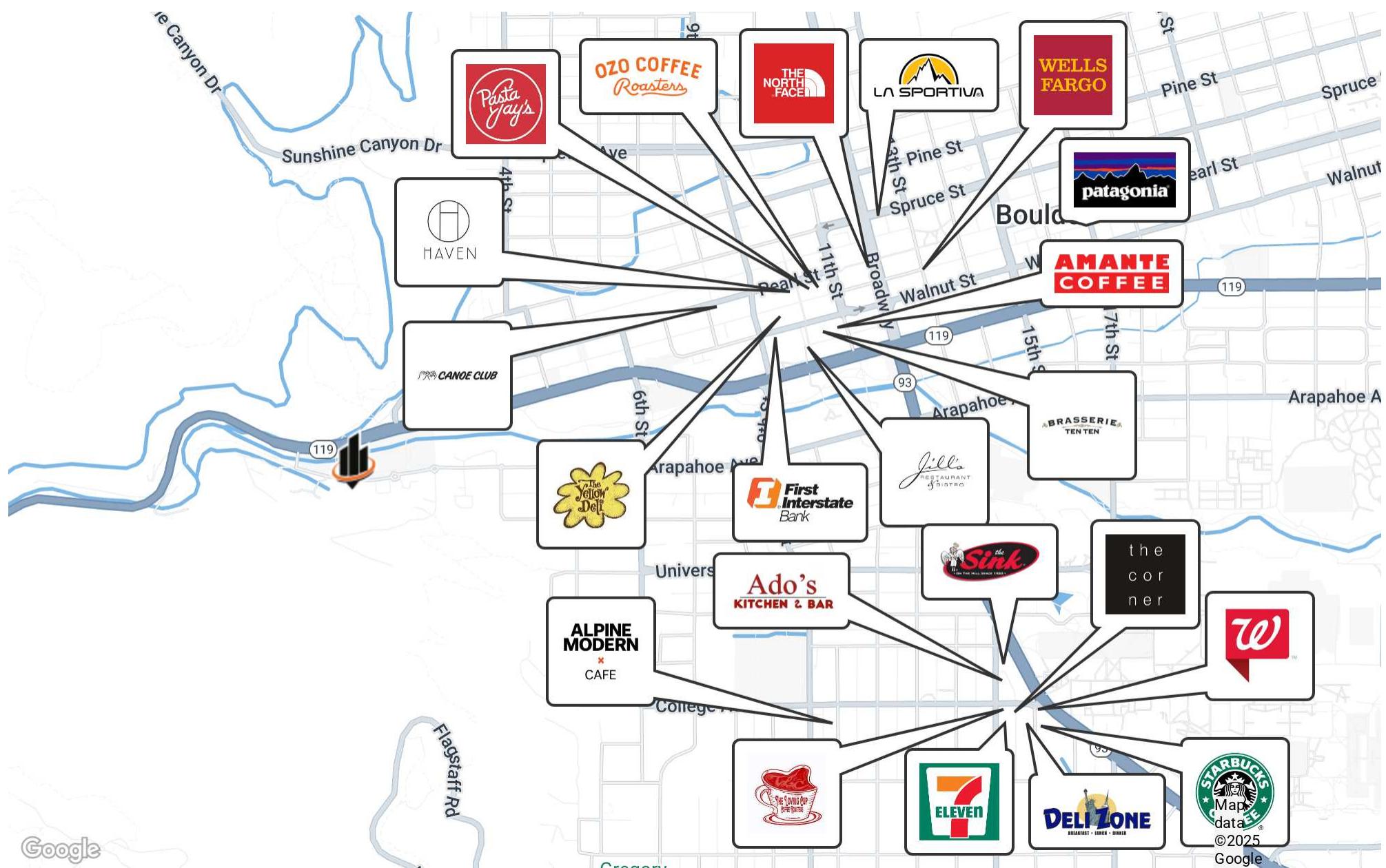
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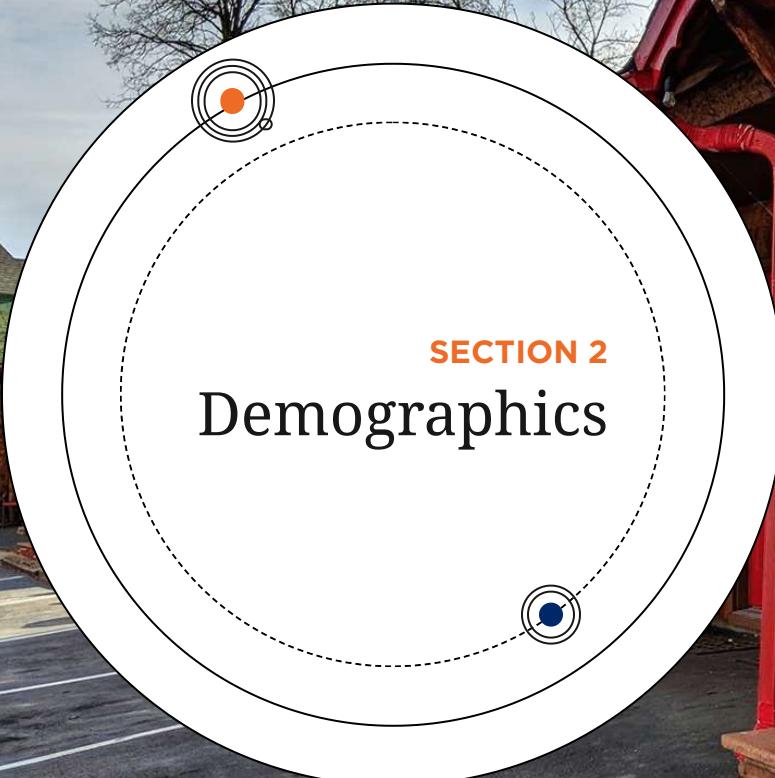
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PARCEL MAP



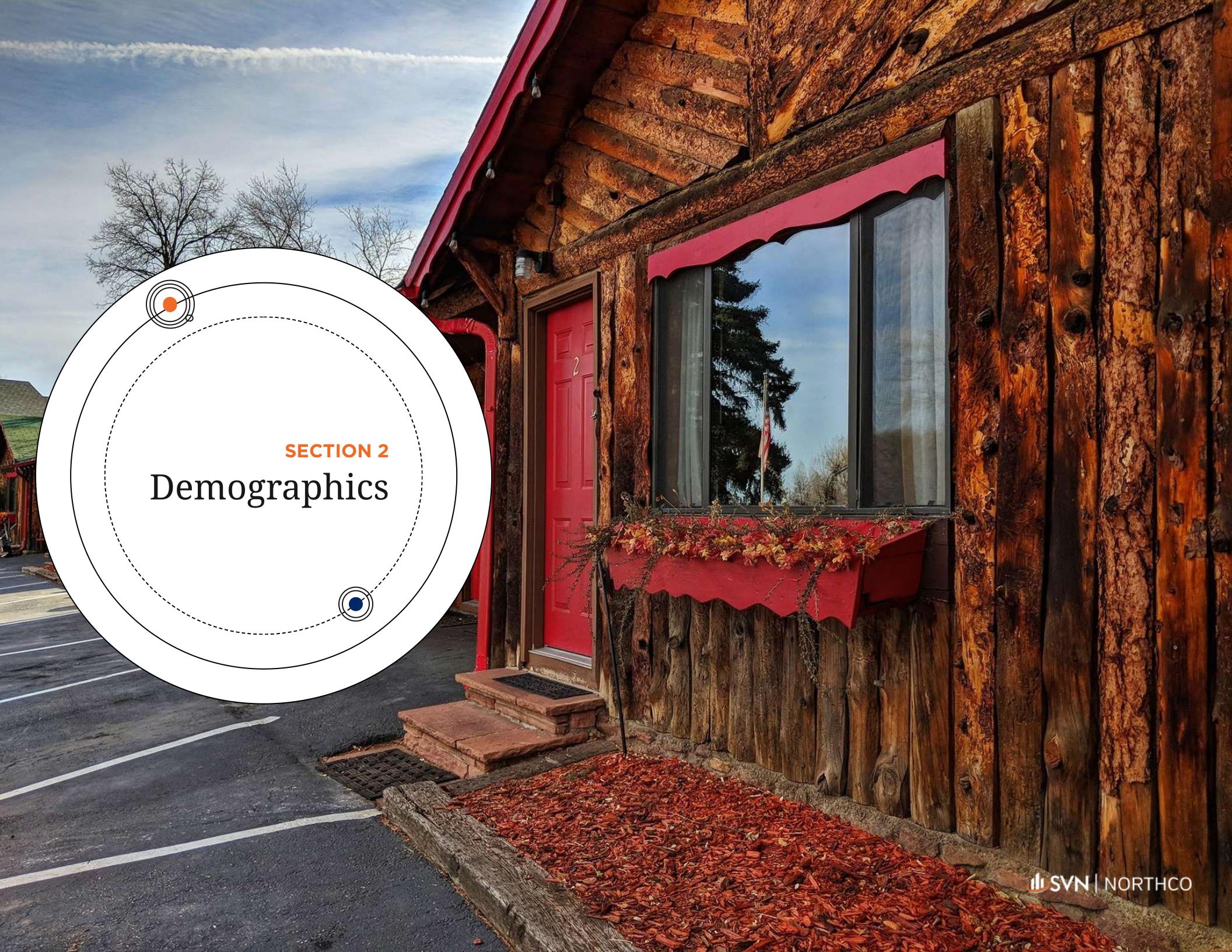
RETAILER MAP





SECTION 2

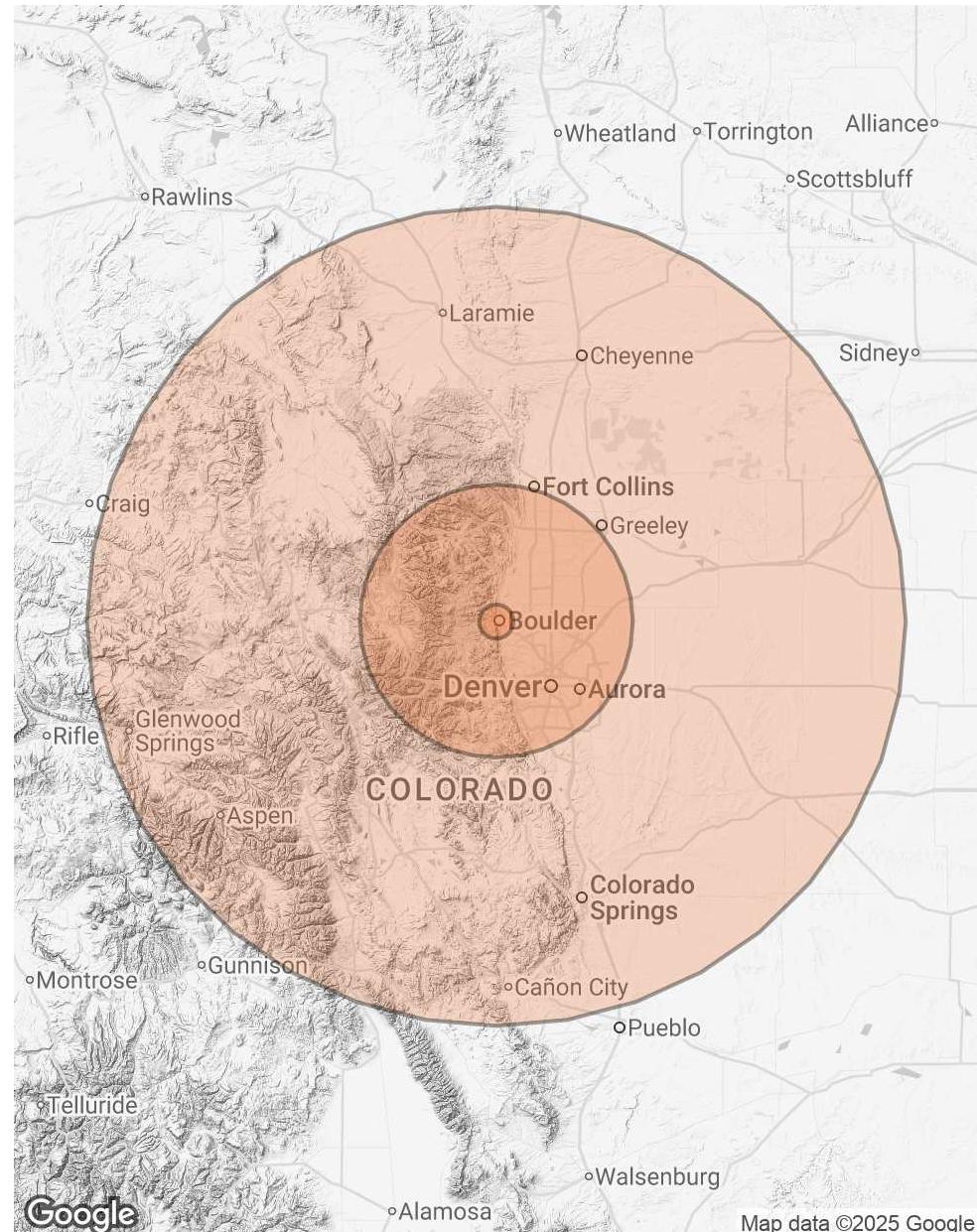
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	40 MILES	120 MILES
TOTAL POPULATION	112,207	3,364,332	5,318,084
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	39	40	40
HOUSEHOLDS & INCOME	5 MILES	40 MILES	120 MILES
TOTAL HOUSEHOLDS	45,425	1,336,648	2,071,527
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$150,792	\$129,455	\$129,803
AVERAGE HOUSE VALUE	\$1,174,949	\$683,055	\$651,812

Demographics data derived from AlphaMap



Map data ©2025 Google