

OFFERING MEMORANDUM

13989 6900 Rd | MONTROSE County, CO



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COMMERCIAL REAL ESTATE ADVISORS

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Pearl's Pet Lodge – A Bed and Biscuit Inn – is a turnkey pet boarding business offering real estate, a single-family residence, all FF&E, and an established operation with growth potential. Located just minutes from Montrose, Colorado, this affordable property combines income and lifestyle in a desirable Western Slope setting.

Established in 2017, the lodge features a **2,000 SF kennel building with 15 indoor runs, 11,000+ SF of fenced play yards, 600 SF shade structure**, and a dedicated cattery area. The on-site home makes it ideal for an owner-operator or live-in caretaker.

The business has a strong local reputation and operates with limited hours, presenting a clear path for expansion. **Grandfathered zoning** allows continued commercial use without additional permitting.

This is a rare opportunity to acquire a fully operational pet lodge with land, housing, and upside—all in one clean, ready-to-run package.



YEAR BUILT:
1976 Residence
2017 Kennels Open



AVAILABLE SF:
1764 SF Residence
2000 SF Kennels



ZONING:
Grandfathered Use*
4.78 Acres

Financial Performance

Pearl's Pet Lodge has operated as a stable, lifestyle-oriented business with consistent cash flow and minimal overhead. The current owners have intentionally kept operations modest, focusing on quality care and personal work-life balance rather than aggressive growth. Even with limited hours and lean staffing, the business has remained profitable and sustainable.

There is clear potential to increase revenue through expanded services, extended operating hours, and targeted local marketing. The facility and infrastructure are already in place to support additional volume, making this an ideal opportunity for an owner-operator looking to grow an established business with low entry risk.

Market Opportunity

The pet boarding market presents a lucrative opportunity due to the growing pet ownership trend and increasing demand for high-quality pet care services. As more people view pets as family members, they seek reliable and safe facilities for boarding when they travel or require daycare options. This shift drives demand for modern, and professionally managed kennels that offer amenities like play areas and personalized care. The market is projected to generate annual revenues exceeding several billion dollars globally, showcasing significant potential for profitable ventures, especially in regions with high pet ownership and affluent demographics.

***Disclaimer: Buyer and Buyer's agent should verify all zoning and use permissions, including any grandfathered status, with Montrose County.**

INVESTMENT
HIGHLIGHTS &
DEMOGRAPHICS



INVESTMENT HIGHLIGHTS & DEMOGRAPHICS



SITE

4.78 Acres

Single Family Residence
(3Bd/2 Ba)
1,764 SF

Storage
128 SF

Kennel Facilities
2,000 SF



OPERATIONS

15 Indoor Kennels
Outdoor Play Yards
600 SF Sun Shade
Cattery

Current operations include
Kennel Boarding Services for Dogs and Cats
No employees



PRICE

\$760,000



DEMOGRAPHICS

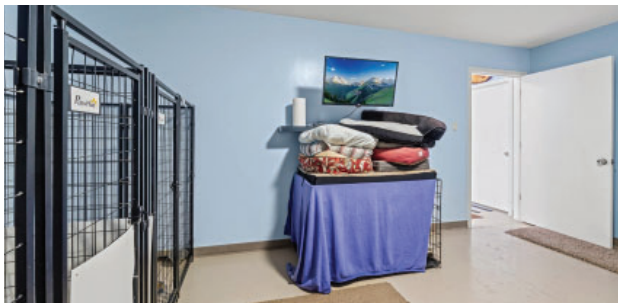
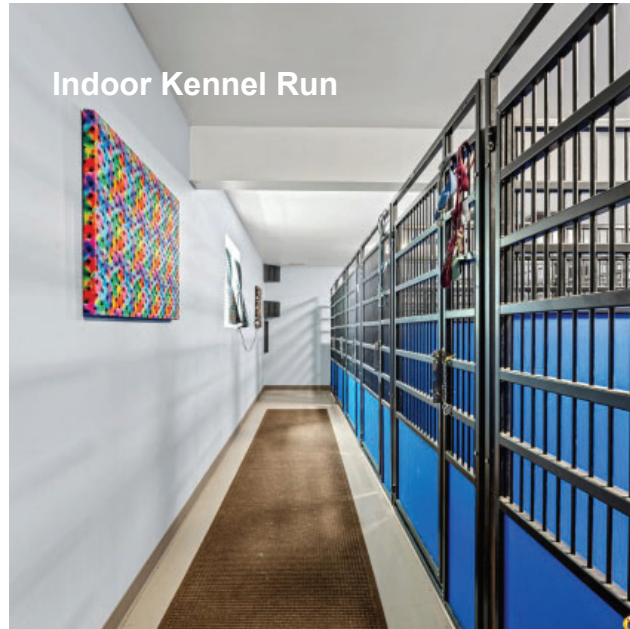
	Montrose (City)	Montrose County
Population (2023)	20,703 (+1.5%)	43,272 (+1.05%)
Households	8,750	17,529
Median Age	45.9 years	45.7 years
Median Household Income	\$63,177	\$66,072
Median Home Value	\$359,000	\$357,900
Pet Ownership (Colorado)	59% of households	

**Business, Real Estate, and FF&E are included in the purchase price.
NDA is required for financials.**

PROPERTY
PHOTOS &
AERIALS



PROPERTY PHOTOS



PROPERTY PHOTOS



Outdoor Play Area w/ 600 SF Shade Canopy



Playground with Lots of Shade Trees



Residence



Large Play Areas for Individual and Group Play





AREA
OVERVIEW
& INDUSTRY
SNAPSHOT



Montrose County Colorado

AREA OVERVIEW

Montrose, Colorado: Where Western Colorado Lifestyle Meets Everyday Livability

Tucked against the breathtaking backdrop of the San Juan Mountains, Montrose County offers a rare blend of small-town charm, wide-open landscapes, and access to world-class recreation. Whether you're seeking peace, freedom, or connection to nature, life in Montrose moves at a refreshingly grounded pace—without sacrificing modern convenience.

Montrose itself serves as the commercial and cultural hub of the region, boasting a revitalized downtown, an active local food scene, and essential services such as Montrose Regional Health, national retailers, and a growing airport. Just minutes from town, the landscape opens to vast ranchlands, mountain views, and quiet, star-filled nights—ideal for those who value space, privacy, and connection to the outdoors.

Recreation is a way of life here. Residents enjoy immediate access to hiking, fishing, hunting, ATV trails, and skiing in nearby Telluride. Black Canyon of the Gunnison National Park—known for its dramatic cliffs and uncrowded trails—is practically in the backyard. From mountain biking to fly fishing, adventure is as close as your back gate.

Montrose County also offers something harder to find these days: affordability. With lower housing costs than Colorado's Front Range and a welcoming, business-friendly environment, it's an ideal setting for those looking to live and work in balance. It's no wonder so many are drawn to build businesses—and their lives—here.

In addition to its natural beauty, Montrose County is home to a diverse and growing economy. Anchored by industries such as agriculture, construction, health care, outdoor recreation, and light manufacturing, the region provides a stable employment base and an encouraging environment for small business ownership. Infrastructure investments and thoughtful local planning have supported steady population growth while preserving the area's rural character.

Community spirit runs deep in Montrose. From farmer's markets and local art walks to seasonal festivals and rodeos, there's a genuine sense of connection and pride among residents. Schools are well-rated, and local organizations and volunteer groups actively contribute to the fabric of the community. It's a place where neighbors still wave to each other, and new faces are welcomed with ease.

Whether you're an outdoor enthusiast, a lifestyle entrepreneur, or simply someone seeking a slower, more intentional pace of life, Montrose County is more than a place to visit—it's a place to belong.

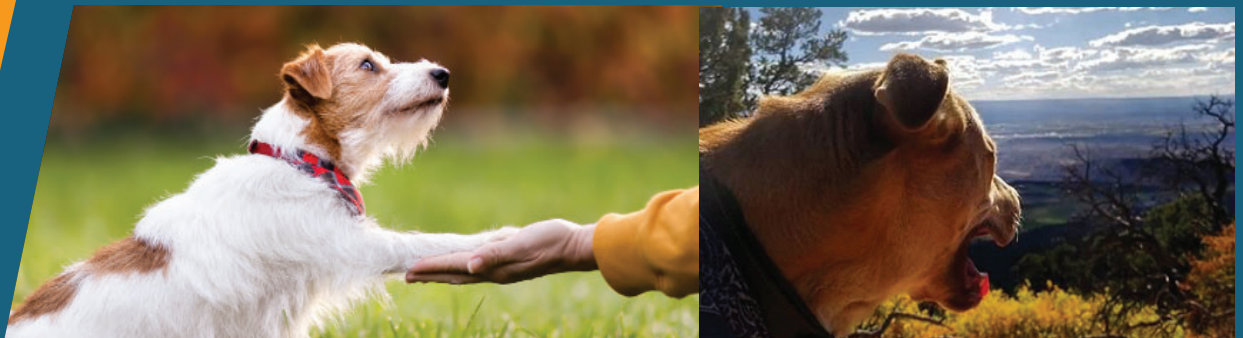
Industry Snapshot

Pet care is one of the fastest-growing industries in the United States, and professional pet boarding is a key part of that growth. As more people consider their pets part of the family, the demand for safe, dependable boarding and daycare services continues to rise.

In 2023, Americans spent over 6 billion dollars on pet boarding, grooming, and related services. That number is projected to grow steadily each year, reaching more than 10 billion dollars by the end of the decade. Boarding remains the most in-demand service, especially for pet owners who travel often or work outside the home.

Much of this growth is driven by younger pet owner, particularly millennials and Gen Z who view their pets as family members. These pet parents are looking for clean, well-managed facilities where their animals will be treated with care and individual attention. As more of them return to in-office work or resume travel, professional boarding has become the preferred alternative to informal care arrangements.


The United States leads the world in pet care spending, accounting for more than 40 percent of global pet boarding revenue. Even after the disruptions of the COVID-19 pandemic, the industry has bounced back stronger than ever. In fact, a wave of new pet adoptions during the pandemic has further increased demand for boarding and daycare services today.





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