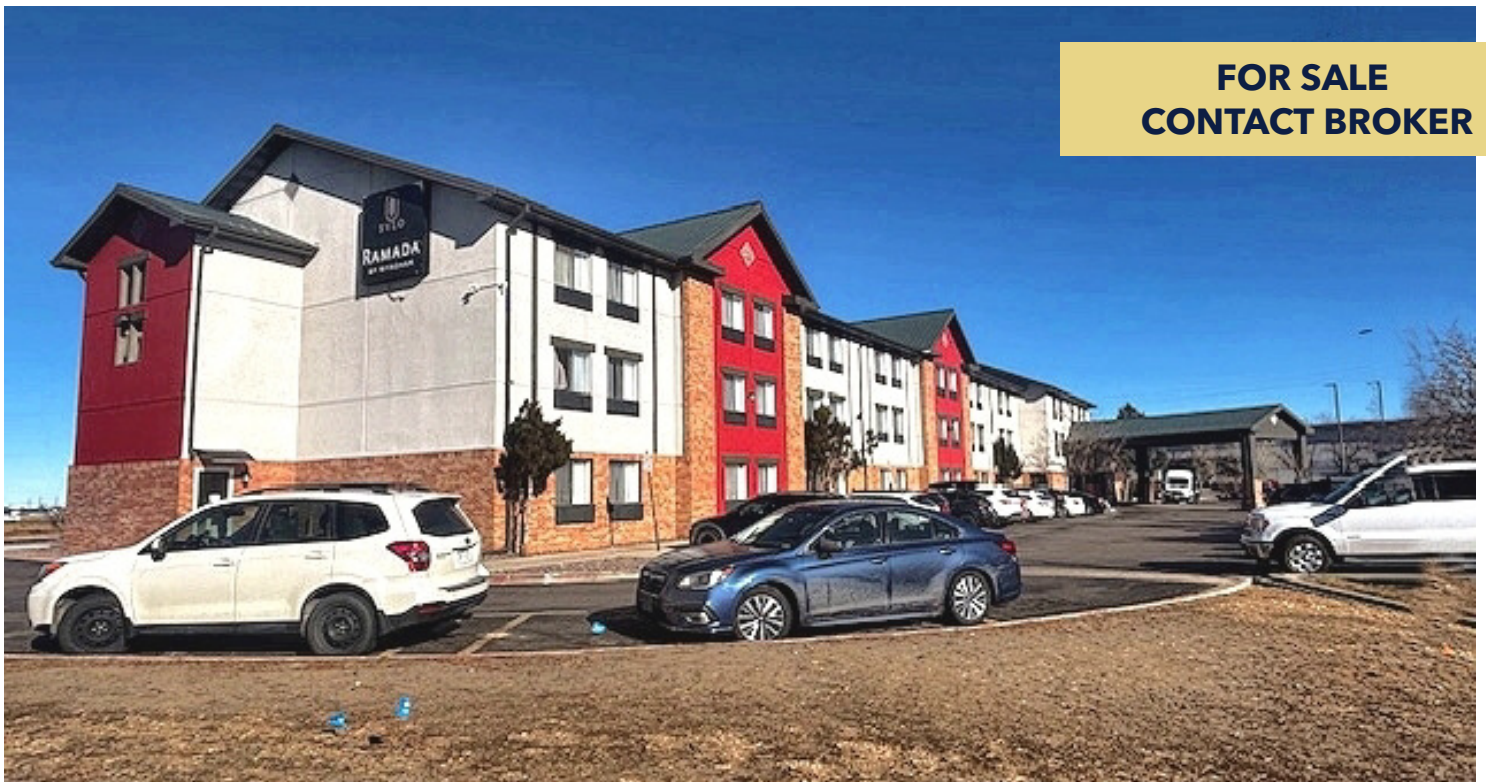


**FOR SALE  
CONTACT BROKER**



**SYLO RAMADA INN & SUITES**  
**16921 E. 32ND AVENUE**  
**Aurora, CO 80011**



AVAILABLE UNITS

95



BUILDING SF

44,000 SF



LOT SIZE

3.2 ACRES

## PROPERTY HIGHLIGHTS

- Free airport shuttle. Indoor pool and spa, business center, meeting room, exercise room, free breakfast
- Renovated in 2021 with new Wyndham franchise. PIP should be minimal, as it was fully renovated to brand standards in 2024.
- Value upside from recent renovation and airport demand growth. DIA is third busiest airport in the world.
- Hotel is approved by Wyndham for Baymont or Wingate if desired



PARKING

150 SPACES



TAXES

\$157,810  
USD



YEAR BUILT/RENO

1996/2024

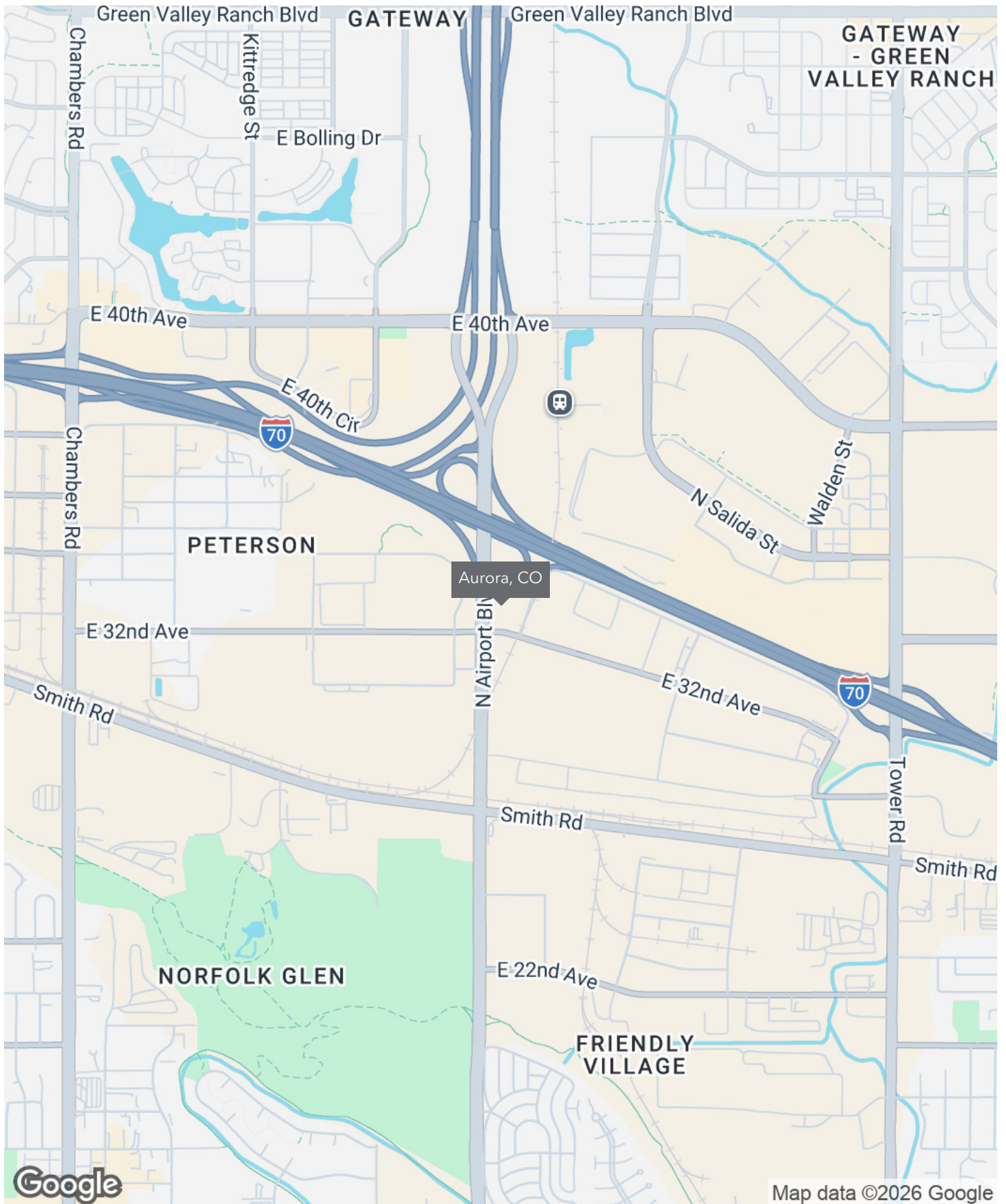
## PROPERTY DESCRIPTION

Wyndham franchise hotel located in the Denver International Airport hotel market. The property was converted from Red Lion to Ramada Inn in July 2021. The PIP was completed in 2024. The hotel includes new case goods, carpeting, bathroom remodeling. Indoor pool, exercise room, meeting room, and business center. Ten EV stations to be installed in 1st quarter 2026. Excellent QA scores and Hotel reviews.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# REGIONAL MAP



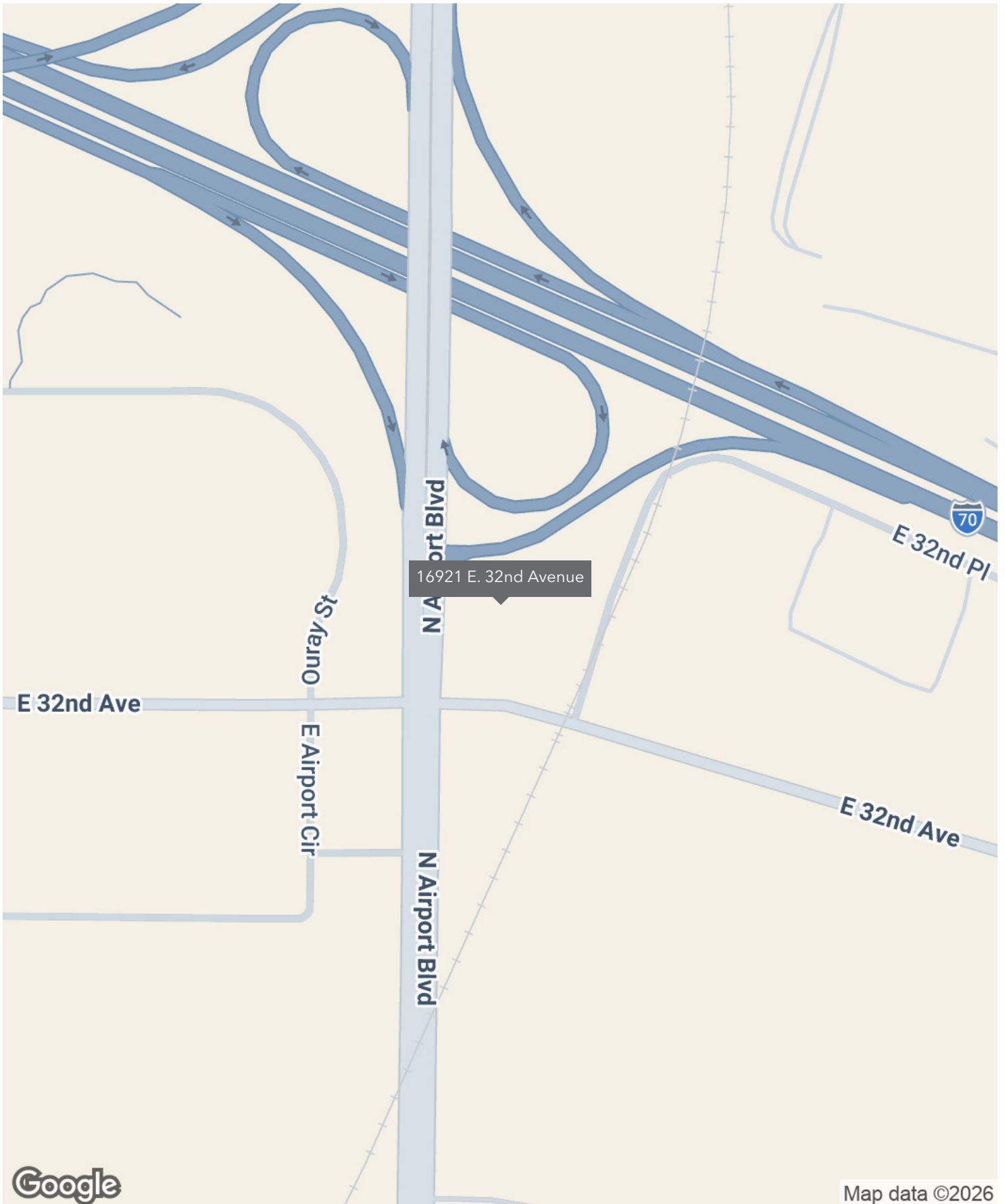
**ALEX KOVACS**

720.441.1460

akovacs@madisoncommercial.com



# LOCATION MAP



Google

Map data ©2026

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720.441.1460

akovacs@madisoncommercial.com



# AERIAL MAP



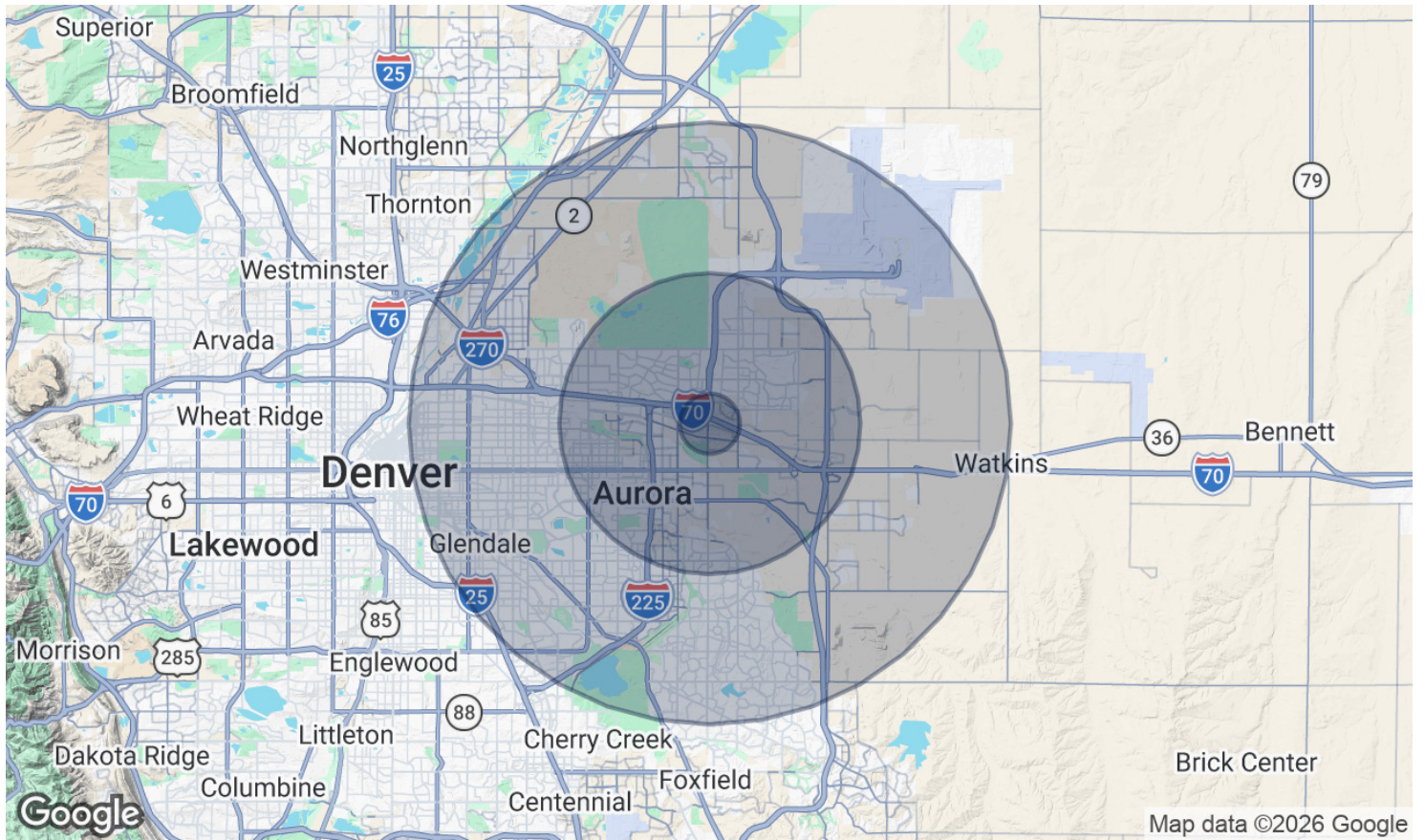
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720.441.1460

akovacs@madisoncommercial.com



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	696	206,651	755,578
<b>Average Age</b>	25.4	32.8	35.6
<b>Average Age (Male)</b>	23.0	32.5	34.9
<b>Average Age (Female)</b>	23.3	33.4	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	199	65,808	289,419
<b># of Persons per HH</b>	3.5	3.1	2.6
<b>Average HH Income</b>	\$186,324	\$73,611	\$87,532
<b>Average House Value</b>	\$2,022,086	\$312,440	\$391,299

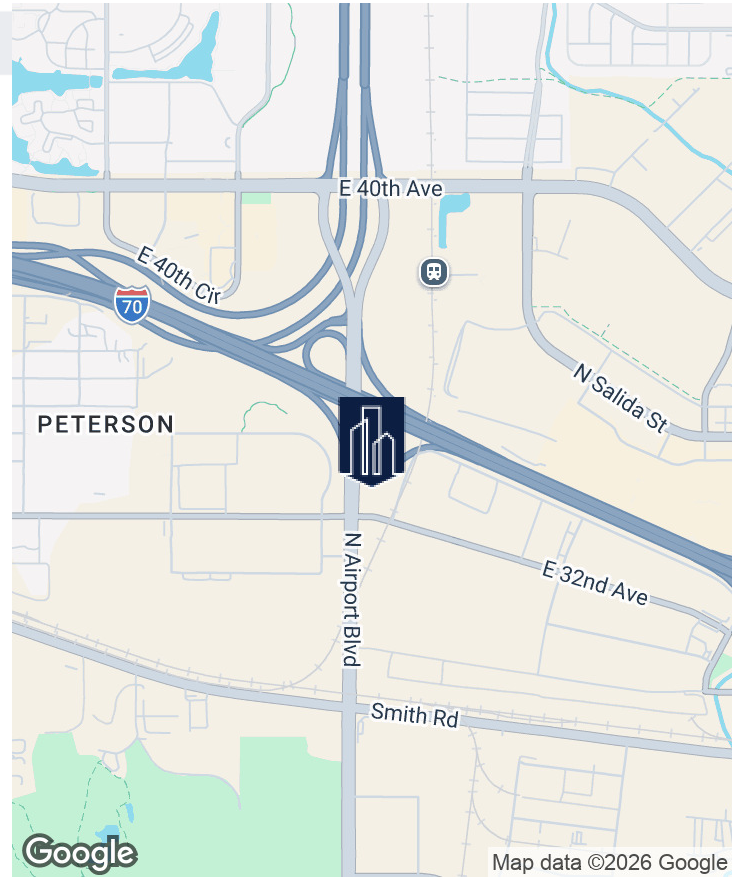
2020 American Community Survey (ACS)

**ALEX KOVACS**

720.441.1460  
akovacs@madisoncommercial.com



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	Contact Broker
<b>Building Size:</b>	44,000 SF
<b>Lot Size:</b>	3.2 Acres
<b>Number of Rooms:</b>	95
<b>Price / SF:</b>	\$179.55
<b>2025 Gross Income</b>	\$2.1 million
<b>2025 occupancy</b>	73%
<b>Year Built:</b>	1996
<b>Renovated:</b>	2024
<b>Zoning:</b>	MU-R
<b>Market:</b>	Denver Metro
<b>Submarket:</b>	DIA Airport
<b>Traffic Count:</b>	71,600

## PROPERTY OVERVIEW

Wyndham franchise hotel located in the Denver International Airport hotel market. The property was converted from Red Lion to Ramada Inn in July 2021. The hotel PIP was completed in 2024. The hotel includes new case goods, carpeting, bathroom remodeling. Indoor pool, exercise room, meeting room, and business center.

## PROPERTY HIGHLIGHTS

- Free airport shuttle. Indoor pool and spa, business center, meeting room, exercise room, free breakfast
- Renovated in 2024 with new Wyndham franchise. PIP should be essentially turnkey.
- Value upside from recent renovation and airport demand growth. DIA is third busiest airport in the world.
- Hotel is approved by Wyndham for Baymont or Wingate if desired
- Hotel is not located in a metropolitan district so not subject to higher taxes
- Vacant site next door will be developed with a freestanding Starbucks with access from Hotel entrance.
- Ten EV charging stations will be built in the first quarter 2026.
- The only other Ramada Inn near the airport at 6210 Tower Road is being converted to a Sheraton Four Points. This will be beneficial for the Sylo Ramada which will pick up additional bookings from Wyndham. ADR will improve.

## ALEX KOVACS

720.441.1460  
akovacs@madisoncommercial.com



# SALE COMPS

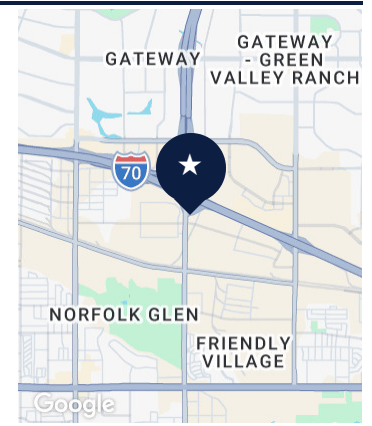


## SYLO RAMADA INN & SUITES

16921 E. 32nd Avenue, Aurora, CO 80011

### Subject Property

<b>Price:</b>	\$7,900,000	<b>Bldg Size:</b>	44,000 SF
<b>Lot Size:</b>	3.2 Acres	<b>No. Units:</b>	95
<b>Cap Rate:</b>	9.18%	<b>Year Built:</b>	1996
<b>Price/Unit:</b>	\$83,158		

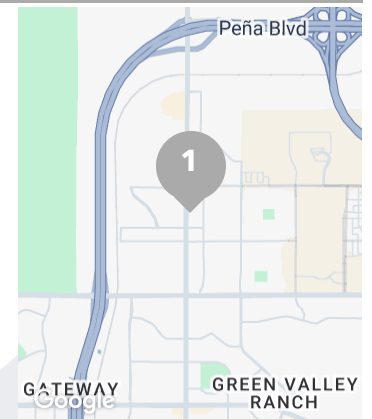


## RAMADA INN DIA

6210 Tower Road, Denver, CO 80249

Sold 3/30/2025

<b>Price:</b>	\$7,500,000	<b>Lot Size</b>	2.09 Acres
<b>No. Units:</b>	83	<b>Year Built:</b>	1998
<b>RevPar:</b>	70	<b>Price/Unit:</b>	\$90,361
<b>Notes:</b>	3.57 GRM Needs PIP		

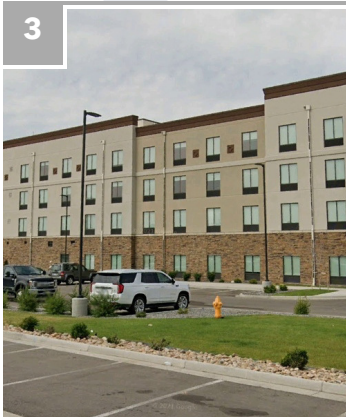
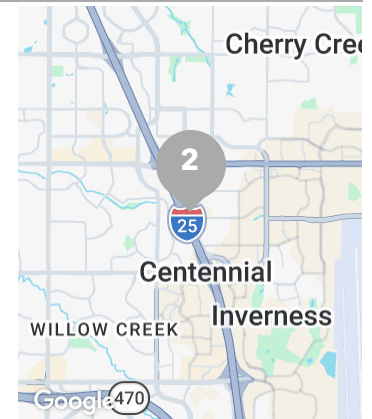


## LA QUINTA INN & SUITES BY WYNDHAM DENVER TECH CENTER

7077 S. Clinton Street, Greenwood Village, CO 80112

Sold 9/24/2024

<b>Price:</b>	\$14,000,000	<b>Lot Size</b>	3.46 Acres
<b>No. Units:</b>	148	<b>Year Built:</b>	1996
<b>RevPar:</b>	74.04	<b>Price/Unit:</b>	\$94,595
<b>Notes:</b>	3.5 GRM. No PIP		

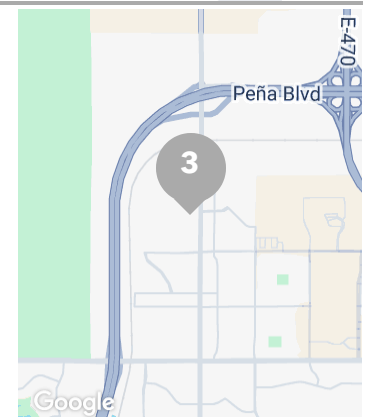


## WINGATE BY WYNDHAM DIA

6670 Yampa Street, Denver, CO 80249

Sold 2/28/2025

<b>Price:</b>	\$16,050,000	<b>Lot Size</b>	2.52 Acres
<b>No. Units:</b>	123	<b>Cap Rate:</b>	6%
<b>Year Built:</b>	2019	<b>RevPar:</b>	96
<b>Price/Unit:</b>	\$130,488	<b>Notes:</b>	3.64 GRM No PIP



**ALEX KOVACS**

720.441.1460

akovacs@madisoncommercial.com



# SALE COMPS

4

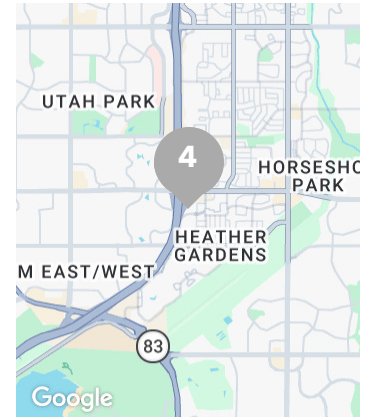


## FAIRFIELD INN AURORA

13851 E. Harvard Avenue, Aurora, CO 80014

Sold 12/11/2025

<b>Price:</b>	\$7,600,000	<b>Lot Size</b>	2.00 Acres
<b>No. Units:</b>	83	<b>Year Built:</b>	1999
<b>RevPar:</b>	82.52	<b>Price/Unit:</b>	\$91,566
<b>Notes:</b>	3.04 GRM Needs PIP		



5

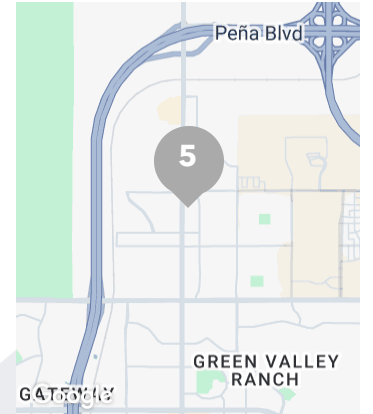


## HAMPTON BY HILTON DIA

6290 Tower Road, Denver, CO 80249

Sold 6/27/2025

<b>Price:</b>	\$15,200,000	<b>Lot Size</b>	2.49 Acres
<b>No. Units:</b>	122	<b>Cap Rate:</b>	5%
<b>Year Built:</b>	1996	<b>RevPar:</b>	115
<b>Price/Unit:</b>	\$124,590	<b>Notes:</b>	2.96 GRM Needs PIP



6

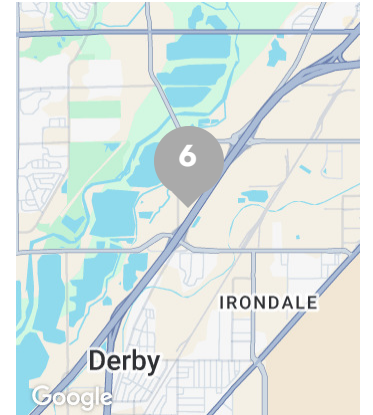


## SUPER 8 BY WYNDHAM HENDERSON

9051 I-76 Service Road, Henderson, CO 80640

Sold 10/10/2025

<b>Price:</b>	\$5,630,000	<b>Lot Size</b>	3.14 Acres
<b>No. Units:</b>	60	<b>Year Built:</b>	1993
<b>RevPar:</b>	59.36	<b>Price/Unit:</b>	\$93,833
<b>Notes:</b>	4.33 GRM Needs PIP		



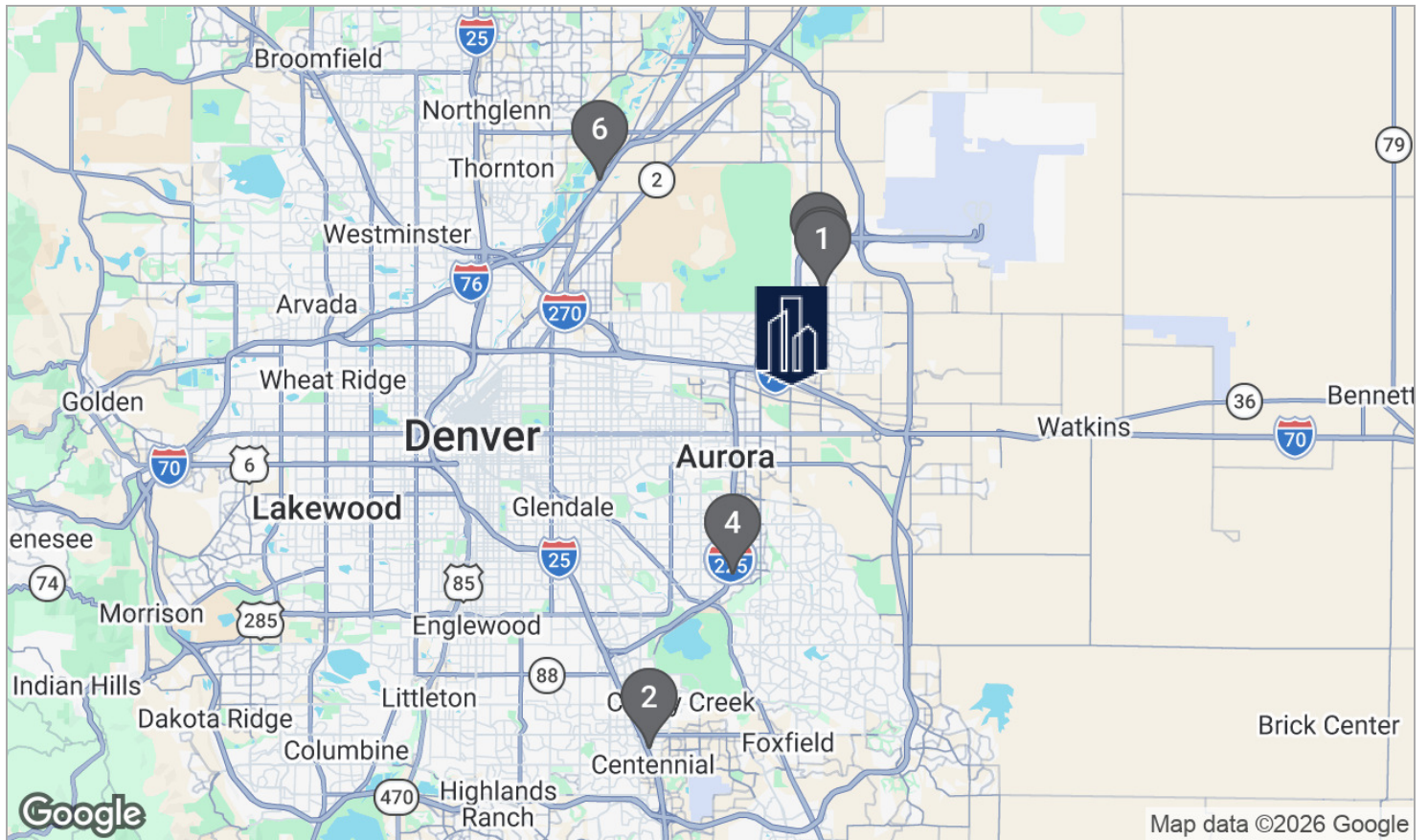
**ALEX KOVACS**

720.441.1460

akovacs@madisoncommercial.com



# SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	<b>Sylo Ramada Inn &amp; Suites</b> 16921 E. 32nd Avenue Aurora, CO 80011	\$7,900,000	44,000 SF	3.2 Acres	95	9.18%	\$83,158
1	<b>Ramada Inn DIA</b> 6210 Tower Road Denver, CO 80249	\$7,500,000	42,481 SF	2.09 Acres	83	-	\$90,361
2	<b>La Quinta Inn &amp; Suites by Wyndham Denver Tech Center</b> 7077 S. Clinton Street Greenwood Village, CO 80112	\$14,000,000	104,483 SF	3.46 Acres	148	-	\$94,595
3	<b>Wingate by Wyndham DIA</b> 6670 Yampa Street Denver, CO 80249	\$16,050,000	57,899 SF	2.52 Acres	123	6%	\$130,488
4	<b>Fairfield Inn Aurora</b> 13851 E. Harvard Avenue Aurora, CO 80014	\$7,600,000	42,506 SF	2.00 Acres	83	-	\$91,566
5	<b>Hampton by Hilton DIA</b> 6290 Tower Road Denver, CO 80249	\$15,200,000	55,590 SF	2.49 Acres	122	5%	\$124,590
6	<b>Super 8 by Wyndham Henderson</b> 9051 I-76 Service Road Henderson, CO 80640	\$5,630,000	24,375 SF	3.14 Acres	60	-	\$93,833
<b>AVERAGES</b>		<b>\$10,996,667</b>	<b>54,556 SF</b>	<b>2.62 ACRES</b>	<b>103</b>	<b>5.50%</b>	<b>\$104,239</b>

**ALEX KOVACS**

720.441.1460

akovacs@madisoncommercial.com



# ADDITIONAL PHOTOS



**ALEX KOVACS**

720.441.1460

akovacs@madisoncommercial.com

**MADISON  
COMMERCIAL  
PROPERTIES**

## MEET THE TEAM



### ALEX KOVACS

Commercial Real Estate Advisor

**Direct:** 720.441.1460

**Cell:** 303.514.7076

akovacs@madisoncommercial.com

### ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com