

FAIRFIELD INN & SUITES

Denver Southwest / Lakewood Colorado

Fairfield
BY MARRIOTT

Offering Memorandum

Denver Southwest / Lakewood Colorado | 142 Rooms | Fee Simple

AVISON
YOUNG

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CONFIDENTIALITY INFO & DISCLAIMER

Avison Young has been engaged by Ownership as the exclusive agent for the sale of the Fairfield Inn & Suites, located in Lakewood, Colorado.

The Property is being offered for sale on an "as-is, where-is" basis, and neither the Seller nor the Agent makes any representations or warranties regarding the accuracy of the information contained in this Offering Memorandum. The enclosed materials contain highly confidential information and are being furnished solely for review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained within may be used for any other purpose or shared with any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving these materials, must be registered with Avison Young as either a "Registered Potential Investor" or a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by the Agent prior to its delivery.

The enclosed materials are provided solely to facilitate the prospective investor's due diligence, for which the investor shall be fully and solely responsible. The material contained herein is based on information and sources deemed reliable; however, no representation or warranty, express or implied, is made by the Agent, the Seller, or any of their respective representatives, affiliates, officers, employees, shareholders, partners, or directors regarding the accuracy or completeness of the information contained herein. Summaries of any legal or other documents included in this memorandum are not intended to serve as comprehensive statements of the terms of such documents but rather as outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, any other written or oral communication, or any action taken or decision made by the recipient regarding the Property. Interested parties must conduct their own investigations, projections, and conclusions without reliance on the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. The Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is subject to omissions, correction of errors, changes in price or terms, prior sale, or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner, and any conditions to the Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that: (a) The enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence, and shall be returned to the Agent or Seller promptly upon request. (b) The recipient shall not contact employees or tenants of the Property, directly or indirectly, regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent. (c) No portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or Agent, except as provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient (s) to Avison Young.

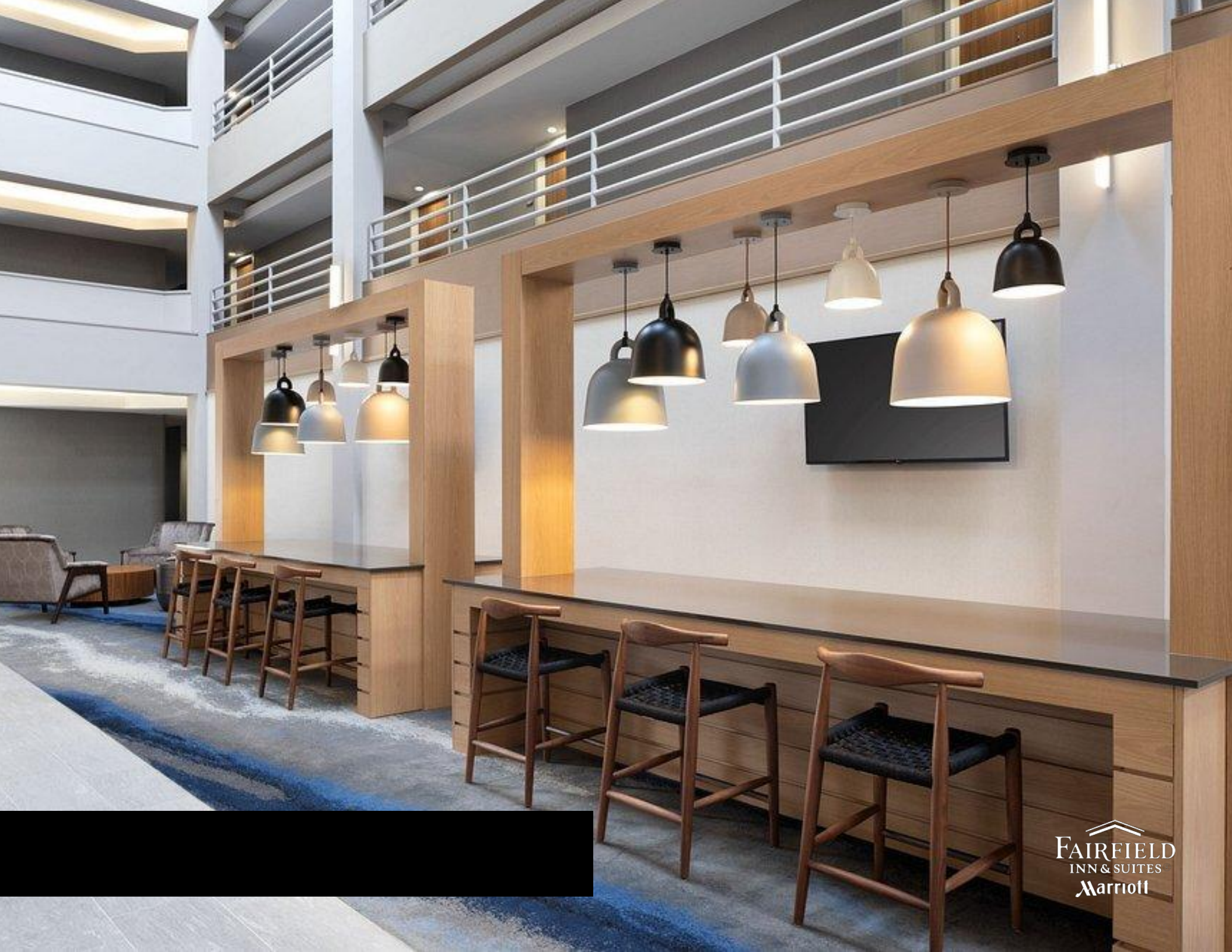
The Seller will be responsible for any commission due to the Agent in connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with the sale of the Property if such claims arise from acts of the prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the Property at this time, please delete or return this Offering Memorandum immediately to:

AVISON YOUNG | HOSPITALITY GROUP
Attn: Keith Thompson | Principal
1230 Peachtree St NE Suite 3400,
Atlanta, GA 30309
770.692.1605
Hospitality.group@avisonyoung.com

The information contained herein was obtained from sources believed to be reliable; however, Avison Young makes no guarantees, warranties, or representations as to its completeness or accuracy. The presentation of this Property is submitted subject to errors, omissions, price or condition changes, prior sale or lease, or withdrawal without notice.

**AVISON
YOUNG**





LOCATION

The Property's civic address is 3605 South Wadsworth Boulevard in Denver Southwest / Lakewood Colorado.

ACCESSIBILITY

The Hotel is easily accessible from U.S. Highway 285 and Highway 121.








FAIRFIELD
INN & SUITES
Marriott







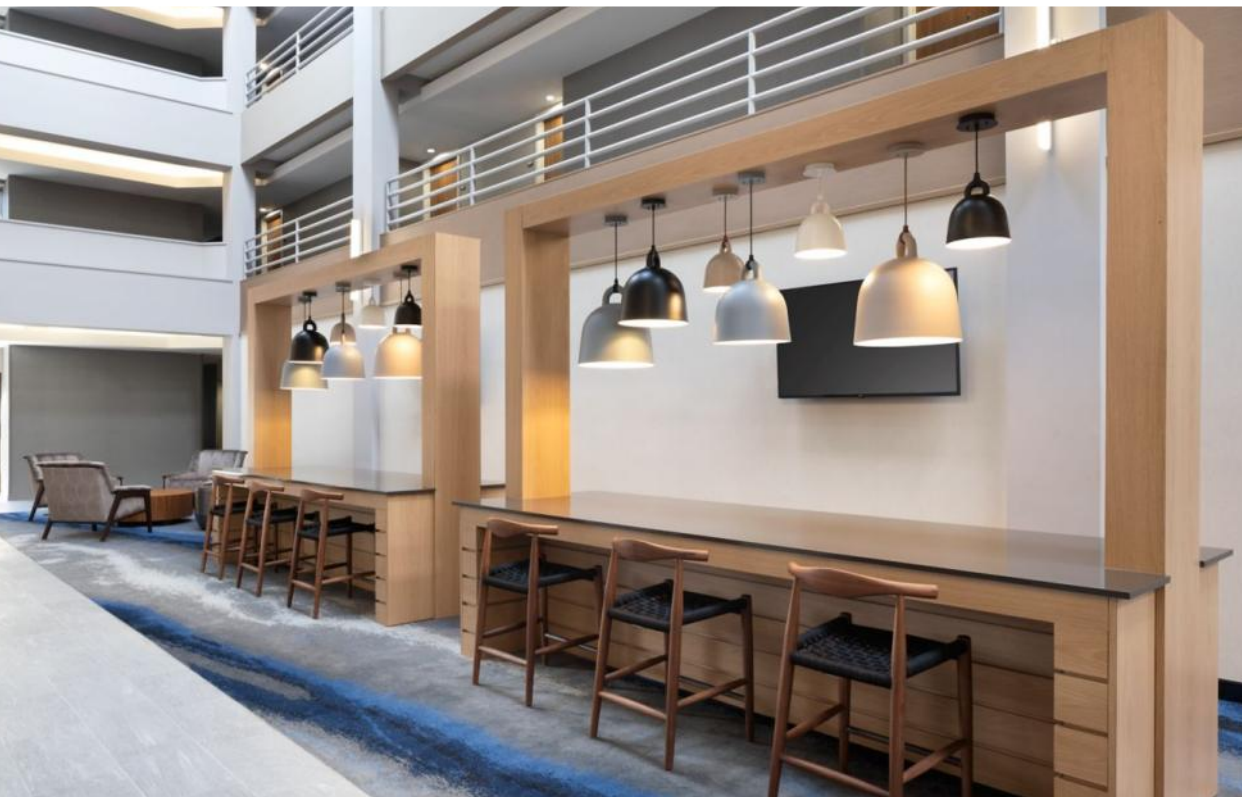
DOWNTOWN
DENVER

7 miles



8 miles





CONSTRUCTION SPECIFICATIONS

Structure	Wood frame and masonry
Foundation	Reinforced concrete slab
Roof	Flat, built up roof system
Exterior Walls	Painted Stucco
Interior Walls	Drywall, painted and wall paper
Stories	4
Building Size	68,732 square feet
Meeting Space	480 square feet
Parking Spaces	151
Acreage	3.14 acres
HVAC	PTAC in guestrooms, package HVAC for public spaces
Life Safety	Fully sprinklered, smoke detectors
Zoning	M-G-S, Mixed use, General, Suburban

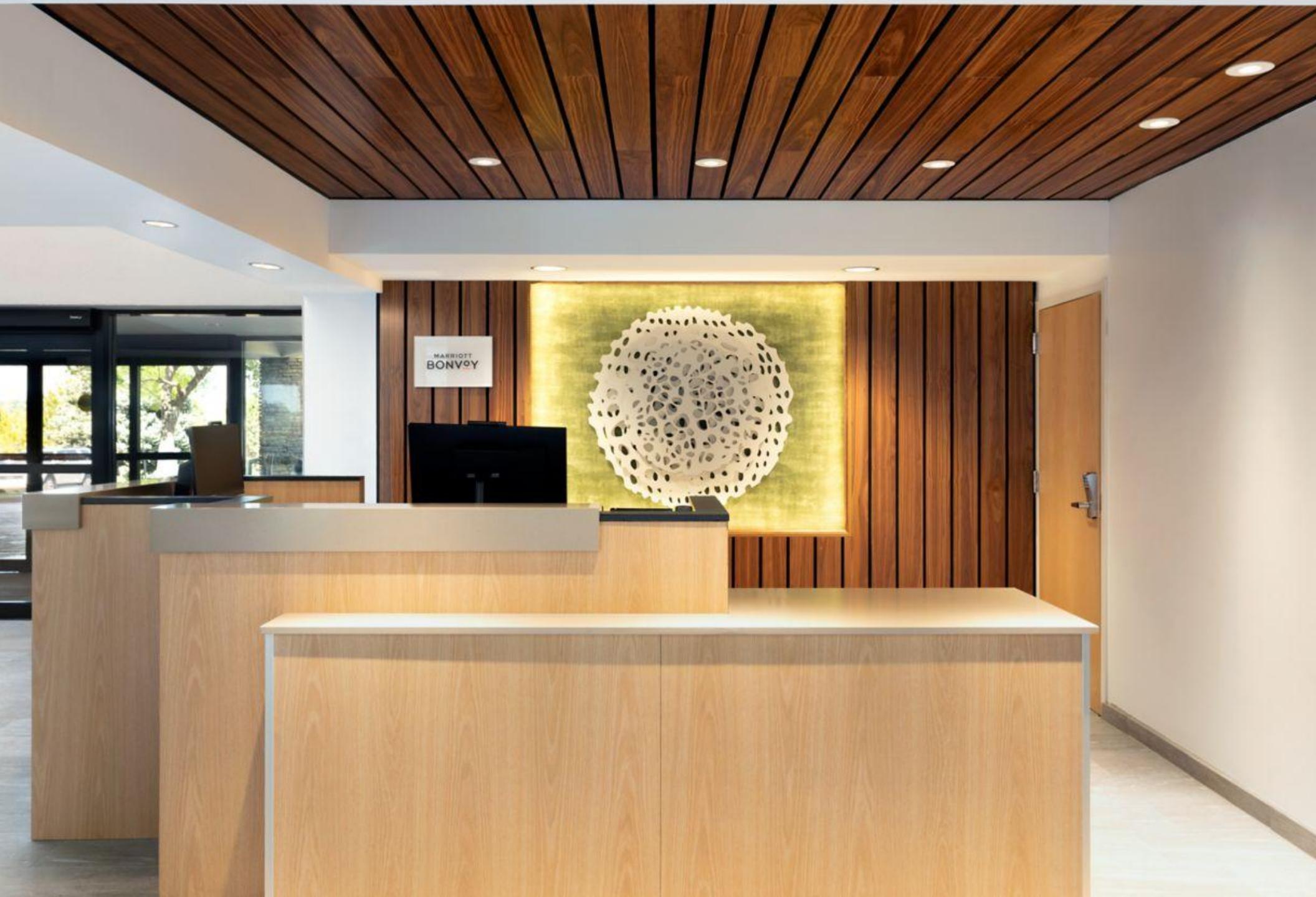
GUESTROOM CONFIGURATION

King	65
King Suite	4
Queen/Queen	70
Queen/Queen Suite	3
Total	142

100% non-smoking

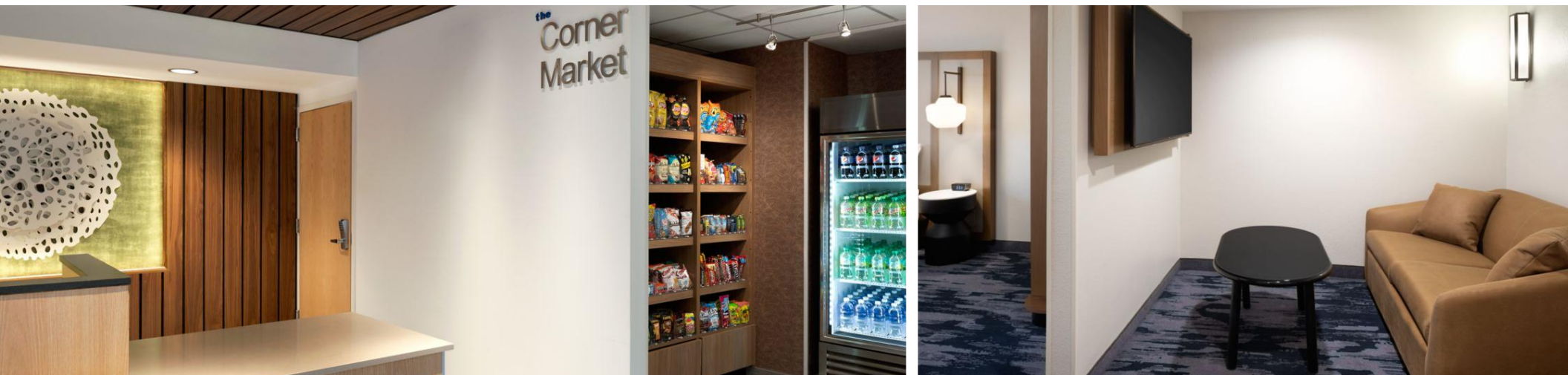
PROPERTY GALLERY















MARKET SUMMARY

DENVER, CO MARKET SUMMARY

ECONOMY & TOURISM

- Metro Denver is one of the fastest-growing metros in the US, known as a hub for job creation and attractive destination for startups and established corporations
- The region offers a diversified economy of viable industries, including energy, aerospace, bioscience, information tech, and financial services
- Denver has access to multiple high-student-volume colleges and universities, providing the metro with the nation's second-most highly educated workforce
- Several Fortune 500 companies call Denver home, including Arrow Electronics, DISH Network, and DaVita

BUSINESS

MAJOR EMPLOYERS LOCATED
IN/NEAR DENVER, COLORADO



HEALTHCARE

- Fitzsimons Innovation Community
- Anschutz Medical Campus
- Denver Health
- HCA HealthONE
- CommonSpirit Health

EDUCATION

- University of Colorado Boulder (31,500+ students)
- Metropolitan State University of Denver (14,500+)
- Front Range Community College (11,000+)
- University of Colorado Denver (10,500+)
- Colorado Christian University (5,000+)
- Red Rocks Community College (4,000+)
- Rocky Mountain College of Art and Design (RMCAD) (2,000+)

TRANSPORTATION

- Interstates 25, 70, 76, 225, and 270
- U.S. Routes 6 and 36
- Denver International Airport (DIA)
- Centennial Airport
- Regional Transportation District (RTD)

POPULATION & DEMOGRAPHICS

Population

3,005,131

Median Household Income

\$103,055

Income Per Capita

\$57,111

MARKET OVERVIEW



LAKEWOOD-DENVER, COLORADO

Lakewood, Colorado, is a vibrant city nestled at the foothills of the Rocky Mountains, just 10 minutes west of downtown Denver. As of 2025, Lakewood has an estimated population of approximately 155,973 residents, making it the fifth-largest city in Colorado. Known for its dynamic blend of urban accessibility and natural beauty, Lakewood offers a high quality of life with over 100 parks, 250 miles of trails, and a mild climate ideal for year-round outdoor activities. The city is a key part of the Denver–Aurora–Lakewood Metropolitan Statistical Area and plays a significant role in the Front Range Urban Corridor.

Denver, the capital of Colorado, is a consolidated city-county and the most populous city in the state, with a population of 716,577 and a metropolitan area home to nearly 3 million people. Nestled in the South Platte River Valley on the western edge of the High Plains, Denver lies just east of the majestic Front Range of the Rocky Mountains. Its vibrant downtown is located near the confluence of Cherry Creek and the South Platte River, approximately 12 miles from the mountain foothills. Known as “The Mile-High City,” Denver proudly sits at an official elevation of exactly 5,280 feet above sea level.

ECONOMY/TOURISM

Lakewood boasts a dynamic and diverse economy shaped by its strategic location near Denver and the foothills of the Rocky Mountains. The city is home to over 47 million square feet of office, commercial, and retail space, making it a prime destination for businesses seeking growth and innovation. Lakewood’s economic development initiatives support startups and established companies alike through site selection assistance, workforce development programs, and access to tax incentives and grants. With a highly educated workforce—nearly 46 percent of residents hold a bachelor’s degree or higher—the city is well-positioned for continued economic success.



POPULATION
155,973



MEDIAN HOUSE-
HOLD INCOME
\$83,987



UNEMPLOYMENT
4.4%



INCOME PER
CAPITA
\$53,610

MARKETS & DEMOGRAPHICS

Major industries in Lakewood include government, education, healthcare, financial services, and manufacturing. The city's largest employers reflect this diversity: the City of Lakewood, Jefferson County Public Schools, Colorado Christian University, and Red Rocks Community College anchor the public and education sectors. In healthcare, St. Anthony Medical Campus and Renal Ventures Management are key players. The Federal Center and State of Colorado contribute significantly to government employment. Additionally, companies like Terumo BCT (medical devices), Encore Electric, and Ludvik Electric Co. represent Lakewood's strength in technical and manufacturing fields.

Tourism also plays a vital role in Lakewood's economy, drawing visitors with its blend of natural beauty and cultural attractions. Bear Creek Lake Park, a 2,600-acre outdoor haven, offers hiking, biking, horseback riding, and water sports, making it a favorite for locals and tourists alike. The city is also home to Colorado Mills, the Denver metro area's only indoor outlet mall, and Heritage Lakewood Belmar Park, which showcases mid-century architecture and local history. Breweries, art galleries, and immersive

experiences like Shiki Dreams add to the city's appeal. With its proximity to Red Rocks Amphitheatre and downtown Denver, Lakewood serves as a convenient and compelling base for exploring the region.

The City of Denver is part of the Denver-Aurora-Lakewood Metropolitan Statistical Area (MSA), which encompasses the City and County of Denver along with nine surrounding suburban counties. At the heart of the MSA are Denver and its three neighboring counties—Jefferson, Adams, and Arapahoe. Strategically located at the intersection of three major interstate highways, the region benefits from excellent connectivity: Interstate 25 runs north-south, while Interstates 70 and 76 provide vital east-west access.

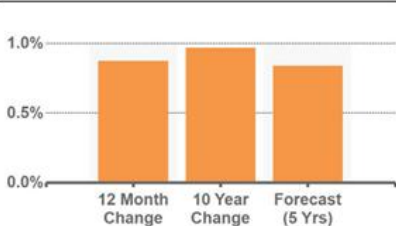
The Metro Denver region continues to thrive as one of the most dynamic and fast-growing metropolitan areas in the United States. Denver's low-tax environment and reputation as a hub for job creation have made it an attractive destination for both startups and established corporations. Metro Denver boasts a dynamic and diverse economy, driven by key

DEMOGRAPHIC TRENDS

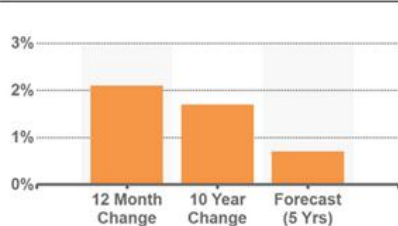
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,071,655	341,837,438	0.9%	0.7%	1.0%	0.6%	0.8%	0.4%
Households	1,275,726	134,379,203	1.0%	0.9%	1.6%	1.0%	0.9%	0.5%
Median Household Income	\$106,766	\$81,086	2.7%	2.4%	4.5%	4.0%	4.4%	4.0%
Labor Force	1,769,918	170,624,953	2.1%	1.6%	1.7%	0.8%	0.7%	0.3%
Unemployment	4.4%	4.1%	0.5%	0.1%	0.1%	-0.1%	-	-

Source: Oxford Economics

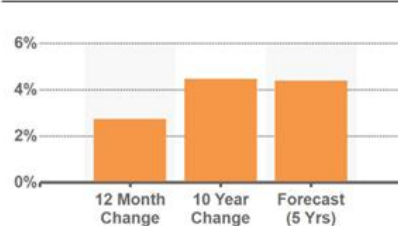
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

93.6%

Population High School Graduate Degree or Higher

45.6%

Population Bachelor's Degree or Higher

DENVER, COLORADO MARKET SUMMARY

industries such as energy, aerospace, bioscience, information technology, and financial services. It leads the nation's 50 largest metro areas in private aerospace employment, with over 19,000 workers in the sector. The region also ranks second in the U.S. for the most highly educated workforce, supported by a strong network of higher education institutions. These include the University of Colorado Boulder (31,500+ students), MSU Denver (14,500+), Front Range Community College (11,000+), and the University of Colorado Denver (10,500+), among others. The area is also a major center for healthcare and research, anchored by institutions like the University of Colorado Anschutz Medical Campus and Denver Health.

The region's economic vitality is further underscored by the presence of 10 Fortune 500 companies, including Arrow Electronics, DISH Network, and DaVita. In the past year alone, Metro Denver added 7,200 jobs—a 0.4 percent increase—while maintaining an unemployment rate of just 4.4 percent, below the national average.

Colorado boasts the nation's second-largest aerospace economy, home to over 400 companies including industry leaders like Surrey Satellite, Sierra Nevada Corporation, Lockheed Martin, and Ball Aerospace. The state's strong aerospace presence is complemented by a high concentration of tech jobs, particularly in the information sector, which accounts for 11 percent of total employment. Between 2016 and 2021, the tech cluster grew by an impressive 49.2 percent, making it the fastest-growing employment sector in the region. Corporate expansions and relocations by companies such as Slack, Angi, and Conga continue to drive this momentum.

Tourism and business travel play a significant role in the local economy. The Colorado Convention Center, which underwent a \$233 million expansion completed in December 2023, now features 80,000 square feet of multifunctional meeting space, a 35,000-square-foot pre-function area, and a 20,000-square-foot outdoor terrace. Hosting over 1 million visitors annually, the center has consistently generated more than 400,000 room nights each year since 2010. Meanwhile, the \$150 million renovation of the 16th Street Mall is enhancing pedestrian access and outdoor dining, further enriching the downtown experience.

Leisure travel is also booming, thanks to Denver's vibrant cultural and recreational offerings. The city is home to five professional sports teams, including the NBA Champion Denver Nuggets (2023) and the NHL Stanley Cup-winning Colorado Avalanche (2022). Iconic venues like Red Rocks Amphitheatre, along with the nearby Rocky Mountains, draw millions of visitors each year. With a \$2.4 billion investment in tourism infrastructure, the region is preparing to welcome over 120 million visitors by 2045.

HEALTHCARE

Metro Denver serves as the regional medical center of the Rocky Mountain West. The region is home to major hospitals and research centers including the 587-acre Fitzsimons Innovation Community and the 227-acre Anschutz Medical Campus. Fitzsimons Innovation Community is one of the nation's largest scientific and medical-related redevelopment projects. The Anschutz Medical Campus is one of the country's top academic medical centers and is the center of a complex of laboratories, clinics, hospitals, classrooms, and offices.

The following healthcare systems and facilities serve the Denver Metro Area:

- Denver Health
- HCA HealthONE
- CommonSpirit Health
- AdventHealth
- Intermountain Health Saint Joseph Hospital
- Kindred Hospital Denver
- UCHealth University of Colorado Hospital (UCH)
- Rocky Mountain Hospital for Children



EDUCATION

The Denver metropolitan area is a thriving hub for higher education, offering a diverse array of institutions that cater to a wide range of academic interests and career paths. The region is home to over 30 colleges and universities, collectively enrolling more than 208,000 students. Major institutions include the University of Denver, a top-ranked private university known for its programs in law, business, and the arts; University of Colorado Denver, a leading public research university with strengths in medicine, engineering, and public administration; and Metropolitan State University of Denver, which serves a large and diverse student body with affordable tuition and strong community ties. The Auraria Campus in downtown Denver uniquely hosts three institutions—CU Denver, MSU Denver, and the Community College of Denver—on a shared urban campus. Additionally, nearby schools like the Colorado School of Mines and University of Colorado Boulder expand the region's academic reach, particularly in STEM fields. With a mix of public, private, and specialized institutions, Denver offers rich educational opportunities in a dynamic urban setting.

INFRASTRUCTURE

Highways

Denver is served primarily by Interstate 25, which runs north-south from New Mexico through Denver to Wyoming, and Interstate 70, which runs east-west from Utah to Maryland. Interstate 225 traverses neighboring Aurora and was designed to link Aurora with Interstate 25 in the southeastern corner of Denver and Interstate 70 to the north of Aurora. Interstate 270 runs concurrently with US 36 from an interchange with Interstate 70 in northeast Denver to an interchange with Interstate 25 north of Denver. The freeway continues as US 36 from the interchange with Interstate 25. Interstate 76 begins from Interstate 70 just west of the city in Arvada. It intersects with Interstate 25 north of the city and runs northeast to Nebraska where it ends at Interstate 80. US 6 follows the alignment of 6th Avenue west of Interstate-25 and connects downtown Denver to the west-central suburbs of Golden and Lakewood. US 36 connects Denver to Boulder and Rocky Mountain National Park near Estes Park. It runs east into Ohio after crossing four other states.

Airports

The Denver International Airport (DEN) is the primary airport serving the Metro Denver region in Colorado. DEN is the world's third-busiest airport, welcoming a record-breaking 82.4 million passengers in 2024. The airport has 23 commercial air carriers providing nonstop service to 180+ domestic and international destinations. DEN is the state of Colorado's primary economic engine, generating \$47.2 billion in annual economic impact and supporting the employment of 35,000+ people.

DENVER, COLORADO MARKET SUMMARY

Denver International Airport is currently undergoing a \$2.4 billion renovation and has already completed its first phase as of October 2021. The project is expected to finish by 2030, though another expansion proposed in 2024 will extend renovation through 2045. This new plan includes the addition of four new walkable concourses and 100 new gates, preparing for the airport’s projection of 120 million visitors by 2045.

Two of DEN’s major carriers, United Airlines and Southwest, have announced development plans near the airport. United Airlines purchased 113 acres of undeveloped land for \$33 million, which will be used for a new training center and possibly more. In 2023, Southwest announced plans to invest \$120 million to build new industrial and operation facilities near DEN, with intention to spend upward of \$220 million to develop storage facilities for snacks and beverages, space for ground-service equipment, and more.

Centennial Airport, located 13 miles from downtown Denver in the heart of the Denver Tech Center, is the country’s third busiest general aviation airport. The airport is an international facility with 24-hour US Customs and 24/7 Federal Aviation Administration control tower.

Transit

The Regional Transportation District (RTD)—Denver offers bus and rail service to the Denver Metro Area. RTD’s public transportation services cover eight counties, including all of Boulder, Broomfield, Denver, and Jefferson counties and parts of Adams, Arapahoe, Douglas, and Weld counties. This covers the needs of more than 3.08 million people located within 2,342 square miles. Services include bus, rail, shuttles, ADA paratransit services, demand responsive services (FlexRide), special event services, vanpools, and more.

MAJOR EMPLOYERS	
Denver International Airport	35,000+
CommonSpirit Health	20,000+
Denver Public Schools	14,000+
HealthONE Corporation	11,000+
SCL Health Systems	8,000+

NEARBY CITIES		
Aurora, Colorado	395,052	8 miles
Colorado Springs, Colorado	488,664	63 miles
Albuquerque, New Mexico	560,274	334 miles
Wichita, Kansas	396,119	431 miles
Lincoln, Nebraska	294,757	447 miles

DENVER HOSPITALITY MARKET

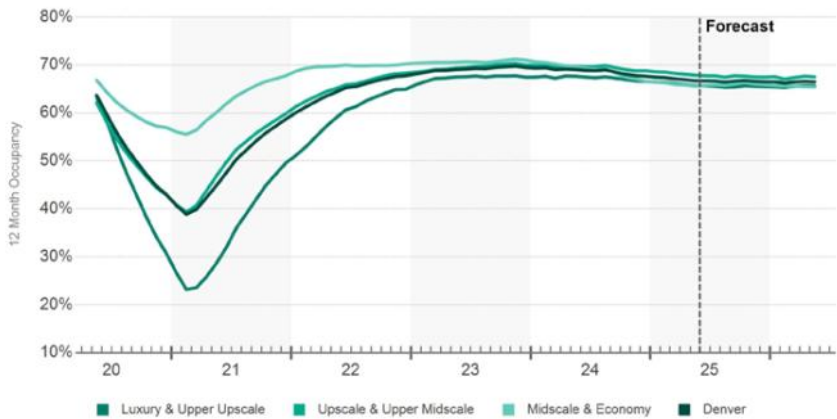
Hospitality Market

The Denver metropolitan hotel market continues to demonstrate strong fundamentals and long-term growth potential, supported by a diverse economic base and steady increases in both business and leisure travel. As of Q2 2025, Denver posted an average occupancy rate of 66.7 percent, with an average daily rate (ADR) of \$151.05 and revenue per available room (RevPAR) of \$100.79. Demand is supported by continued growth at Denver International Airport, which handled more than 82 million passengers in 2024—a 5.8 percent year-over-year increase—positioning it among the busiest airports in the nation.

Denver’s hospitality sector is currently experiencing a wave of new supply, with more than 6,500 rooms in the pipeline across the metro area, including over 3,700 currently under construction. More broadly, Denver’s hospitality market is forecast to achieve RevPAR growth of approximately 3 percent annually through 2026, driven by a balanced mix of modest ADR and occupancy gains. The recent expansion of the Colorado Convention Center, the redevelopment of the 16th Street Mall, and continued infrastructure improvements at Denver International Airport reinforce the metro’s appeal.

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR
66.7%	\$151.05	\$100.79
12 Mo Supply	12 Mo Demand	
21.2M	14.1M	

OCCUPANCY BY CLASS



KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	17,841	65.7%	\$220.61	\$145.01	422	16
Upscale & Upper Midscale	28,087	67.9%	\$138.95	\$94.31	576	1,209
Midscale & Economy	12,694	65.6%	\$80.68	\$52.94	327	124
Total	58,622	66.7%	\$151.05	\$100.79	1,324	1,549*

*Includes 200 Rooms Under Construction that are currently unaffiliated with any Class.




Connect & Print

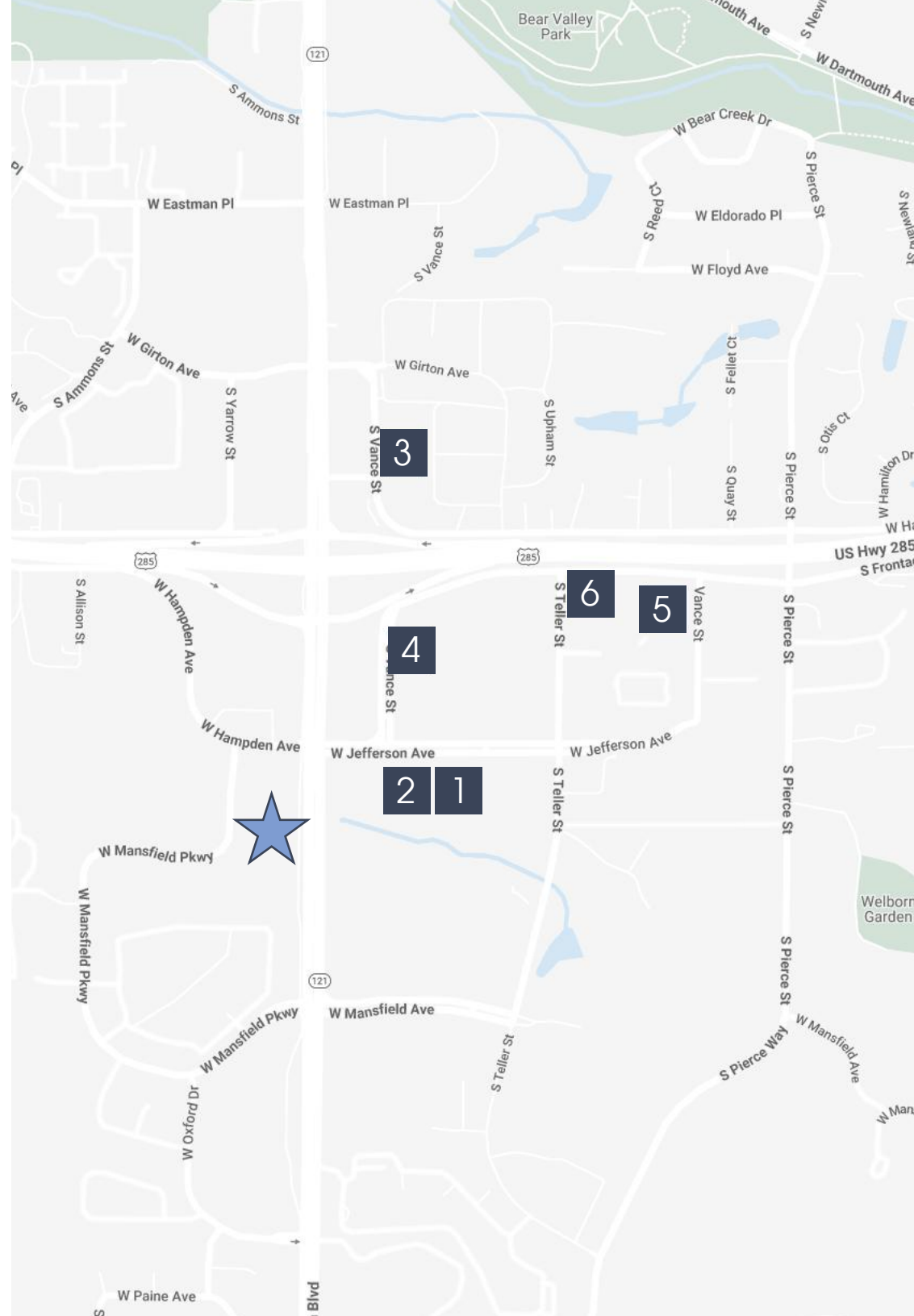


A photograph showing the backs of two men in dark suits standing in front of a large window. They are looking out at a vast, hazy city skyline under a bright, overcast sky. The man on the left has dark hair, and the man on the right has grey hair. The window frame is visible on the left and right sides.

COMPETITIVE SET

COMPETITIVE SET

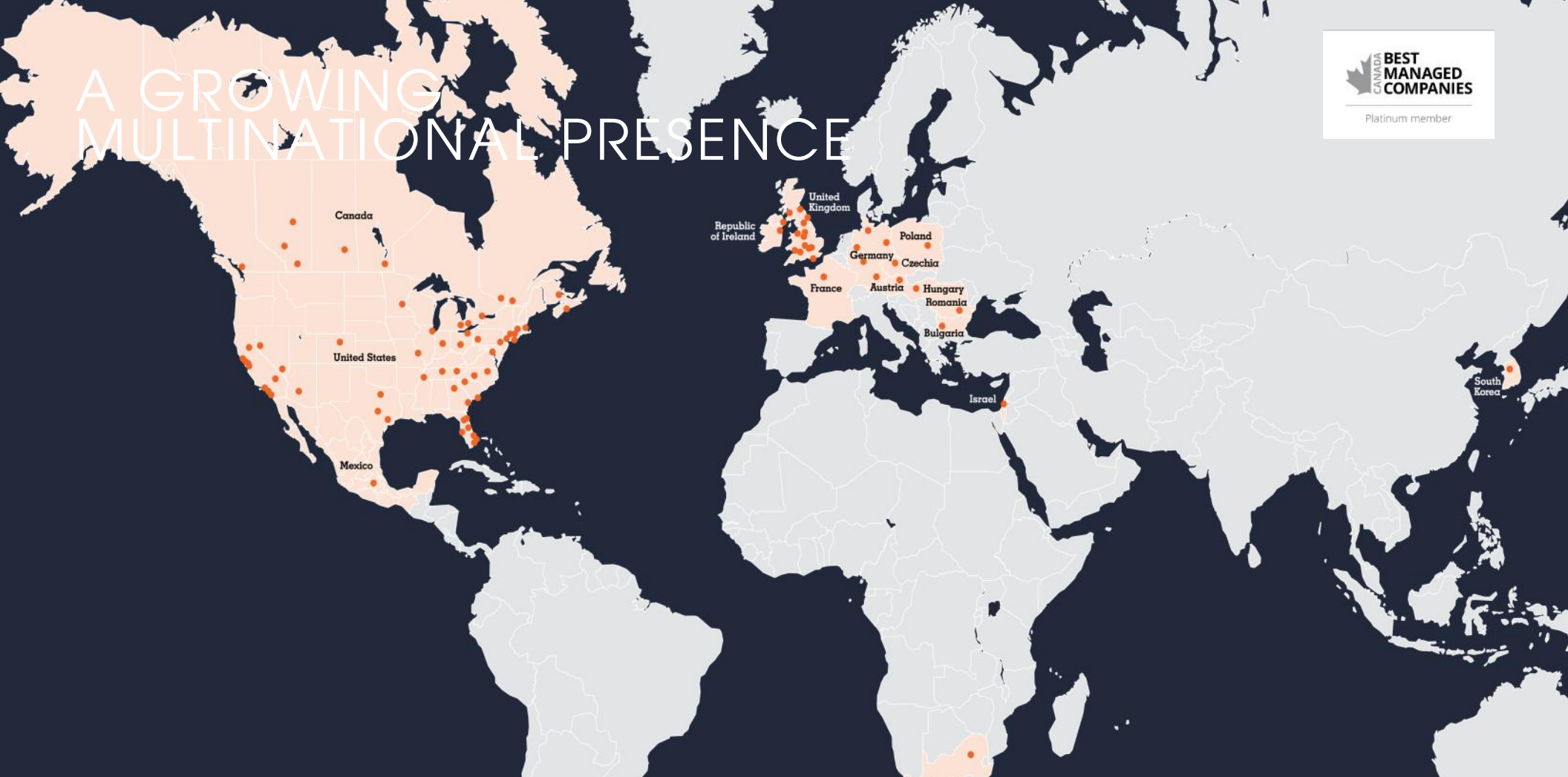
		Location	Rooms
		Lakewood, Colorado	142
1	Spark by Hilton Lakewood Denver Southwest	Lakewood, Colorado	78
2	Comfort Suites Lakewood Denver	Lakewood, Colorado	71
3	Best Western Denver Southwest	Lakewood, Colorado	112
4	Holiday Inn Denver Lakewood	Lakewood, Colorado	190
5	Courtyard Denver Southwest/ Lakewood	Lakewood, Colorado	90
6	La Quinta Inn & Suites by Wyndham Denver Southwest Lakewood	Lakewood, Colorado	128





ABOUT AVISON YOUNG

A GROWING MULTINATIONAL PRESENCE



AVISON YOUNG AT A GLANCE

Founded:	1978
Total Real Estate Professionals:	5,000
Offices:	100+
Countries:	20
Brokerage Professionals:	1,600+
Property Under Management	283 million sf

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 100+ offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management, and financing services to clients across the office, retail, industrial, multi-family, and hospitality sectors.

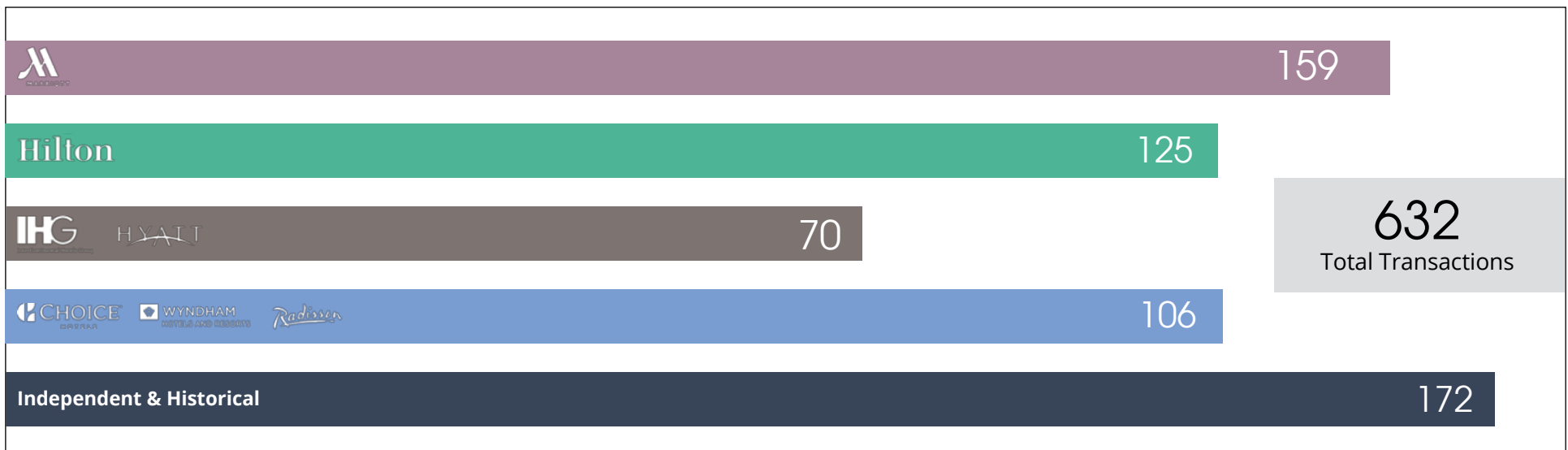
OUR HOSPITALITY EXPERIENCE

Sales Performance



*Current as of 12/31/2024

Sales by Brand Since 2012



CHRIS KILCULLEN

Senior Hospitality Broker
chris.kilcullen@avisonyoung.com
+1 303 250 8338

MICHAEL AGNEW

Hospitality Broker
michael.agnew@avisonyoung.com
+1 303 552 4676

AVERY SPROUT

Associate
avery.sprout@avisonyoung.com
+1 720 391 4845

VISIT US ONLINE
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