

VOCO[™]
— BY IHG —



**2735 S WOODLANDS VILLAGE BLVD,
FLAGSTAFF, AZ 86001**



MIKE MONTOYA
Director
+1 480 225 2594
mike.montoya@cushwake.com

BILL MURNEY
Executive Managing Director
+1 602 499 5535
bill.murney@cushwake.com

BUB BERGSTROM
Senior Associate
+1 480 225 2594
bub.bergstrom@cushwake.com

ALYSON MURNEY
Associate
+1 602 819 0894
alyson.murney@cushwake.com

PROPERTY HIGHLIGHTS

- **Completely Renovated & Newly Branded Hotel** – The voco Flagstaff underwent a \$3.5M+ full renovation in 2025, offering a turnkey asset with no near-term PIP obligations and strong positioning in the Flagstaff market.
- **Excellent Location** – The Hotel offers immediate access to I-40 and I-17, is within two miles of NAU and Downtown Flagstaff, and serves as a convenient base for outdoor attractions and Grand Canyon visitors.
- **Dynamic Market** – Flagstaff is a year-round destination with cooler summer temperatures, winter snowfall, rich cultural attractions, and connectivity to major regional markets.
- **Rare Opportunity in High Barrier to Entry Market** – Flagstaff offers strong pricing power with no new construction and limited supply.
- **Below Replacement Cost** – The 58-room property is offered below replacement cost, creating a discounted entry point with long-term value potential.
- **Leading Brand Affiliation** – Operating under IHG’s upscale voco brand, the Hotel benefits from global distribution, loyalty program demand, and limited IHG competition in the market.
- **Fee Simple, Unencumbered by Management** – The Hotel is offered fee simple, unencumbered by management, with non-union labor and on-site living flexibility for an owner-operator.

NEARBY DEMAND GENERATORS

- NAU
- Grand Canyon National Park
- Arizona Snowbowl
- Route 66 & Downtown Flagstaff
- Flagstaff Medical Center
- Lake Powell
- Flagstaff Pulliam Airport
- Pepsi Amphitheater

PROPERTY OVERVIEW

PROPERTY OVERVIEW	
Address	2735 S Woodlands Village Blvd
Guestrooms	58
Date Opened/Converted	1990/2025
Ownership Interest	Fee Simple
Franchise Affiliation	IHG
Building Size	± 24,812 SF
Lot Size	1.27 AC
Floors	2 Floors
Zoning	HC (Highway Commercial)
Amenities	voco Lounge, Business Center

