

FOR SALE
\$8,300,000



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

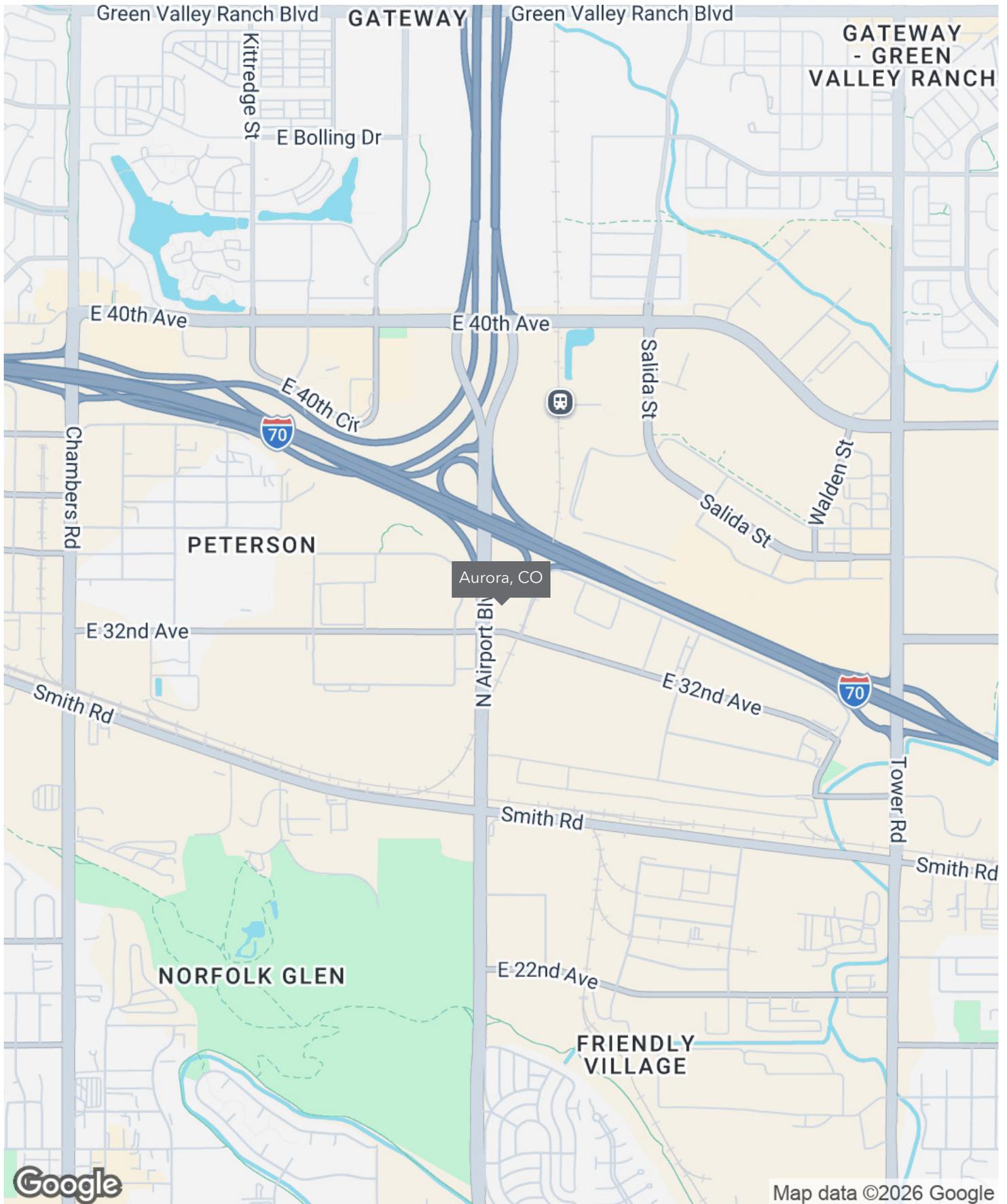
PROPERTY DESCRIPTION

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.

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REGIONAL MAP

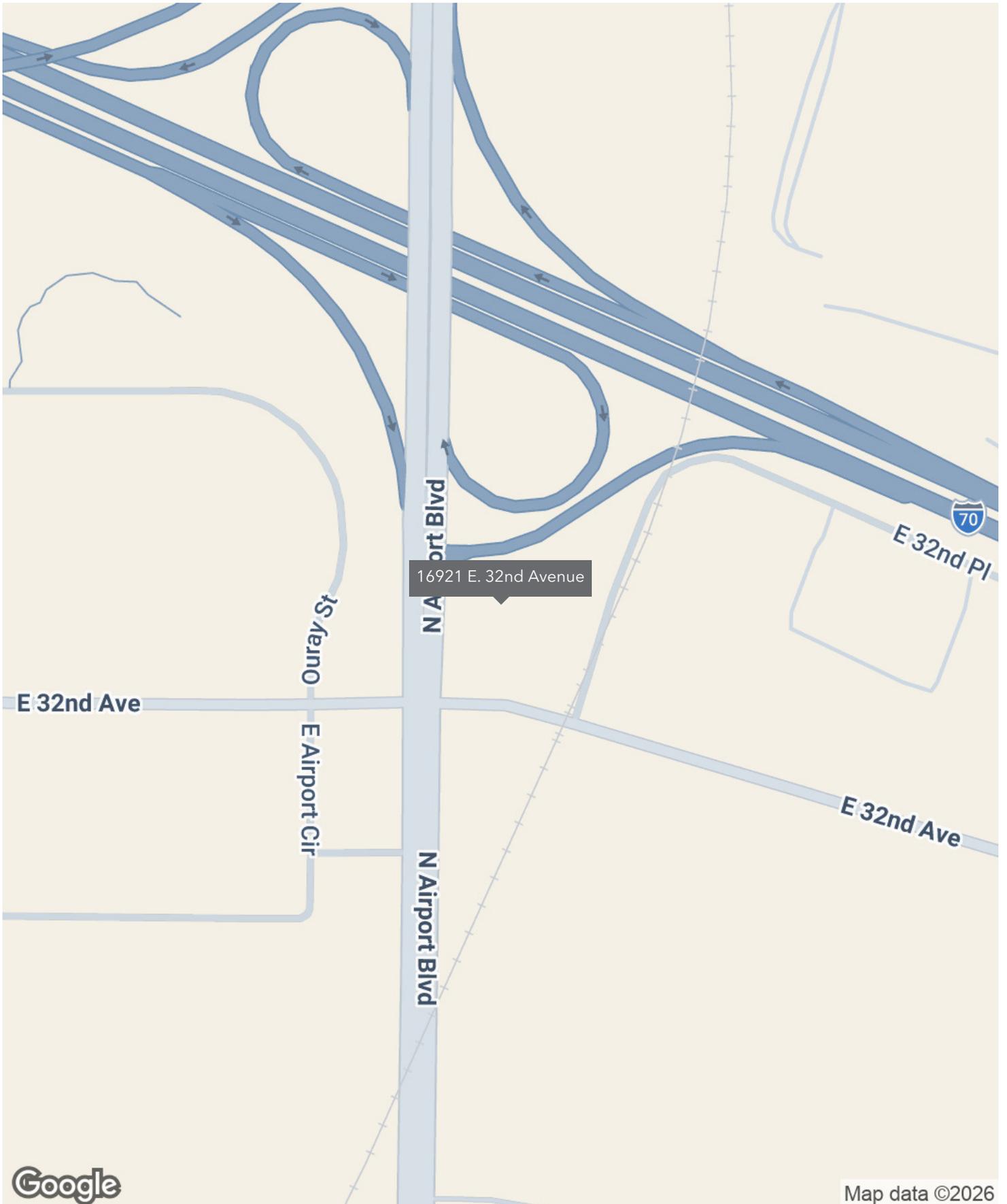


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LOCATION MAP



Google

Map data ©2026

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AERIAL MAP



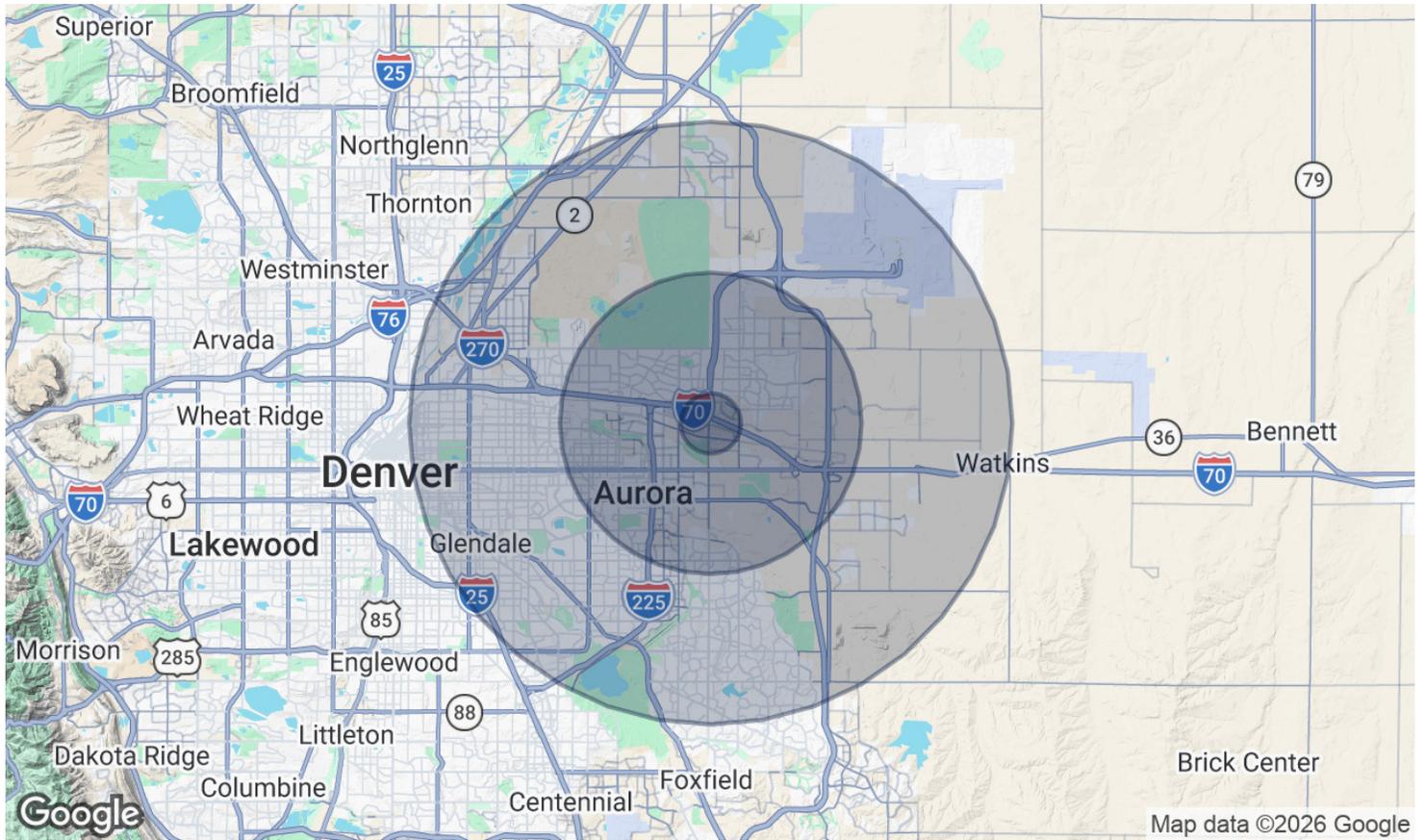
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DEMOGRAPHICS MAP & REPORT



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

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

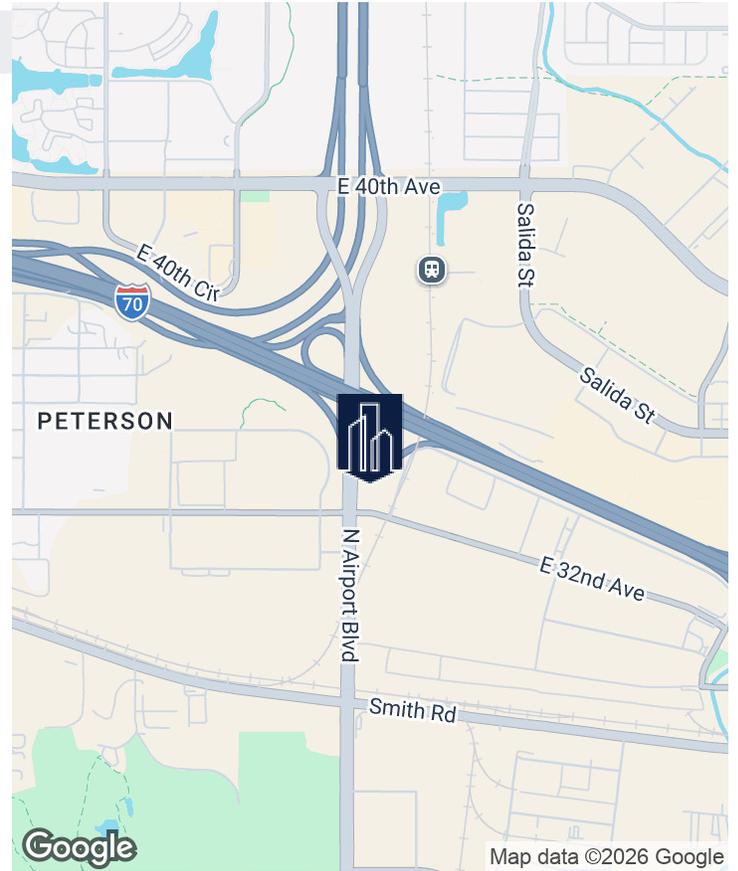
2020 American Community Survey (ACS)

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,300,000
Building Size:	44,000 SF
Lot Size:	3.2 Acres
Number of Rooms:	95
Price / SF:	\$188.64
2025 Gross Income	\$2.1 million
2025 occupancy	73%
Year Built:	1996
Renovated:	2024
Zoning:	MU-R
Market:	Denver Metro
Submarket:	DIA Airport
Traffic Count:	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.

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SALE COMPS



SYLO RAMADA INN & SUITES

16921 E. 32nd Avenue, Aurora, CO 80011

Subject Property

Price:	\$8,300,000	Bldg Size:	44,000 SF
Lot Size:	3.2 Acres	No. Units:	95
Cap Rate:	8.74%	Year Built:	1996
Price/Unit:	\$87,368		

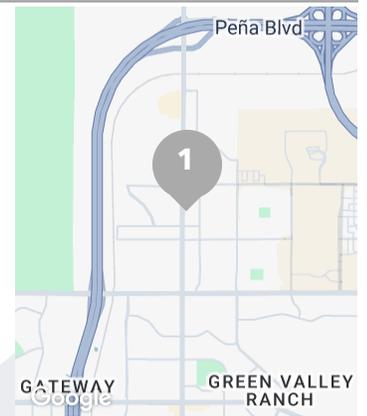


RAMADA INN DIA

6210 Tower Road, Denver, CO 80249

Sold 3/30/2025

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

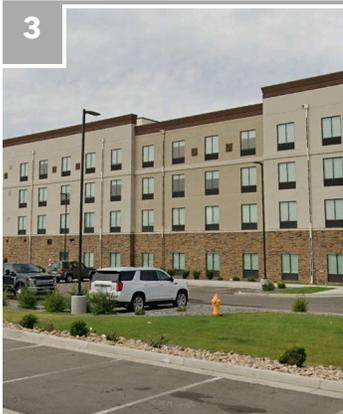
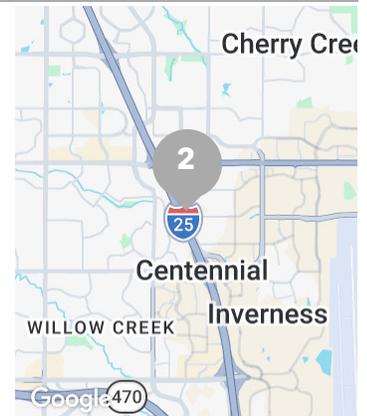


LA QUINTA INN & SUITES BY WYNDHAM DENVER TECH CENTER

7077 S. Clinton Street, Greenwood Village, CO 80112

Sold 9/24/2024

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

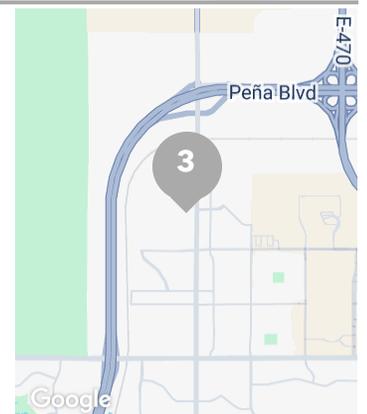


WINGATE BY WYNDHAM DIA

6670 Yampa Street, Denver, CO 80249

Sold 2/28/2025

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



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SALE COMPS

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FAIRFIELD INN AURORA

13851 E. Harvard Avenue, Aurora, CO 80014

Sold 12/11/2025

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



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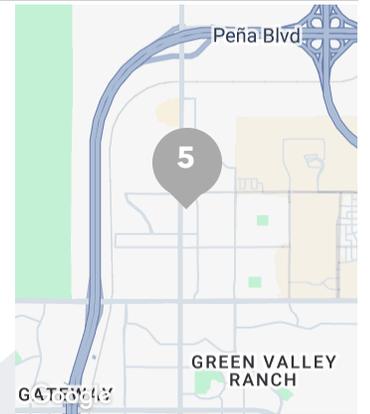


HAMPTON BY HILTON DIA

6290 Tower Road, Denver, CO 80249

Sold 6/27/2025

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



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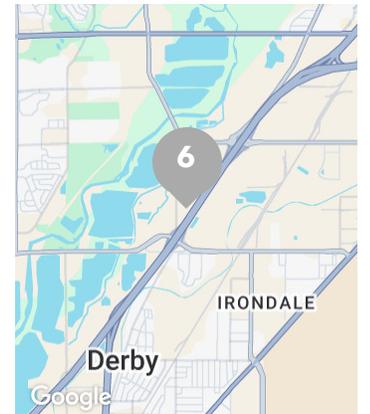


SUPER 8 BY WYNDHAM HENDERSON

9051 I-76 Service Road, Henderson, CO 80640

Sold 10/10/2025

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



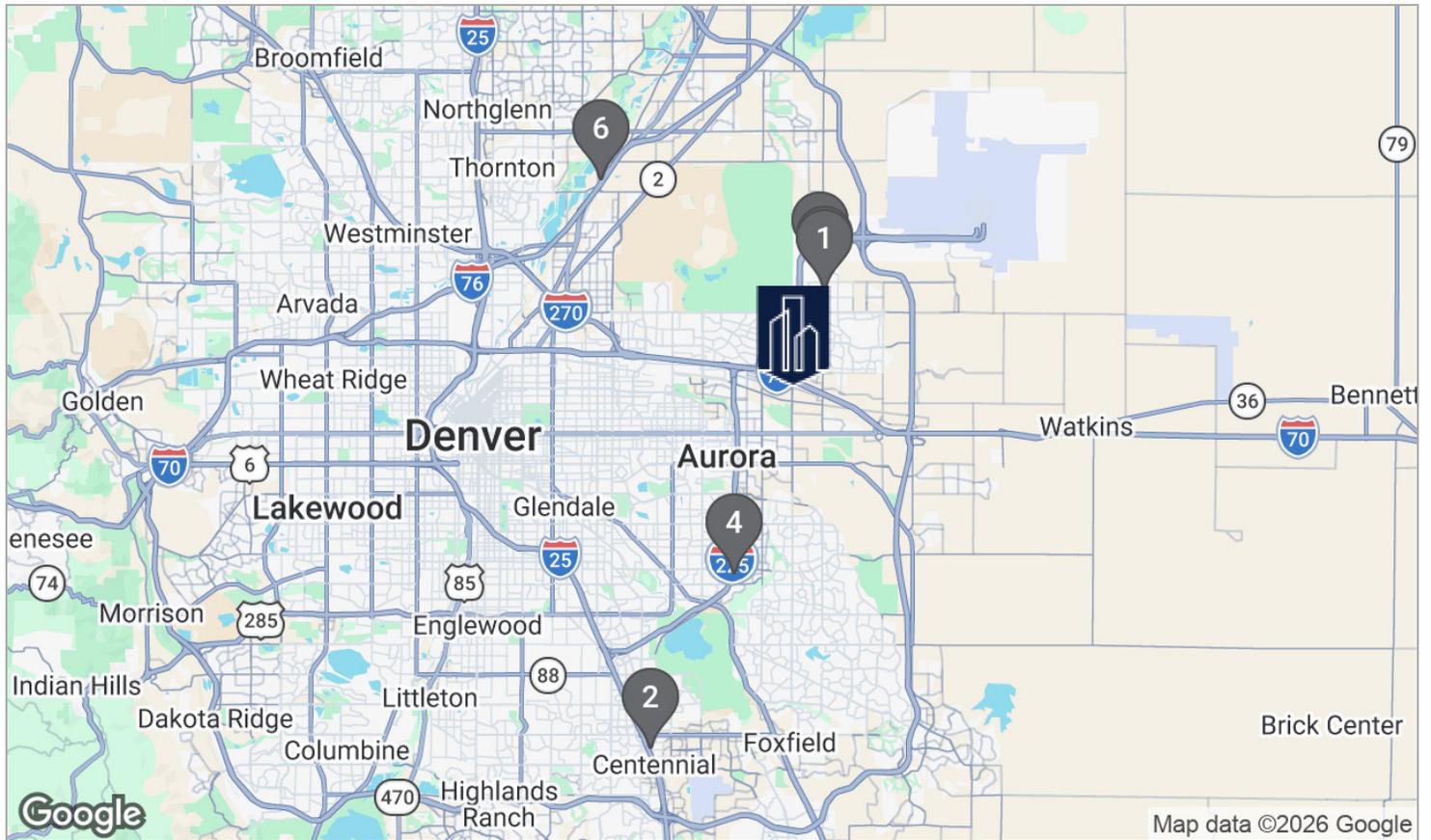
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SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	Sylo Ramada Inn & Suites 16921 E. 32nd Avenue Aurora, CO	\$8,300,000	44,000 SF	3.2 Acres	95	8.74%	\$87,368
1	Ramada Inn DIA 6210 Tower Road Denver, CO	\$7,500,000	42,481 SF	2.09 Acres	83	-	\$90,361
2	La Quinta Inn & Suites by Wyndham Denver Tech Center 7077 S. Clinton Street Greenwood Village, CO	\$14,000,000	104,483 SF	3.46 Acres	148	-	\$94,595
3	Wingate by Wyndham DIA 6670 Yampa Street Denver, CO	\$16,050,000	57,899 SF	2.52 Acres	123	6%	\$130,488
4	Fairfield Inn Aurora 13851 E. Harvard Avenue Aurora, CO	\$7,600,000	42,506 SF	2.00 Acres	83	-	\$91,566
5	Hampton by Hilton DIA 6290 Tower Road Denver, CO	\$15,200,000	55,590 SF	2.49 Acres	122	5%	\$124,590
6	Super 8 by Wyndham Henderson 9051 I-76 Service Road Henderson, CO	\$5,630,000	24,375 SF	3.14 Acres	60	-	\$93,833
AVERAGES		\$10,996,667	54,556 SF	2.62 ACRES	103	5.50%	\$104,239

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ADDITIONAL PHOTOS



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**MADISON
COMMERCIAL
PROPERTIES**

MEET THE TEAM



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