

MATTHEWS™



Hospitality Investment Nearby Red Rocks Amphitheatre & Regional Demand Drivers


BAYMONT®

11909 W 6TH AVE
Lakewood, CO 80401

**Hospitality
Investment Opportunity**
Offering Memorandum

EXCLUSIVELY LISTED BY



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Baymont | Lakewood, CO

Property Overview



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RED ROCKS AMPHITHEATER

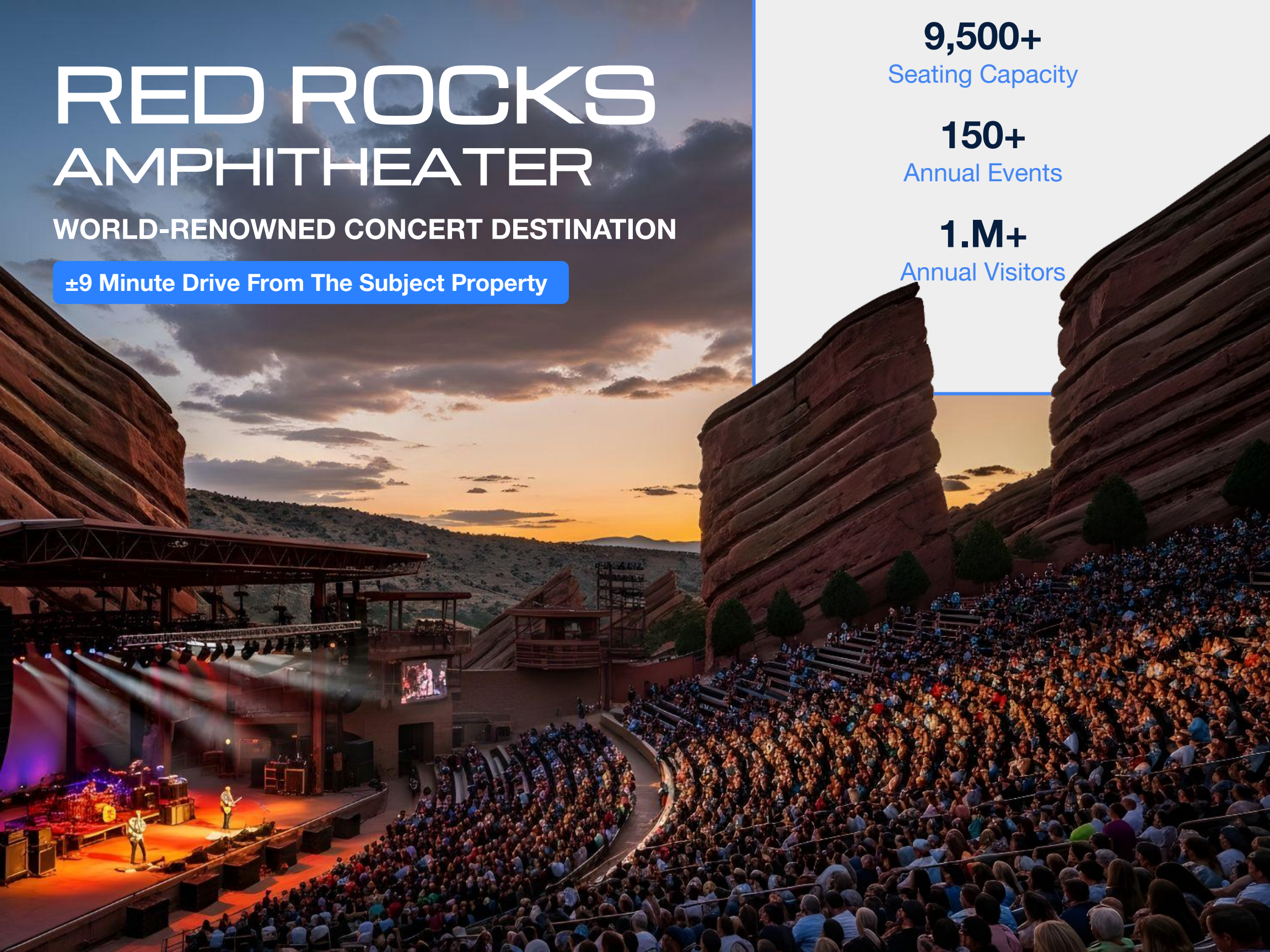
WORLD-RENOWNED CONCERT DESTINATION

±9 Minute Drive From The Subject Property

9,500+
Seating Capacity

150+
Annual Events

1.M+
Annual Visitors



\$4,500,000

List Price

3.50x

RRM

62

Total Keys

1995 / 2005

Year Built / Renovated

2

Stories

Interior

Corridors

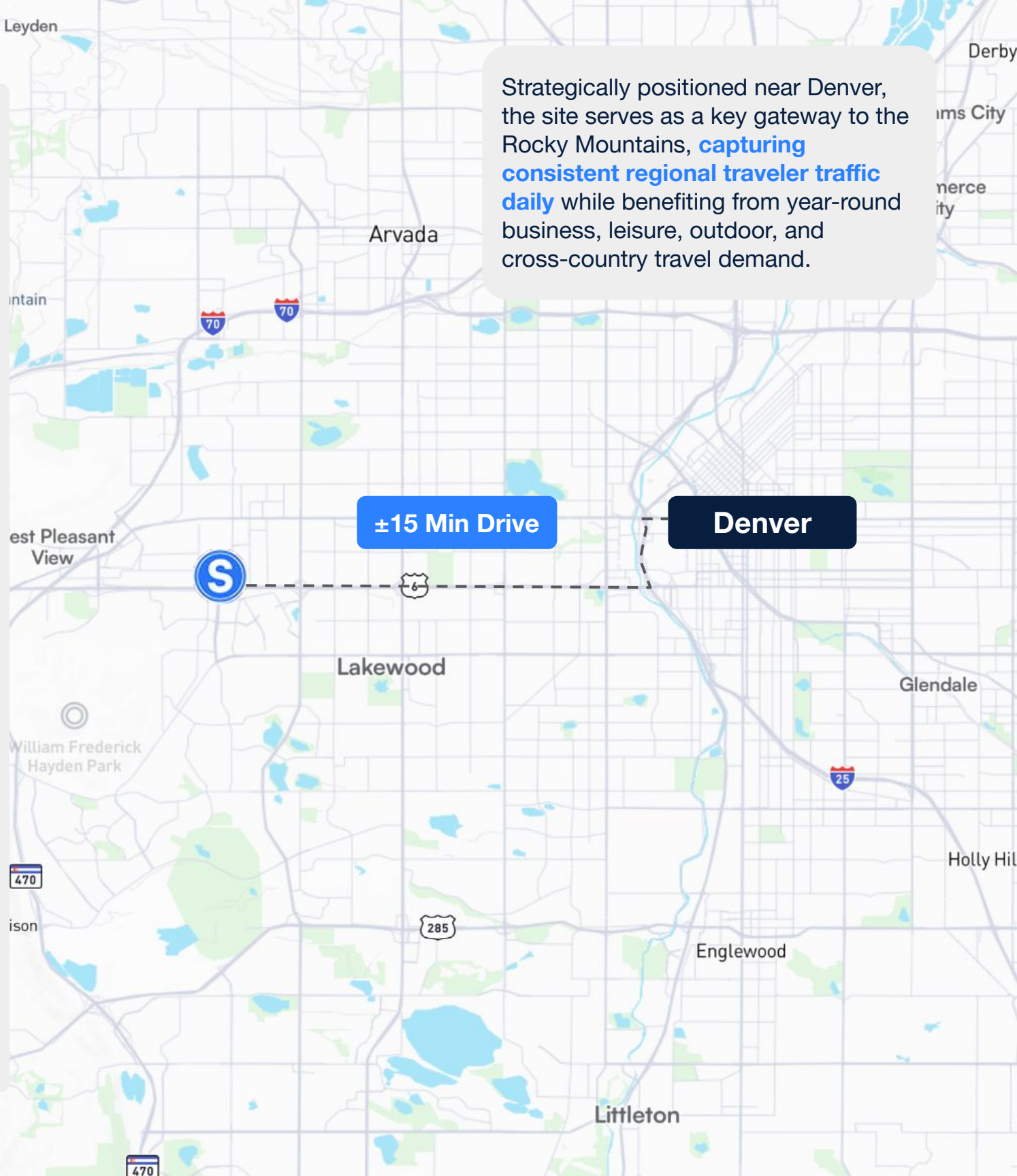
±31,334 SF

GBA

±1.41 AC

Lot Size

Strategically positioned near Denver, the site serves as a key gateway to the Rocky Mountains, **capturing consistent regional traveler traffic daily** while benefiting from year-round business, leisure, outdoor, and cross-country travel demand.



INVESTMENT HIGHLIGHTS

Adjacent to Red Rocks Amphitheatre: The hotel benefits from immediate proximity to Red Rocks Amphitheatre, one of the nation's most iconic outdoor concert venues. The amphitheater generates an estimated \$400 million in annual economic impact and attracts more than one million visitors annually, creating consistent leisure lodging demand throughout the concert season.

Recently Renovated Guest Rooms: Guest rooms were comprehensively renovated between 2022 and 2023, significantly reducing anticipated capital expenditures for the next owner. The recent improvements position the property for continued operational performance with limited near term franchise improvement requirements.

Diverse and Stable Demand Drivers: In addition to Red Rocks, the property benefits from demand generated by St. Anthony Hospital, the Denver Federal Center, Colorado Mills Mall, Downtown Denver, and the surrounding West Denver commercial corridor. Convenient access to Interstate 70 and C-470 supports a healthy mix of corporate, government, leisure, and transient travelers.

Flexible Interior Corridor Asset with Future Branding Potential: The property features a three story, interior corridor layout that supports multiple branding and conversion opportunities. Its efficient configuration positions the asset well for long term competitiveness and long term value creation.

Full Service Amenities Supporting Guest Satisfaction: The hotel features an indoor pool and hot tub, elevator, 24 hour fitness center, 24 hour business center, and complimentary continental breakfast. These amenities enhance the guest experience while strengthening the property's competitive position within the Lakewood market.



Spacious guest rooms and suites offer comfortable living, sleeping, and work areas designed for extended stays.



± 96,000 VPD



Applewood Center

KING Soopers, HOBBY LOBBY, HomeGoods, ULTA BEAUTY, Chick-fil-A, PET SMART, Jersey Mike's, Chipotle Mexican Grill, FirstWatch

Coors
BREWING COMPANY
±300K Annual Visitors

Denver International Airport
±82M Annual Passengers

COLORADO SCHOOL OF MINES
Colorado School of Mines
±8,200 Students | ±1,400 Employees

Downtown Golden
±6.8 Miles Away

JEFFERSON COUNTY COLORADO
Government Center
±3,300 Employees

Colorado RAILROAD Museum
±100K Annual Visitors

TERUMO
BLOOD AND CELL TECHNOLOGIES
Corporate
±2,000 Employees

RISE Brown and Caldwell
rtm RENOSY by Renters Warehouse
Denver West Office Park
±6,000 Total Employees

BAYMONT
INN & SUITES
Subject Property

National Laboratory of the Rockies
±3,750 Employees

Colorado Mills/Denver West Village
140+ Retailers, Restaurants, and Entertainment Venues

target, WHOLE FOODS MARKET, Cheesecake Factory, Olive Garden, BARNES & NOBLE, DICK'S SPORTING GOODS, BJ's, QDOBA MEXICAN EATS, THE CHILDREN'S PLACE, H&M, MICHAEL KORS

Ortho Colorado Hospital
±48 Beds | ±250 Employees

RTD Federal Center Station

KAISER PERMANENTE
±126 Beds | ±1,600 Employees

EMPOWER FIELD AT MILE HIGH
Home to The Denver Broncos
±700,000 Fans Per Game
±500K Annual Visitors

Downtown Denver

±244,000 VPD



± 103,000 VPD

SAINT ANTHONY HOSPITAL
±224 Beds | ±2,000 Employees

Denver Union Station
±150K Annual Passengers

RED ROCKS COMMUNITY COLLEGE
Red Rocks Community College
±13,000 Students | ±700 Employees

Government Office
One of the nation's largest hubs for federal government offices outside of Washington, D.C.

DENVER FEDERAL CENTER
CYBER SUMMIT

Belmar Shopping District

target, WHOLE FOODS MARKET, Michaels, DICK'S SPORTING GOODS, BEST BUY, rack, PF. CHANG'S, ROSS DRESS FOR LESS

Lookout Mountain
±10.6 Miles Away | ±500K Annual Visitors

The Buffalo Bill Museum & Grave
±10.6 Miles Away | ±80K Annual Visitors

Dinosaur Ridge
±6.3 Miles Away | ±250K Annual Visitors

William F. Hayden Park
±3.1 Miles Away | ±500K Annual Visitors

Green Mountain Park
±3.1 Miles Away | ±500K Annual Visitors

Clear Creek Trail
±8.2 Miles Away | ±300K Annual Visitors

RED ROCKS
PARK AND AMPHITHEATRE

Concert and Event Venue
±240 Annual Events Held
\$400M Annual Economic Impact
±1M Annual Visitors | ±1.5K Employees

Fossil Trace Golf Course

Google Earth

Baymont | Lakewood, CO

Market Overview

02



LAKEWOOD, CO

155,000+

Total Population

\$6.8B+

Retail/Consumer Spending

69M+

Annual Airport Passengers

\$29.2B+

Visitor Spending

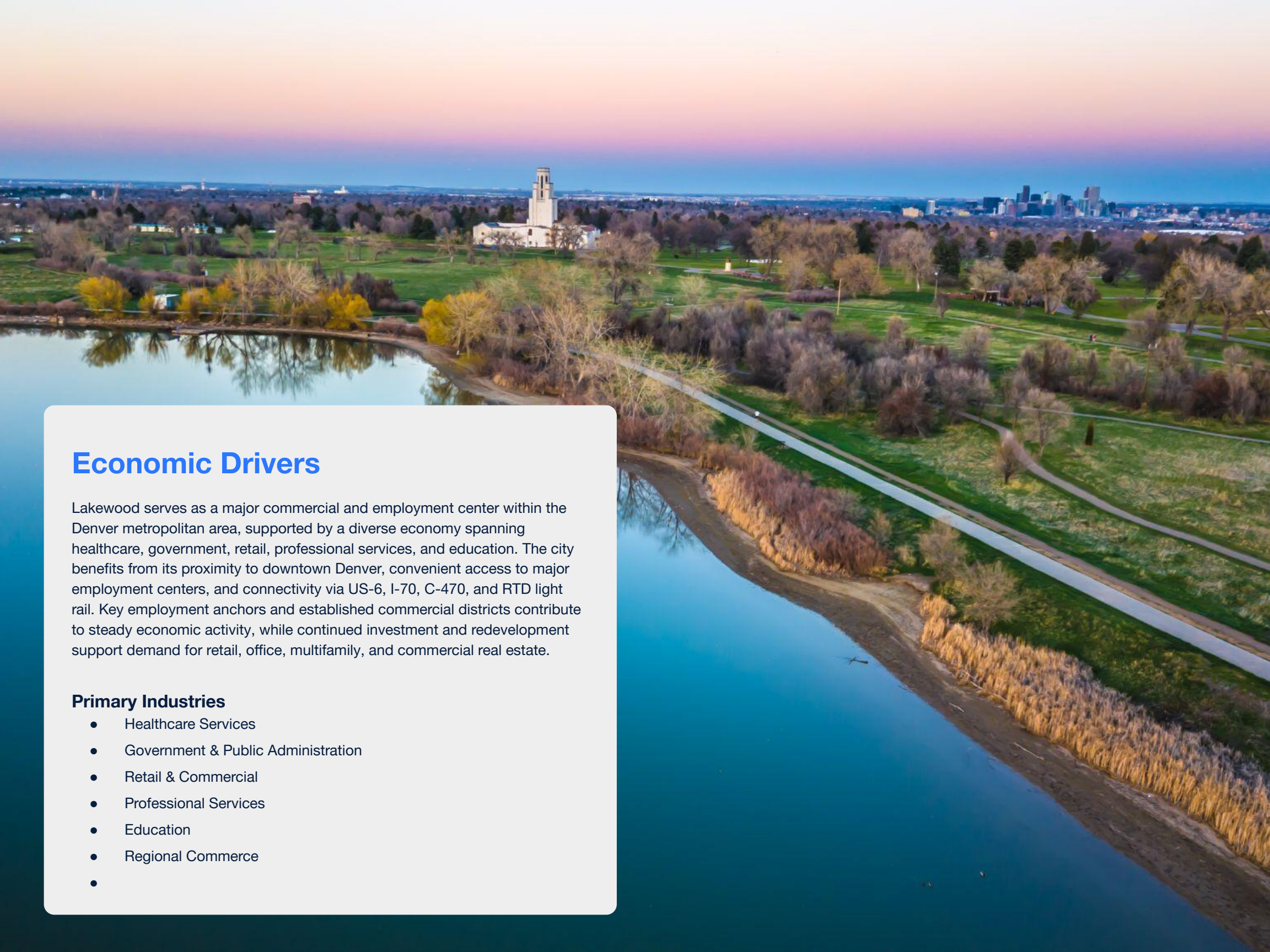
\$8.7B+

Annual Lodging Spending

Local Market Overview

Lakewood serves as a major commercial, healthcare, recreation, and hospitality hub within the Denver metropolitan area. The local economy is supported by a diverse mix of healthcare, aerospace, government services, education, retail, and regional commerce. Visitor demand is driven by Red Rocks Park & Amphitheatre, Colorado Mills, and year-round outdoor recreation throughout the Rocky Mountain Front Range.



An aerial photograph of a large park area. In the foreground, a calm river flows from the bottom left towards the center. To the right of the river is a wide, paved path that curves through the park. The park is filled with green grass, scattered trees (some with yellow and orange autumn foliage), and a few small structures. In the background, a large white building with a tall, thin tower is visible. Further back, the Denver skyline is visible against a sunset sky with shades of orange, pink, and blue.

Economic Drivers

Lakewood serves as a major commercial and employment center within the Denver metropolitan area, supported by a diverse economy spanning healthcare, government, retail, professional services, and education. The city benefits from its proximity to downtown Denver, convenient access to major employment centers, and connectivity via US-6, I-70, C-470, and RTD light rail. Key employment anchors and established commercial districts contribute to steady economic activity, while continued investment and redevelopment support demand for retail, office, multifamily, and commercial real estate.

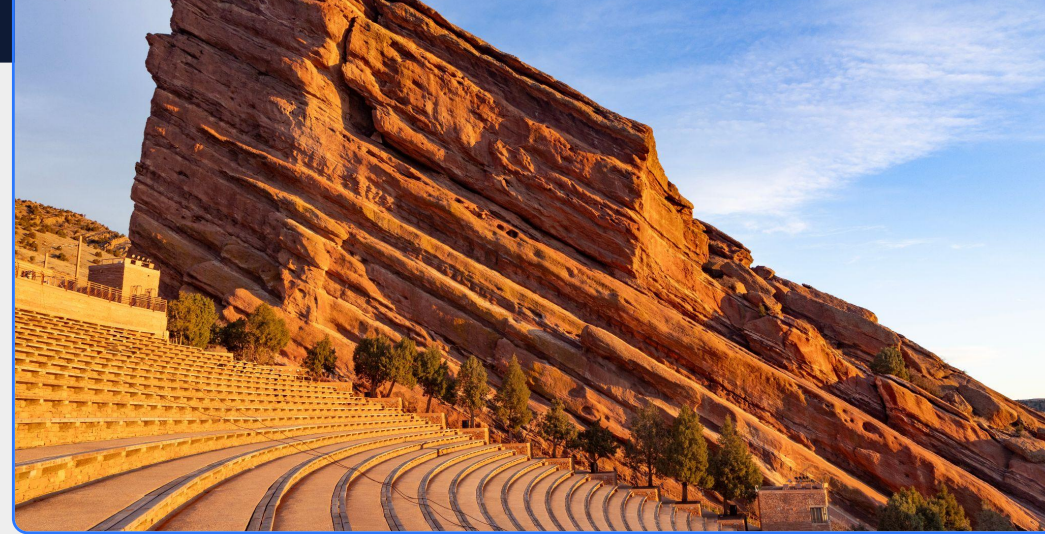
Primary Industries

- Healthcare Services
- Government & Public Administration
- Retail & Commercial
- Professional Services
- Education
- Regional Commerce
-

Top 5 Hospitality Demand Drivers

Red Rocks Amphitheatre

One of the nation's most iconic outdoor concert venues, Red Rocks attracts more than one million visitors annually and generates significant economic activity. Located minutes from the hotel, the venue creates consistent leisure lodging demand throughout the concert season.



Denver Federal Center

Home to more than 25 federal agencies, the Denver Federal Center supports thousands of employees, contractors, and government visitors. Its proximity generates reliable weekday lodging demand from business, training, and official government travel.



St. Anthony Hospital

One of the region's leading healthcare campuses, St. Anthony Hospital serves patients from across the Front Range while supporting consistent lodging demand from visiting families, medical professionals, vendors, and healthcare-related travelers year-round.

Colorado Mills

Colorado Mills serves as one of the region's premier retail destinations, featuring major outlet shopping, dining, and entertainment. The center generates consistent lodging demand from shoppers, families, tour groups, and regional visitors throughout the year.

Interstate 70 & C-470 Corridor

Strategically positioned near Interstate 70 and C-470, the hotel captures travelers visiting Denver, Red Rocks, the Rocky Mountains, and surrounding business districts. The central location supports steady corporate, government, leisure, and transient lodging demand.



Denver, CO

Denver is one of the fastest growing and most economically dynamic metropolitan areas in the United States, serving as the economic center of the Rocky Mountain region. The market benefits from a highly educated workforce, strong population growth, and a diversified economy anchored by technology, aerospace, healthcare, financial services, energy, and professional services. Its strategic central location, extensive

transportation infrastructure, and exceptional quality of life continue to attract businesses, residents, and investment from across the country. Supported by strong job creation, corporate expansion, and sustained consumer demand, Denver remains a leading destination for commercial real estate development and long-term economic growth.

3.09M+

Total Population

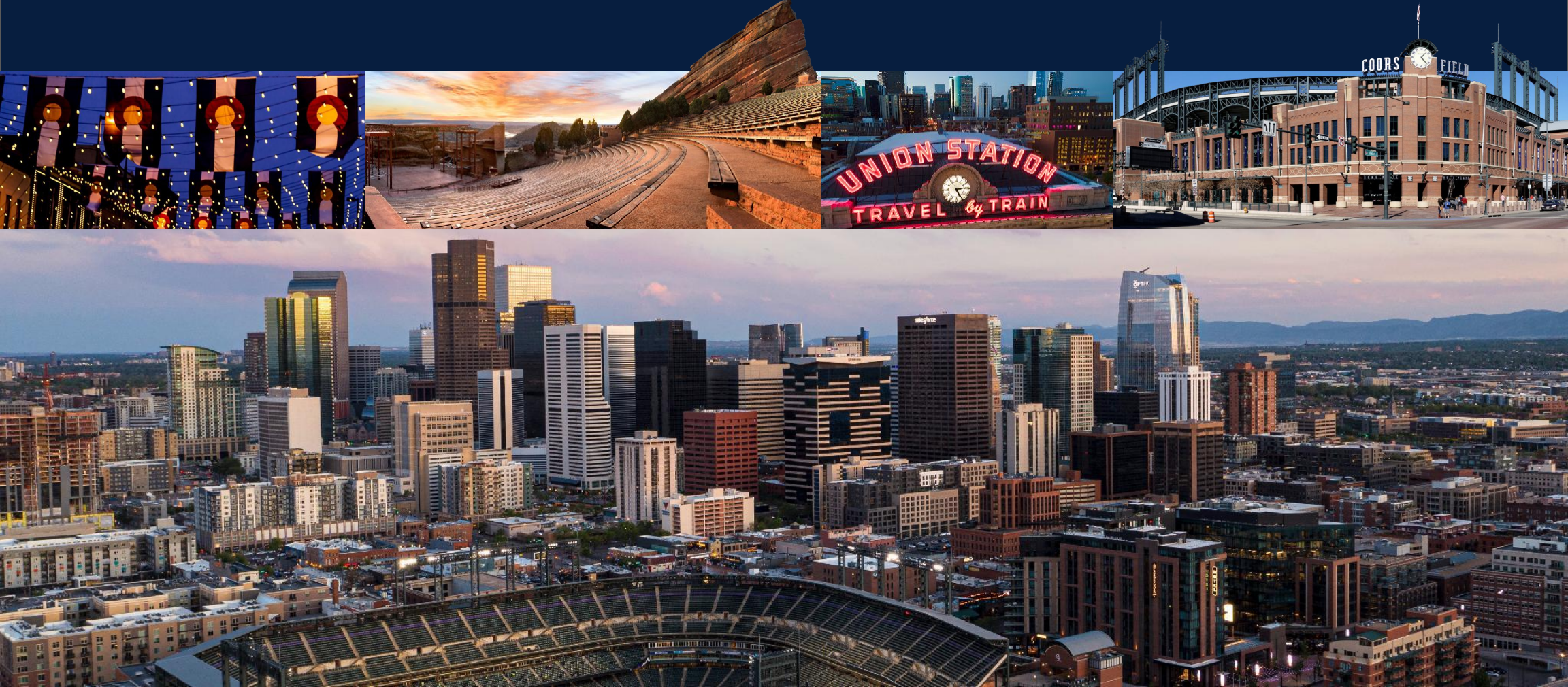
37.6M Annual Visitors

\$10.5B Tourism Spending

\$112K

Median HH Income

Source: CoStar Group, U.S. Census Bureau; BEA; Metro Denver EDC; OEDIT; Visit Denver | **2025 Dataset**



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 11909 W 6th Ave, Lakewood, CO, 80401 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.