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

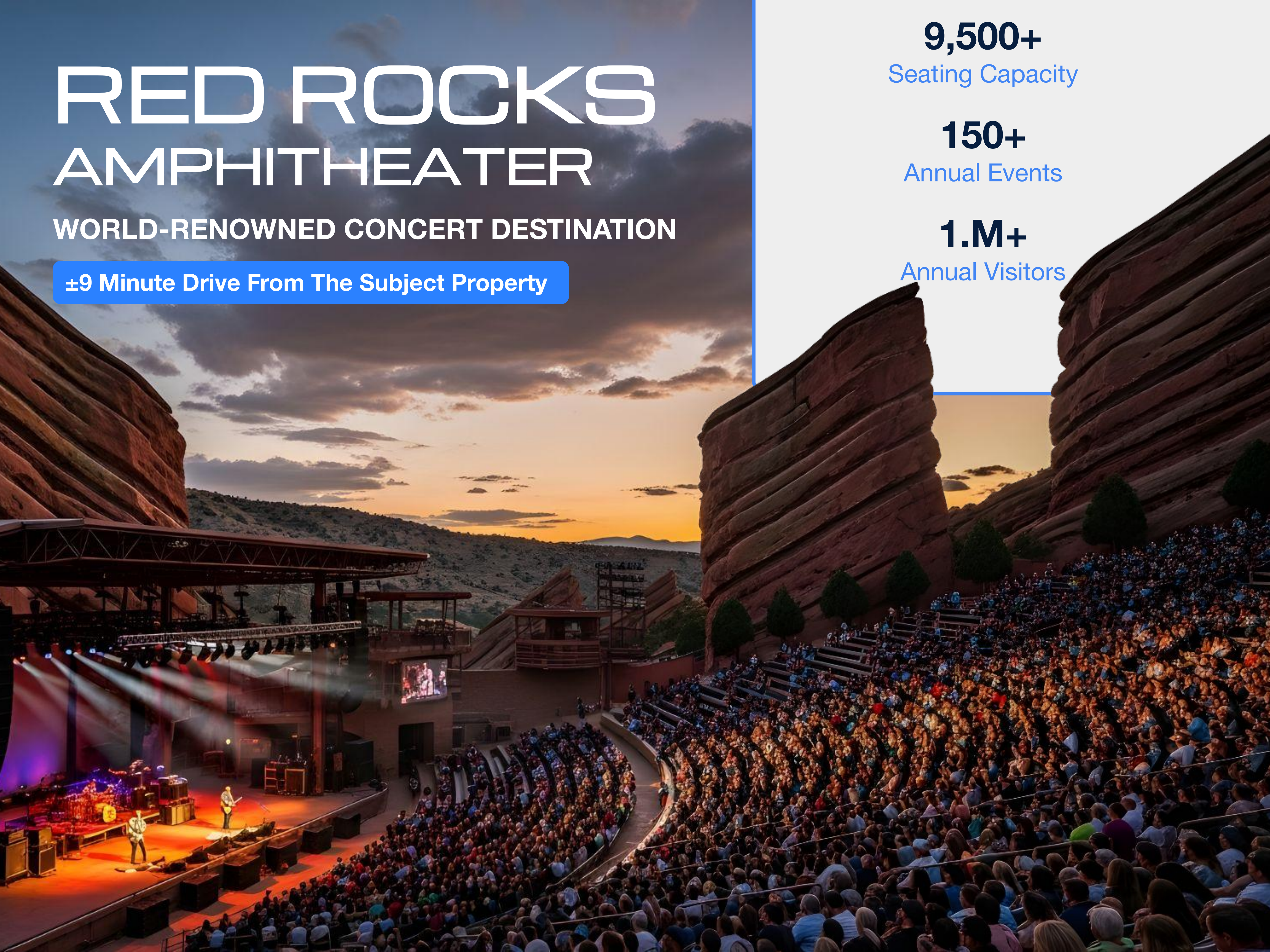
WORLD-RENOWNED CONCERT DESTINATION

±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

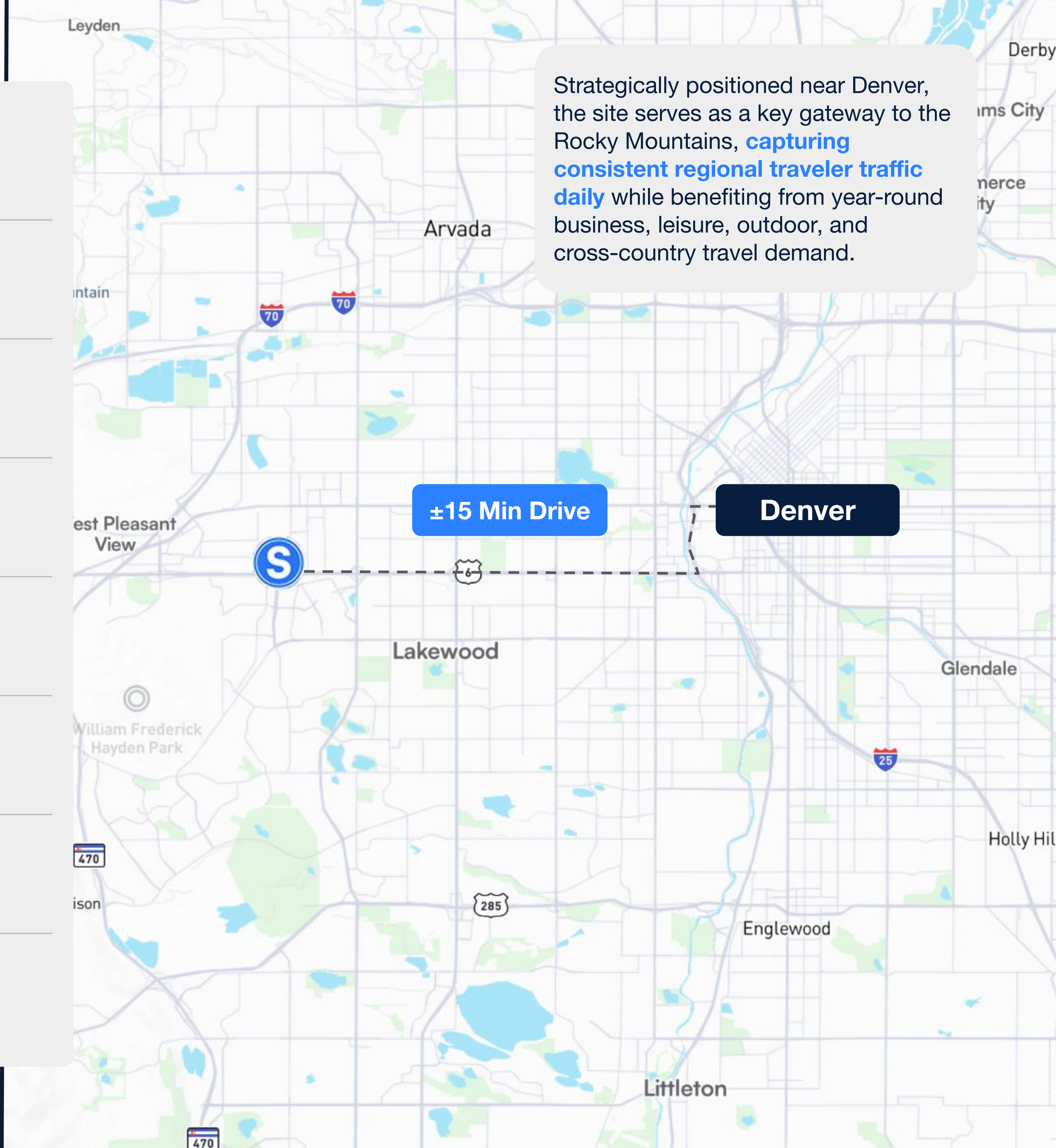
3
Stories

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

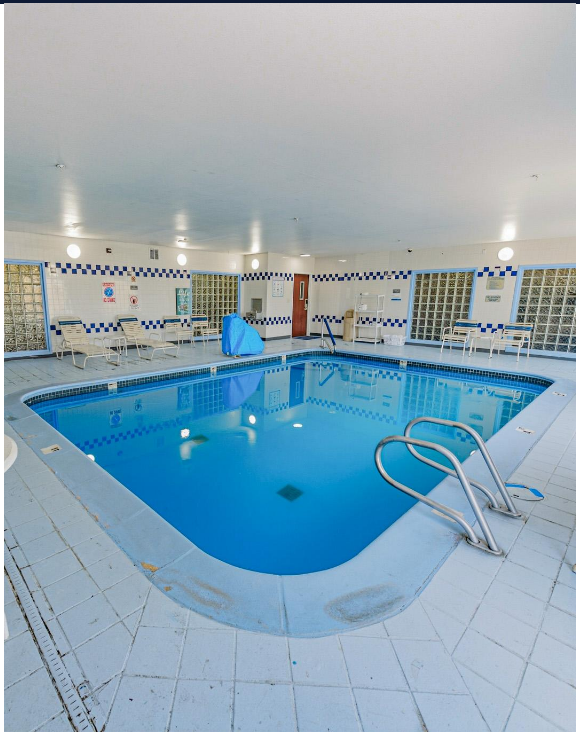
Adjacent to Red Rocks Amphitheatre: The hotel benefits from immediate proximity to Red Rocks Amphitheatre, one of the nation's most iconic outdoor concert venues. The amphitheater generates an estimated $400 million in annual economic impact and attracts more than one million visitors annually, creating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

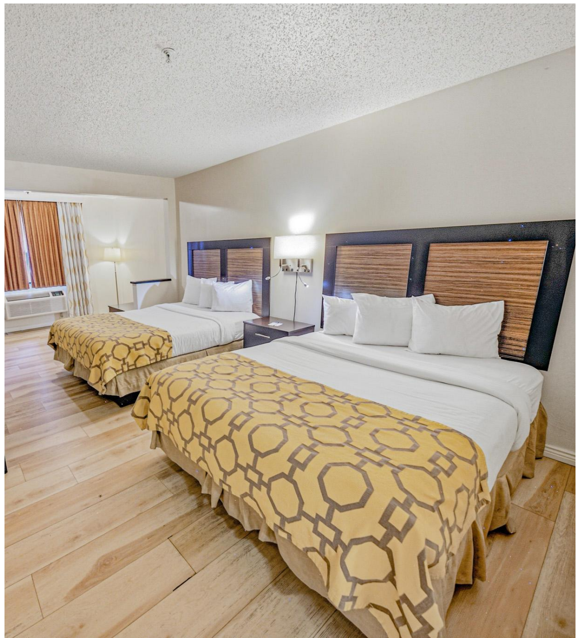
Recently Renovated Guest Rooms: Guest rooms were comprehensively renovated between 2022 and 2023, significantly reducing anticipated capital expenditures for the next owner. The recent improvements position the property for continued operational performance with limited near term franchise improvement 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
70
N
Applewood Center
King Soopers
Hobby Lobby
HomeGoods
Ulta Beauty
PetSmart
Chick-fil-A
FirstWatch
Jersey Mike's Subs
Nothing Bundt Cakes
Chipotle Mexican Grill
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
± 244,000 VPD
25
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
Downtown Denver
Colorado Mills/Denver West Village
140+ Retailers,
Restaurants, and Entertainment Venues
target
Whole Foods Market
The Cheesecake Factory
Olive Garden
Barnes & Noble
Dick's Sporting Goods
BJ's Restaurant Brewhouse
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
±700,000Fans Per Game
±500K Annual Visitors
6
± 103,000 VPD
Denver Union Station
±150K Annual Passengers
Saint Anthony Hospital
±224 Beds | ±2,000 Employees
Red Rocks Community College
Red Rocks Community College
±13,000 Students | ±700 Employees
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
Belmar Shopping District
target
Whole Foods Market
Michaels
Dick's Sporting Goods
Best Buy
Nordstrom rack
P.F. Chang's
Ross Dress for Less
Government Office
One of the nation's largest hubs for federal government offices outside of Washington, D.C.
Denver Federal Center Cyber Summit
Concert and Event Venue
±240 Annual Events Held
$400M Annual Economic Impact
±1M Annual Visitors | ±1.5K Employees
Est. 1941 Red Rocks Park and Amphitheatre
Fossil Trace Golf Course
Google Earth

Baymont | Lakewood, CO

Market Overview

02

LAKEWOOD, CO

155,000+
Total Population

$6.8B+
Retail/Consumer Spending

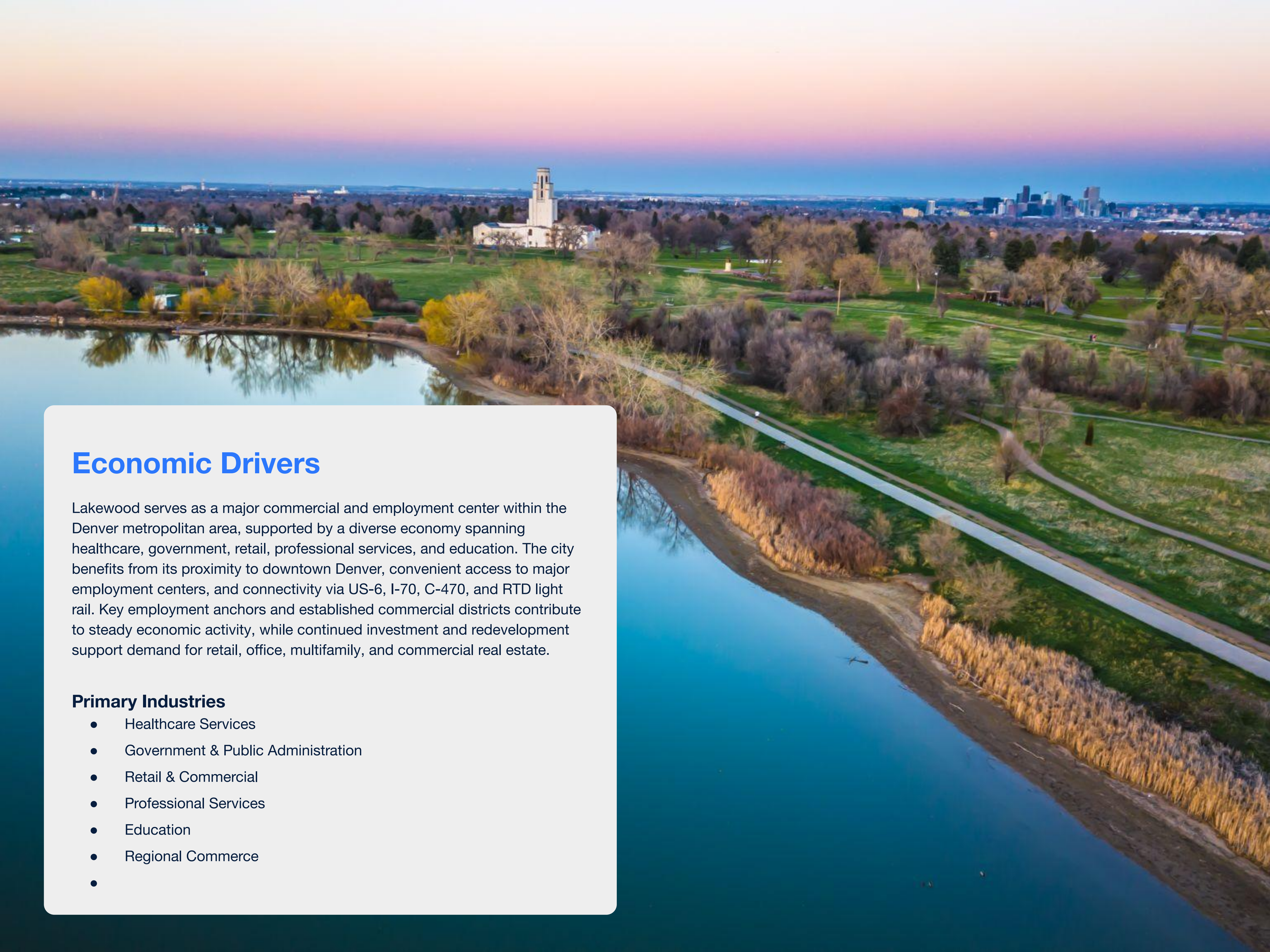
69M+
Annual Airport Passengers

$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.



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

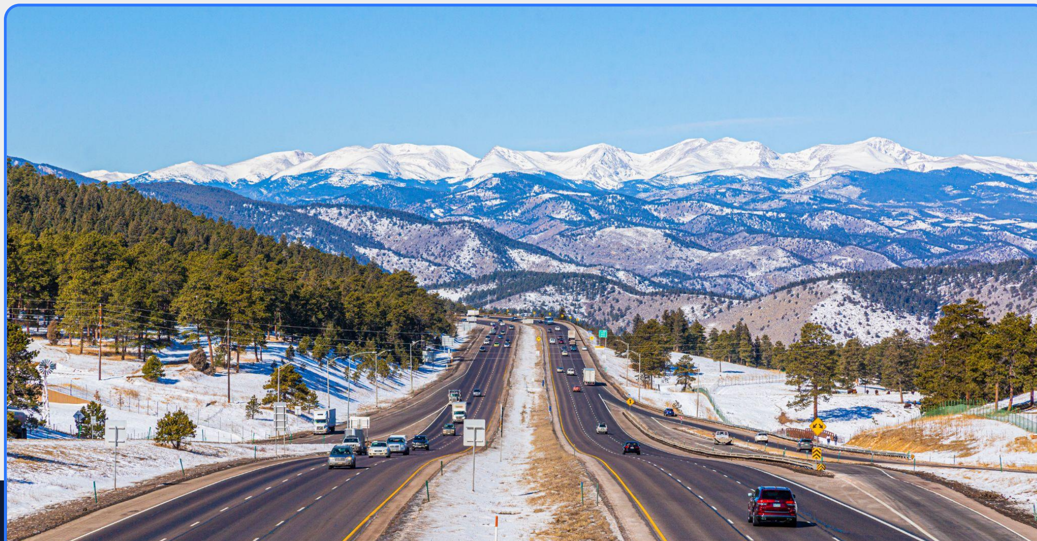
- Healthcare Services
- Government & Public Administration
- Retail & Commercial
- Professional Services
- Education
- Regional Commerce

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

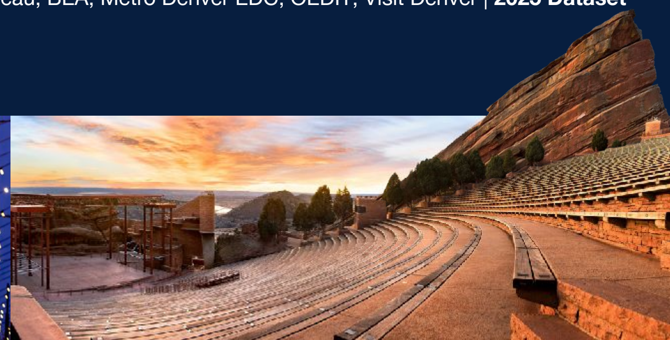
Denver is one of the fastest growing and most economically dynamic metropolitan areas in the United States, serving as the economic center of the Rocky Mountain region. The market benefits from a highly educated workforce, strong population growth, and a diversified economy anchored by technology, aerospace,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

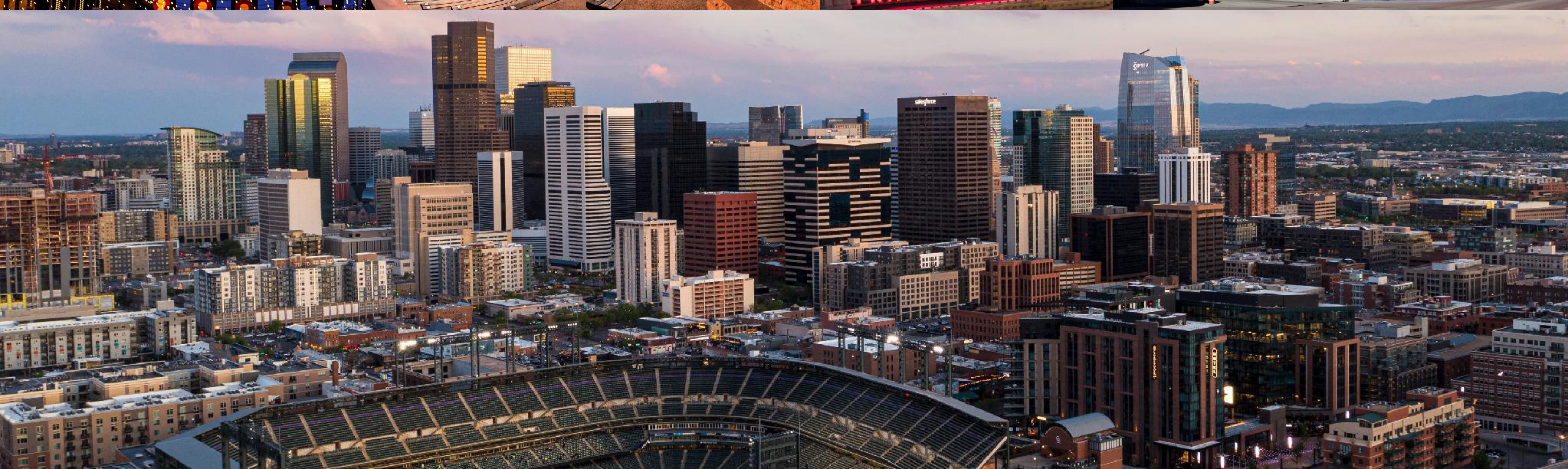
3.09M+
Total Population

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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