

MATTHEWS™



Premier Medical Corridor Hotel Anchored by Colorado's Largest Hospital and Year-Round Demand



Comfort®
SUITES

14571 E Colfax Ave
Aurora, CO 80011

Hospitality
Investment Opportunity
Offering Memorandum

Comfort Suites

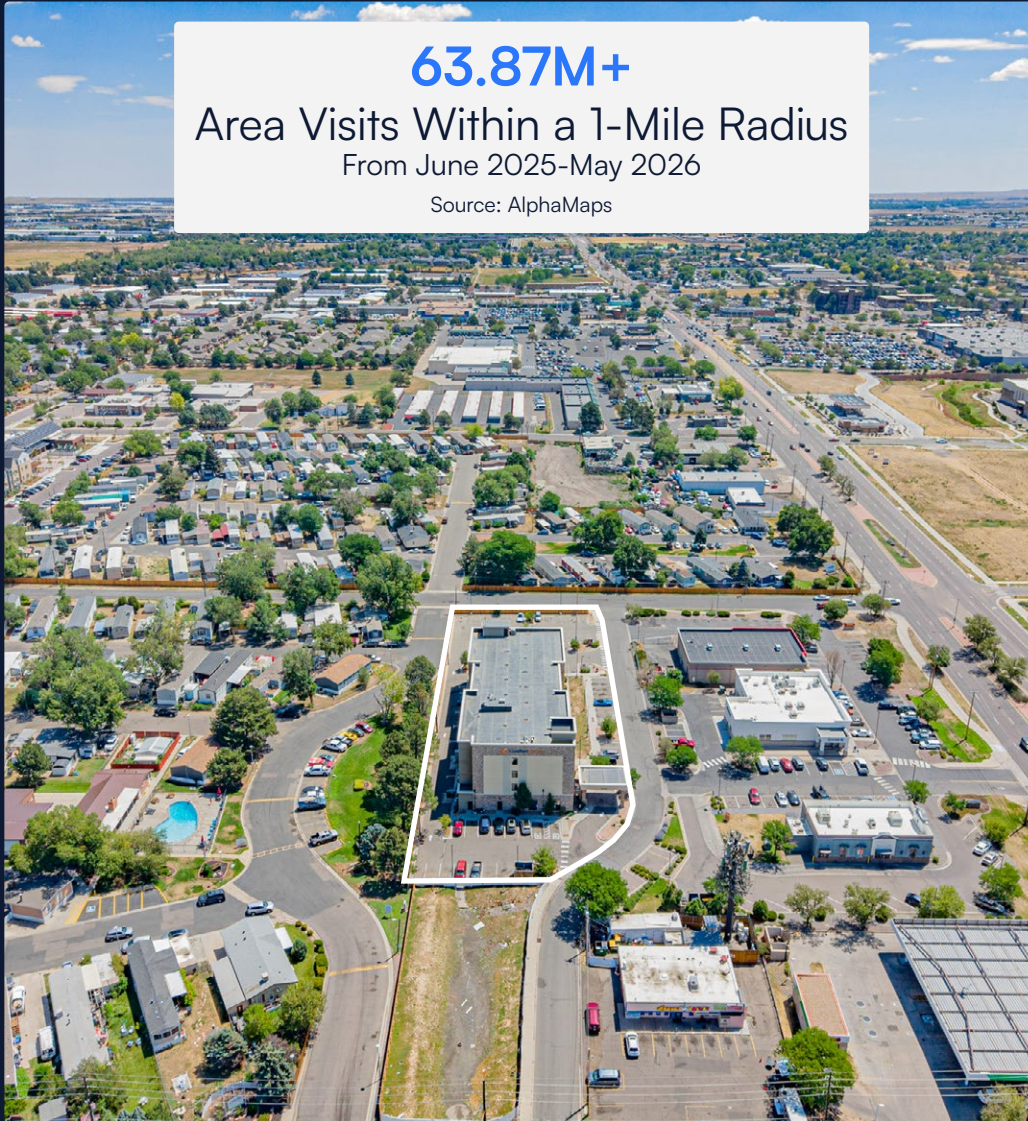
14571 E Colfax Ave | Aurora, CO 80011

63.87M+

Area Visits Within a 1-Mile Radius

From June 2025-May 2026

Source: AlphaMaps



MATTHEWSTM

Exclusively Listed By

Brayden Conner

Broker of Record

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Greenwood Village, CO 80111

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Property Overview

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Investment Highlights

High Performing Asset: The hotel consistently ranks near the top of its STR competitive set for ADR, occupancy, and RevPAR. Four year average RevPAR has remained between 78 and 81, reflecting strong and stable revenue fundamentals.

Anchored by the Largest Hospital in Colorado: Direct adjacency to the Anschutz Medical Campus, the largest hospital complex in Colorado with more than 1,400 beds across UCHealth University Hospital, Children's Hospital Colorado, and the VA Medical Center. The scale of the campus creates powerful year round medical, family, and institutional lodging demand.

Diverse and Stable Demand Drivers: The property benefits from a wide mix of medical, government, military, commercial, and transient demand. Key generators include Buckley Space Force Base, Aurora Municipal Center, Denver Tech Center, Downtown Denver, regional commercial corridors, and strong traffic volumes along Colfax Avenue and Interstate 225.

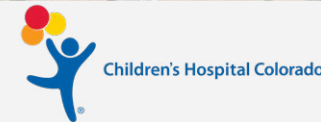
Strong Physical Plant and Rebranding Flexibility: The hotel features 90 rooms, four stories, interior corridors, and an indoor pool. The configuration supports multiple branding and conversion paths and positions the asset well for long term competitiveness.

Proximity to Denver International Airport and High Visibility: The property offers convenient access to Denver International Airport and benefits from strong daily traffic volumes near Colfax Avenue and Interstate 225, supporting sustained visibility and transient demand.

Downtown Denver
±11.9 Miles Away



**Rocky Mountain Regional
VA Medical Center**



63.87M+

Area Visits Within a 1-Mile Radius

From June 2025-May 2026

Source: AlphaMaps

Investment Highlights

Anschutz Medical Campus

The University of Colorado Anschutz Medical Campus is not only the defining healthcare and research institution in Aurora, Colorado, it is the **economic and innovation backbone of the entire region**. Located in Aurora, the campus has transformed the former Fitzsimons Army Medical Center into **one of the nation's premier academic medical centers**. The campus includes the University of Colorado's health professional schools, nationally recognized hospitals, and **more than 60 research centers and institutes**. Each year, Anschutz welcomes millions of patients, visitors, students, researchers, and healthcare professionals, **fueling demand for hotels**, housing, restaurants, retail, transportation, and commercial development while helping attract biotechnology, life sciences, and healthcare companies throughout the Denver metropolitan area.

As of 2025, the University of Colorado Anschutz Medical Campus **generated approximately \$5.7 billion in annual economic impact and supports more than 27,000 jobs across Colorado**, making it one of the state's largest economic engines. The campus also serves as the centerpiece of **Aurora's long-term growth** through continued expansion in medical education, clinical care, research, biotechnology, and innovation. Beyond its direct employment impact, **Anschutz supports thousands of secondary jobs across construction, hospitality, education, and professional services** while contributing significantly to scientific discovery, workforce development, and the broader economic vitality of the Denver region.



\$5.7B+

Economic Impact

3M+

Annual Patient Visits

\$890M+

Research Funding

27,400

Jobs Supported

Comfort Suites Aurora

14571 E Colfax Ave | Aurora, CO 80011

Property Overview

Property Name	Comfort Suites Aurora
Total Keys	90
Address	14571 E Colfax Ave
City, ST	Aurora, CO
Year Built	2018
Building Size	±58,641 SF
Lot Size	±1.54 AC
Stories	4
Submarket Name	Denver Airport/East
Parking Spaces	66 Surface
Class	Upper Midscale
Hotel Location Type	Suburban
Corridor	Interior



Amenities

Premium Free WiFi	Air Filtration
Free Hot Breakfast	Pet Friendly
Fitness Center	Surveillance Security
Copy Machine	Government Travelers: FEMA
100% Smoke Free Hotel	Approved
Business Center	Hotel Has Safe
Indoor Heated Pool	Elevator(s)
Vending Machines	Meeting Room

Adjacent To A 1,400+ Bed Healthcare Campus Driving Year-Round Demand



Hoffman Heights



Stanley Marketplace



Interstate 225
± 158,000 VPD



E Colfax Ave ± 28,000 VPD



Subject Property

Sable Blvd

Eagle St



Downtown Denver
±9.5 Miles Away

PICKENS
TECHNICAL COLLEGE
Education That Works.
Pickens Technical College
±1,060 Students | ±75 Employees

FOX VALLEY FARMS
Distributing Since 1968
SUNBELT RENTALS
Nicor Gas
Aurora Corporate Center
±1,000 Total Employees | ±350K SF

Denver International Airport
±11 Miles Away | ±82.4M Annual Passengers



±158,000 VPD



±11,000 VPD

Avenues at Northfield
target
Harkins THEATRES
SEPHORA
PETSMART
Walmart Supercenter
PF. CHANG'S
Bass Pro Shops
sam's club

Peoria R Line Station
±1.7M Annual Passengers

School of Medicine
UNIVERSITY OF COLORADO
ANSCHUTZ MEDICAL CAMPUS
University of Colorado Anschutz
±4,600 Students | ±25,000 Employees

Fitzsimons R Line Station
±500K Annual Passengers

Anschutz
College of Nursing
CU Anschutz College of Nursing
±1,100 Students | ±500 Employees

VA
U.S. Department of Veterans Affairs
Veterans Health Administration
±227 Beds | ±3,500 Employees

Spectrum
Comcast
ORACLE
Fidelity INVESTMENTS
Denver Tech Center
±100,000 Total Employees

Stanley Marketplace
SWEET COW
Stanley BEER HALL
CHELUNA BREWING CO. COLORADO
LOGAN HOUSE Coffee Co.
create KITCHEN & BAR
Poppy & Pine

School of Dental Medicine
UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS
CU School of Dental Medicine
±450 Students | ±350 Employees

Comfort SUITES
Subject Property

fitzsimons
Innovation Community
±800 Employees

City Park Golf Course

COMMUNITY COLLEGE of AURORA
Community College of Aurora
±12,277 Students | ±240 Employees

Anschutz
Medical Campus
±4,500+ Students | ±27,400 Employees

Aurora COLORADO SPORTS PARK
±400K Annual Visitors

SAFeway
TORCHY'S TACOS
HANGAR CLUB
Lowry Business/Retail District
±600 Total Employees

Lowry Sports Complex
±250K Annual Visitors

uchealth
±670 Beds | ±10,000 Employees

Children's Hospital Colorado
±632 Beds | ±9,500 Employees

Colorado Air National Guard Facilities
±5,500 Employees

CommonGround Golf Course

Mershops Town Center at Aurora
macy's
HOBBY LOBBY
JCPenney
Walmart Supercenter
MAC
Burlington
Foot Locker
THE HOME DEPOT
sam's club

Aurora Municipal Center
±750,000 Annual Visitors

BUCKLEY SPACE FORCE BASE
460TH FORCE SUPPORT SQUADRON
±13,000 Employees

Arapahoe County Justice Center
±230 Employees

Google Earth

Comfort Suites Aurora

Market Overview

02



Aurora, CO

Market Overview

Aurora benefits from consistent lodging demand driven by the University of Colorado Anschutz Medical Campus, regional healthcare, Buckley Space Force Base, Denver International Airport, and corporate employers. Convenient access to Interstate 225 and Interstate 70 supports steady business and leisure travel throughout the year. The city’s diverse economy and strategic location continue to reinforce long-term hospitality performance across metro Denver.

#3

Largest City in CO

82.4M+

Airport Passengers

\$511M+

Annual Tourism Impact

Property Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Population	20,635	137,869	365,513
2030 Population Projection	21,295	141,727	374,195

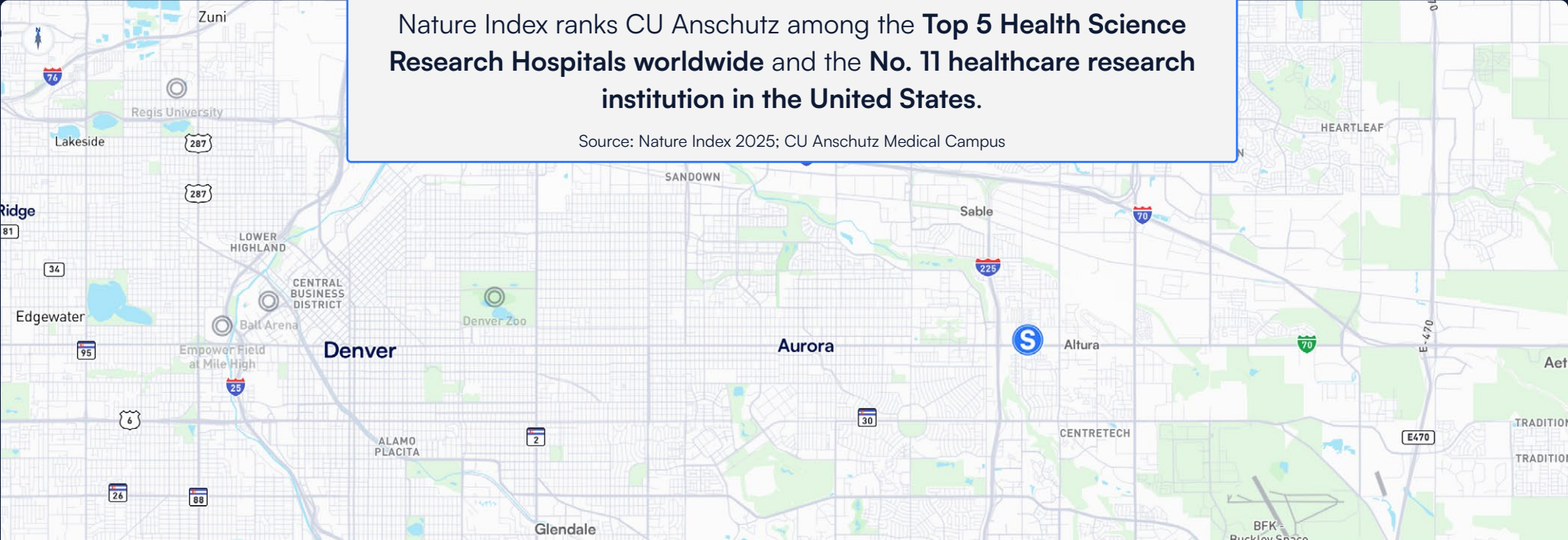
Households	1-Mile	3-Mile	5-Mile
2025 Households	7,047	47,133	131,957
2030 Household Projections	7,301	48,557	135,244

Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$71,170	\$89,305	\$101,774

National Leader In Healthcare Research

Nature Index ranks CU Anschutz among the **Top 5 Health Science Research Hospitals worldwide** and the **No. 11 healthcare research institution in the United States.**

Source: Nature Index 2025; CU Anschutz Medical Campus



Local Demand Drivers

Aurora's employment market continues to demonstrate steady, broad-based growth, supported by expanding healthcare, aerospace, bioscience, and defense investment. The region benefits from a diversified economic base, which has helped position it among Colorado's leading employment centers for long-term economic stability. Continued investment and workforce growth are expected to support employment expansion across region.



Anschutz

4,500+

Total Students



15,000+

Personnel Supported



82.4M+

Annual Passengers

Top Employers

Employees in Greater Aurora

 Anschutz 27,400+ Employees

Denver International Airport 40,000+ Employees

Children's Hospital Colorado 9,500+ Employees

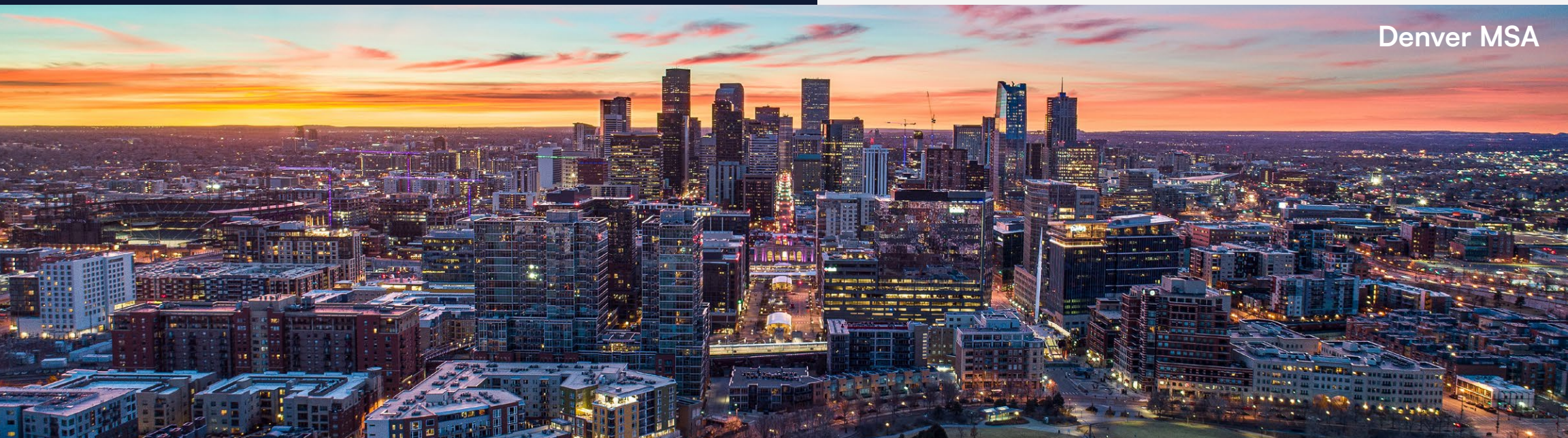
UCHealth University of Colorado Hospital 10,000+ Employees

Aurora Public Schools 4,020+ Employees

Cherry Creek School District 3,820+ Employees

Raytheon Technologies 2,430+ Employees

Denver MSA



Tourism & Regional Visitor Activity

Aurora benefits from a strong regional tourism economy, driven by the Anschutz Medical Campus, Denver International Airport, Buckley Space Force Base, shopping destinations, and year-round visitor activity. The city's strategic location along Interstate 225 and Interstate 70 allows the market to capture consistent leisure, group, business, and event-driven travel demand throughout the year.



\$511.9M ANNUAL VISITOR SPENDING IN AURORA
(VISIT AURORA | 2024)



\$125.9M FUTURE ECONOMIC IMPACT FROM HOTEL GROUP BOOKINGS
(VISIT AURORA | 2024)



1M+ SQUARE FEET OF MEETING & EVENT SPACE IN AURORA
(VISIT AURORA | 2026)



\$2.44B ANNUAL ECONOMIC IMPACT GENERATED BY BUCKLEY SPACE FORCE BASE
(AURORA CHAMBER | 2026)

Denver, CO

Denver remains one of the nation's premier hospitality markets, supported by strong population growth, a highly educated workforce, and a diversified economy anchored by technology, healthcare, aerospace, financial services, and professional services. The metro attracts a steady mix of business travelers, convention attendees, leisure visitors, and outdoor enthusiasts drawn to its vibrant

downtown, year-round recreation, and proximity to the Rocky Mountains. Continued employment growth, a robust tourism industry, and Denver's role as a regional business and transportation hub support consistent hotel demand, while the city's long-term economic strength and expanding visitor base position it as an attractive market for hospitality investment.

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

37.6M+

Annual Visitors

1.64M+

Total Employment

\$112K

Median HH Income



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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 **14571 E Colfax Ave | Aurora, CO 80011** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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.