

# 25-KEY VALUE ADD MOTEL & REDEVELOPMENT OPPORTUNITY

505 SHERIDAN BLVD • LAKEWOOD, CO 80226



**\$4,500,000**

SALE PRICE

**0.82 ACRES**

LOT SIZE

**M-G-S**

ZONING

**9,227 SF**

BUILDING SIZE

**25 KEYS**

ROOM COUNT

## PROPERTY OVERVIEW

**505 Sheridan Boulevard** presents an opportunity to acquire an operating 25-room motel situated on approximately 0.82 acres along one of Lakewood's most heavily traveled commercial corridors.

The property is currently generating approximately \$25,000 per month in gross revenue under recently transitioned management. According to ownership, the motel has historically generated approximately \$45,000 per month, and ownership believes a stabilized operator could reasonably target approximately \$35,000 to \$40,000 per month through improved management, marketing, revenue optimization and room presentation.

Ownership reports current operating expenses of approximately \$10,500 per month, excluding property taxes and certain variable or ownership-level expenses. A significant portion of the property's expense base is relatively fixed, providing the potential for improved operating margins as occupancy and revenue increase.

In addition to its hospitality value, the property occupies a highly visible 0.82-acre infill site near the Sheridan Boulevard and West 6th Avenue interchange. This creates longer-term optionality for adaptive reuse or redevelopment, subject to zoning, site-plan feasibility and municipal approvals.

The opportunity is well suited for an experienced motel operator, value-add hospitality investor, affordable or extended-stay housing group, or developer seeking current income while evaluating the site's longer-term potential.

## INVESTMENT HIGHLIGHTS

**1**

### OPERATE

Continue operating and improve performance.

**2**

### REPOSITION

Renovate and reposition the motel.

**3**

### HOLD

Maintain income while evaluating future redevelopment.

Well suited for experienced motel operators, value-add hospitality investors, extended-stay or affordable housing groups, and developers seeking current income with longer-term site optionality.

## POTENTIAL REDEVELOPMENT

- Multifamily or Workforce Housing
- Mixed-Use Residential
- Restaurant, Coffee or Neighborhood Retail
- Drive through development, QSR
- Gas Station
- EV Charging
- Medical or Professional Office
- Hotel or Extended Stay Hospitality

## OPERATING PERFORMANCE & UPSIDE

The property is currently operating below its seller-reported historical revenue level following a recent management transition. Ownership believes an experienced operator can increase performance through more active management, improved online presence, revenue management, room upgrades and stronger occupancy controls.

| OPERATING SCENARIO         | MONTHLY GROSS | ANNUAL GROSS | GROSS / ROOM | GROSS RevPAR |
|----------------------------|---------------|--------------|--------------|--------------|
| Current Operations         | \$25,000      | \$300,000    | \$12,000     | \$32.88      |
| Ownership's Lower Target   | \$35,000      | \$420,000    | \$16,800     | \$46.03      |
| Ownership's Upper Target   | \$40,000      | \$480,000    | \$19,200     | \$52.60      |
| Seller Reported Historical | \$45,000      | \$540,000    | \$21,600     | \$59.18      |

## REVENUE & UPSIDE

**\$120K – \$180K**

Targeted annual gross revenue increase vs. current operations

**\$240K**

Difference between current annualized gross and seller-reported historical revenue

**25 KEYS**

Existing room count supporting per-room revenue analysis

### Seller-Provided Information / Buyer Verification Required

The scenarios above are based on information provided by ownership and are intended to illustrate potential operating ranges only. Prospective purchasers should independently verify historical revenue, expenses, occupancy, average daily rate, RevPAR and all other operating information.

*Gross RevPAR shown above is calculated using 25 rooms and 365 days and does not represent net operating income.*

## SELLER-REPORTED *OPERATING EXPENSES*

Ownership reports approximately \$10,500 per month in operating expenses, excluding property taxes and certain variable or ownership-level expenses.

| EXPENSE                        | MONTHLY         | ANNUAL           |
|--------------------------------|-----------------|------------------|
| Internet                       | \$500           | \$6,000          |
| Water                          | \$800           | \$9,600          |
| Electricity / Gas              | \$1,000         | \$12,000         |
| Maintenance                    | \$2,000         | \$24,000         |
| Wages                          | \$3,500         | \$42,000         |
| Insurance                      | \$2,200         | \$26,400         |
| Trash                          | \$500           | \$6,000          |
| <b>TOTAL REPORTED EXPENSES</b> | <b>\$10,500</b> | <b>\$126,000</b> |



## PROPERTY DETAILS

**ASKING PRICE** \$4,500,000**ROOM COUNT** 25 Keys**SITE AREA** Approx. 0.82 Acres**BUILDING AREA** 9,227 SF**PARKING** Approx. 41 Surface Spaces**ZONING** M-G-S**CURRENT USE** Operating Economy Motel**LOCATION** Sheridan Blvd near W 6th Ave

## IMAGES







## LOCATION & DEMOGRAPHICS

POPULATION 180,347

MEDIAN AGE 35.8

AVG. HOUSEHOLD SIZE 2.4

MEDIAN HOUSEHOLD INCOME \$84,540

## TRAFFIC COUNT

| NEAREST CROSS STREET  | VPD      | DIST. (MI) |
|-----------------------|----------|------------|
| W 5th Ave - Segment 1 | \$52,170 | 0.0        |
| W 5th Ave - Segment 2 | \$43,000 | 0.0        |
| W 6th Ave             | \$50,638 | 0.1        |
| W 4th Ave             | \$51,200 | 0.1        |
| Ames St               | \$7,616  | 0.1        |

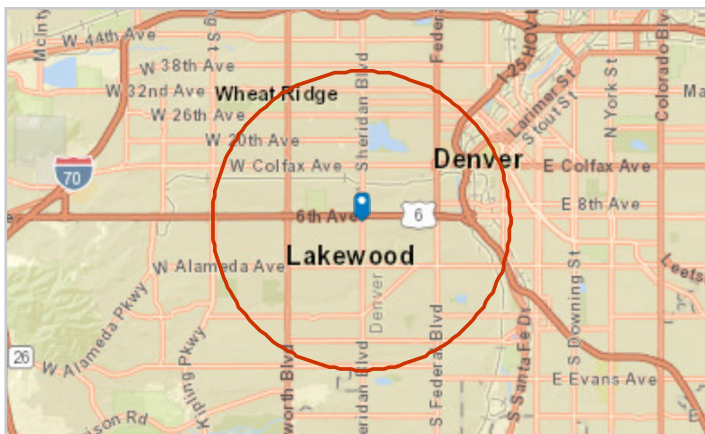




Photo Render

## LONG-TERM REDEVELOPMENT POTENTIAL

The property's 0.82-acre infill location provides longer-term optionality for adaptive reuse or redevelopment while preserving current hospitality income. Any future use remains subject to zoning, access, parking, dimensional, design and municipal approval requirements.

- Hospitality or extended-stay repositioning
- Adaptive reuse opportunities
- Residential or mixed-use concepts, where permitted
- Neighborhood-serving retail or service concepts, where permitted
- Hold for income while evaluating future site plans



Photo Render

## INVESTMENT HIGHLIGHTS

- Operating 25-room economy motel
- Approximately \$300,000 in current annualized gross revenue
- Ownership-targeted gross revenue of approximately \$420,000–\$480,000 annually
- Seller-reported historical revenue of approximately \$540,000 annually
- Reported operating expense base of approximately \$126,000 annually, before property taxes and other expenses
- 0.82-acre infill site with approximately 41 surface parking spaces
- High-visibility Sheridan Boulevard frontage
- Approximately 9,227 square feet of existing improvements
- Opportunity to operate, renovate, reposition or hold for future redevelopment
- Convenient access to West 6th Avenue and the Denver metropolitan area



Photo Render

