



LOYAL DUKE LODGE

525 W Rainbow Blvd,
Salida, CO 81201

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PROPERTY DESCRIPTION

Loyal Duke Lodge is a fully renovated boutique lodge located in the heart of Salida, Colorado, offering 50 thoughtfully designed guest rooms that blend modern comfort with rustic mountain charm. The property features indoor and outdoor hot tubs, a heated pool, communal fire pits, and pet-friendly amenities, creating a unique, welcoming experience for both families and travelers seeking an authentic mountain-town stay.

This turnkey lodge presents an attractive investment opportunity with established branding, loyal repeat guests, and strong potential for growth in the thriving Colorado tourism market. With its prime location near downtown Salida and easy access to outdoor recreation, Loyal Duke Lodge is perfectly positioned to generate consistent revenue and long-term value.

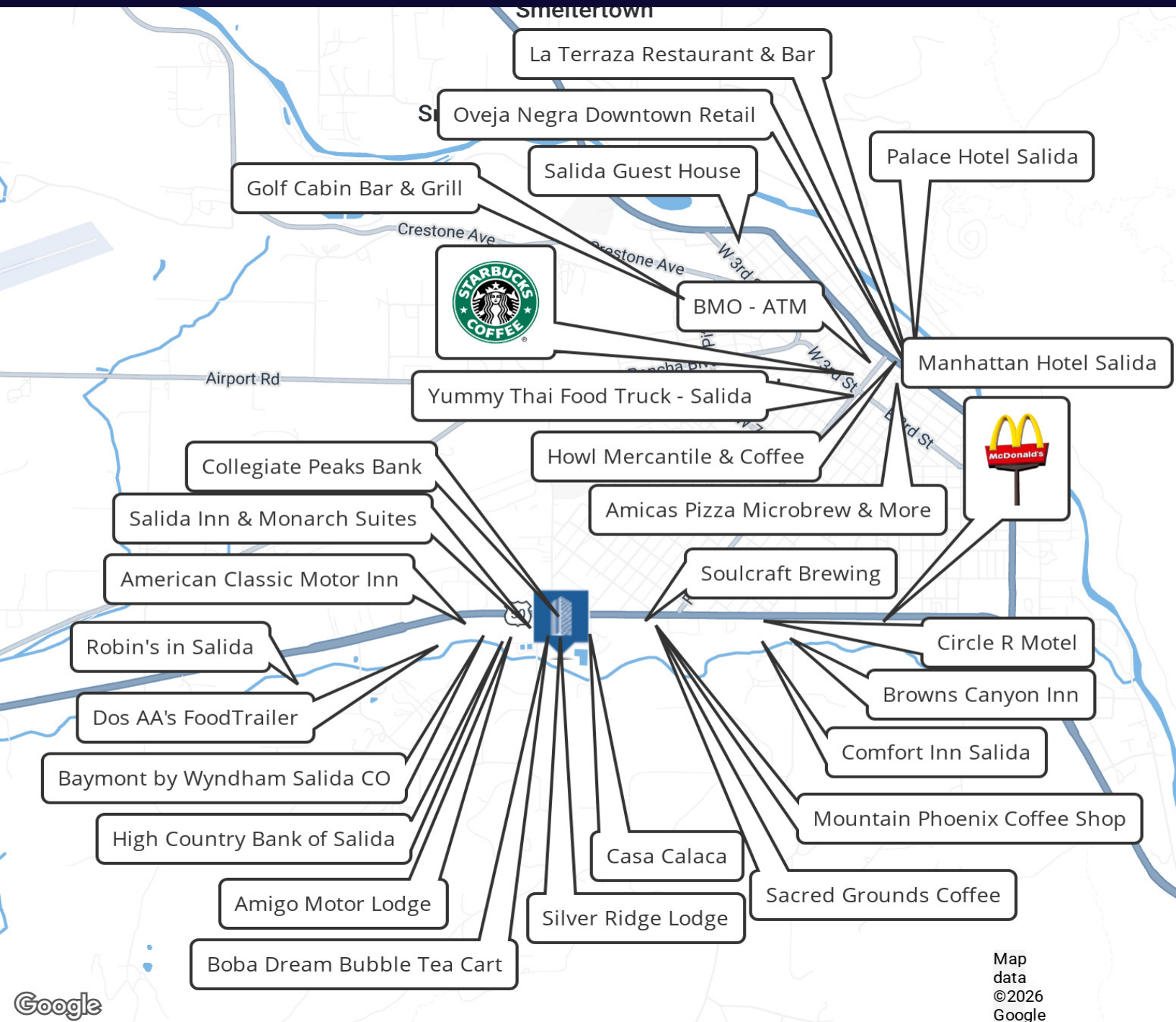
PROPERTY HIGHLIGHTS

- *50-room independent midscale hotel located in the popular outdoor-recreation destination of Salida, Colorado.
- *Renovated in 2020, offering refreshed guest rooms and updated public-area features.
- *Large 1.26-acre site with 38,250 SF of gross building area and strong visibility along W Rainbow Blvd (US-50).
- *Indoor pool and hot tub, paired with spacious outdoor areas highlighted throughout the property gallery.
- *Pet-friendly, family-friendly lodge-style environment, reflected in both room types and outdoor amenity spaces.
- *60 surface parking spaces (1.15 per room), offering ample guest convenience.

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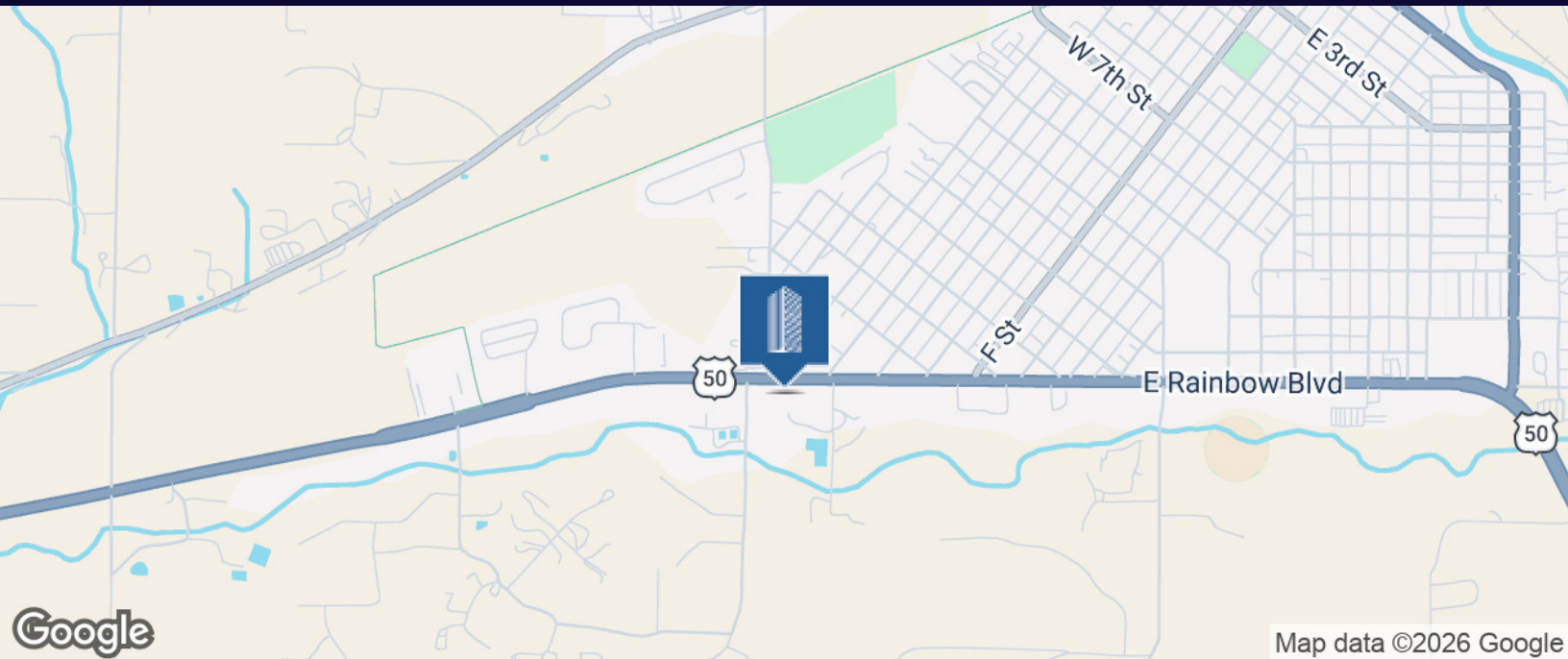
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,135	9,451	10,470
Average Age	49	48	49
Average Age (Male)	48	47	48
Average Age (Female)	50	49	49

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Sale Price	\$5,250,000
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LOCATION INFORMATION

Building Name	Loyal Duke Lodge
Street Address	525 W Rainbow Blvd
City, State, Zip	Salida, CO 81201
County	Chaffee

BUILDING INFORMATION

Building Size	38,250 SF
Building Class	C
Number of Floors	3

PROPERTY INFORMATION

Property Type	Hospitality
Property Subtype	Limited Service
Zoning	C-1
Lot Size	1.26 Acres
APN #	R380706400048
Lot Depth	0 ft

UTILITIES & AMENITIES

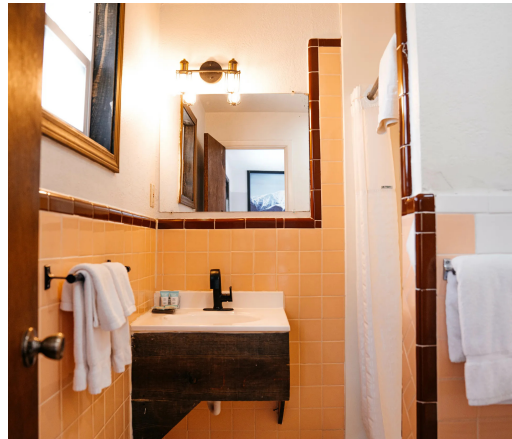
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