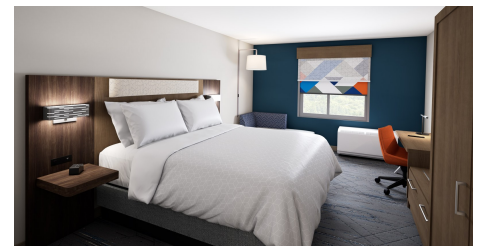


FOR SALE | \$18,000,000

Holiday Inn Express & Suites + Candlewood Suites — Denver Tech Center

143-Key Dual-Flag IHG Hotel | 9231 E. Arapahoe Road, Greenwood Village, CO 80112



INVESTMENT HIGHLIGHTS

- **Newly converted & renovated**
Top-to-bottom conversion completed for its 2026 dual-brand IHG launch.
- **Two demand engines, one payroll**
80-rm Holiday Inn Express (transient) + 63-suite Candlewood (extended stay).
- **Financing available**
Existing mortgage holder will finance a qualified buyer — terms on qualification.
- **~\$126K per key**
Well below replacement cost for renovated dual-brand product in the DTC.
- **Irreplaceable location**
I-25 & Arapahoe Rd interchange; 1 mi to DTC & Fiddler's Green; 3 mi to Park Meadows & Centennial Airport; walk to RTD light rail.

PROPERTY SNAPSHOT

PRICE	\$18,000,000
KEYS	143 (80 HIE / 63 CW)
PRICE / KEY	≈ \$125,900
STORIES	5 Built 1985, renov. 2025–26
LOT SIZE	±2.30 AC (county GIS)
ZONING	M-C, Greenwood Village
APN	2075-22-3-34-001
SALE TYPE	Investment — fee simple
FINANCING	Lender financing to qualified buyers

Free hot breakfast · Outdoor pool · 24-hr fitness · Pet

Nikan Azar | Colorado Hospitality

nikan@coloradohospitality.com · (720) 990-9349

Information from sources deemed reliable (Arapahoe County records; City of Greenwood Village; IHG) but not guaranteed. Buyer to verify all information. Financing subject to lender approval.