

92 COMMERCE STREET

CRAIG, COLORADO 81625

76-Key IHG-Branded Extended-Stay
Hotel Positioned at the Gateway to
Northwest Colorado

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ADVANTAGE REALTY[®]
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CANDLEWOOD SUITES EXTENDED STAY
LISTING PRICE: \$6,975,000


**CANDLEWOOD
SUITES**
BY IHG

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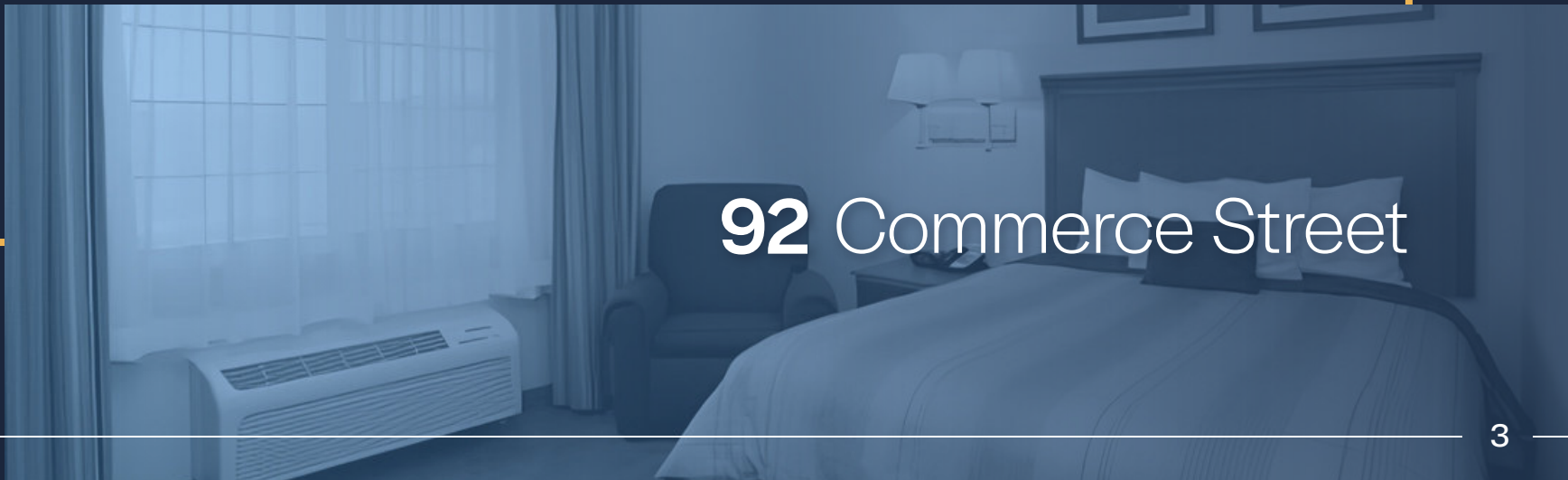
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Executive **Summary**

76-Key IHG-Branded Extended-Stay Hotel Positioned at
the Gateway to Northwest Colorado



92 Commerce Street

Property Summary

92 Commerce Street

CRAIG, COLORADO 81625

Candlewood Suites Craig-Northwest presents the opportunity to acquire a 76-key, IHG-branded extended-stay hotel strategically located at 92 Commerce Street in Craig, Colorado. Situated just off the US Highway 40 corridor, the property serves a diversified mix of extended-stay, corporate, workforce, recreational and transient demand across Northwest Colorado. IHG specifically positions the hotel for both extended-stay business travelers and visitors drawn to the region's outdoor recreation and hunting opportunities.

The hotel was built in 2008 on approximately 4.06 acres and offers a diversified room mix of 56 Single Queen rooms, six Double Queen rooms and 14 One-Bedroom Suites with pull-out couches. Guest amenities include fully equipped kitchens, complimentary Wi-Fi, fitness facilities, free guest laundry, an on-site market, outdoor grilling areas and complimentary parking with capacity for buses, trucks and trailers—features particularly aligned with longer-duration stays.

Offered at \$6.975 million at a stated 10% cap rate, the property provides an established hospitality operation with 2024, 2025 and trailing-12-month financials available for investor review.



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ADVANTAGE REALTY

APEX



4.06 Acres

LAND AREA



43,411 SF

BUILDING SIZE



76

ROOMS



76 Spaces

PARKING



CANDLEWOOD SUITES BY IHG

NATIONAL BRAND



±14,300 VPD

TRAFFIC



US-40 / SH-13

HIGHWAY ACCESS

92 Commerce Street

CRAIG, COLORADO 81625

INVESTMENT HIGHLIGHTS

- Established National Brand**
IHG-branded Candlewood Suites providing recognizable extended-stay positioning for business, workforce, and leisure travelers.
- Attractive Yield Profile**
Offered at \$6,975,000 with a stated 10% cap rate, providing a compelling current-income opportunity.
- Purpose-Built Extended-Stay Offering**
Features 76 keys, including 14 One-Bedroom Suites, with full kitchens and amenities designed for longer-duration stays.
- Demonstrated Operating Performance**
Current performance reflects 65.2% occupancy, \$99.27 ADR, and \$64.73 RevPAR, supported by available 2024, 2025, and T-12 financials.
- Diversified Regional Demand**
Convenient US-40 and SH-13 access supports corporate and workforce stays alongside hunting, outdoor recreation, regional tourism, and pass-through travel.

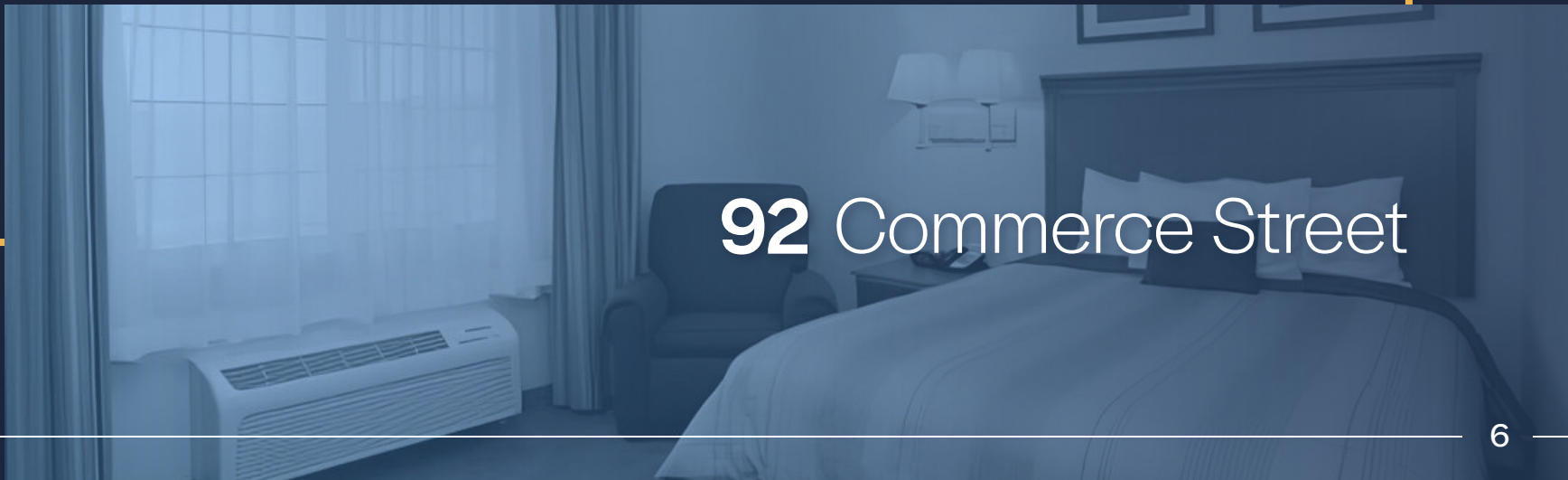
LOCATION HIGHLIGHTS

- Strategic US-40 Location**
Positioned just off U.S. Highway 40, providing convenient regional access through Craig and Northwest Colorado.
- Near Garden of the Gods**
Approximately 1 mile from a key regional healthcare provider supporting medical and workforce-related lodging demand.
- Major Employment Access**
Convenient to Tri-State, Colorado Northwestern Community College, and other regional business and employment drivers.
- Steamboat Springs Proximity**
Approximately 40 minutes from Steamboat Springs via Highway 40, supporting year-round leisure and ski-related travel.
- Outdoor Recreation Gateway**
Access to hunting, fishing, boating, hiking, and extensive public lands supports seasonal and transient visitor demand.
- Regional Attractions**
Near Elkhead Reservoir, Sand Wash Basin, the Yampa River, and the Museum of Northwest Colorado, strengthening the area's tourism appeal.



Property **Photos**

76-Key IHG-Branded Extended-Stay Hotel Positioned at
the Gateway to Northwest Colorado



92 Commerce Street





Work Room, Gym and Laundry



1 King Bed Room



2 Double Bed Room



Investment Overview

Strategically located just off U.S. Highway 40 in Craig, Colorado, Candlewood Suites Craig-Northwest is a 76-key, IHG-branded extended-stay hotel on approximately 4.06 acres. Built in 2008, the property serves business, workforce, and leisure travelers with full kitchens, complimentary laundry, Wi-Fi, a fitness center, and ample parking.

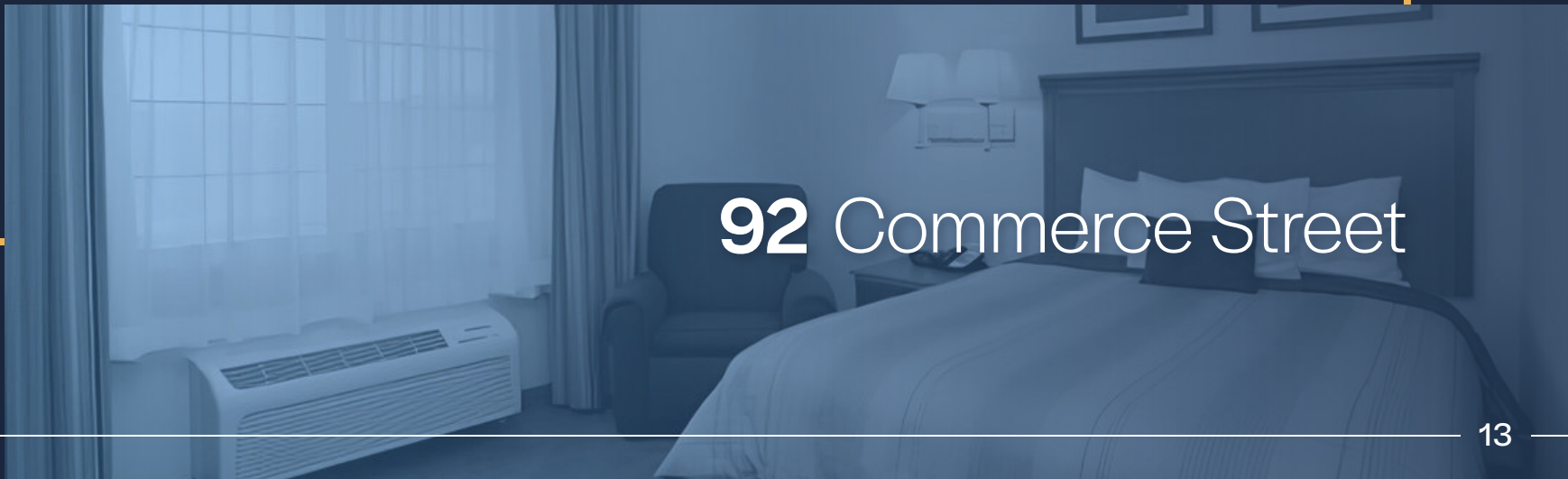
The hotel generated approximately \$2.08 million in 2025 revenue and \$889,669 in NOI, with current T-12 NOI of approximately \$750,136. Offered at \$6,975,000 with a stated 10% cap rate, the property combines established cash flow with upside through occupancy recovery, rate optimization, and expanded corporate and workforce demand.



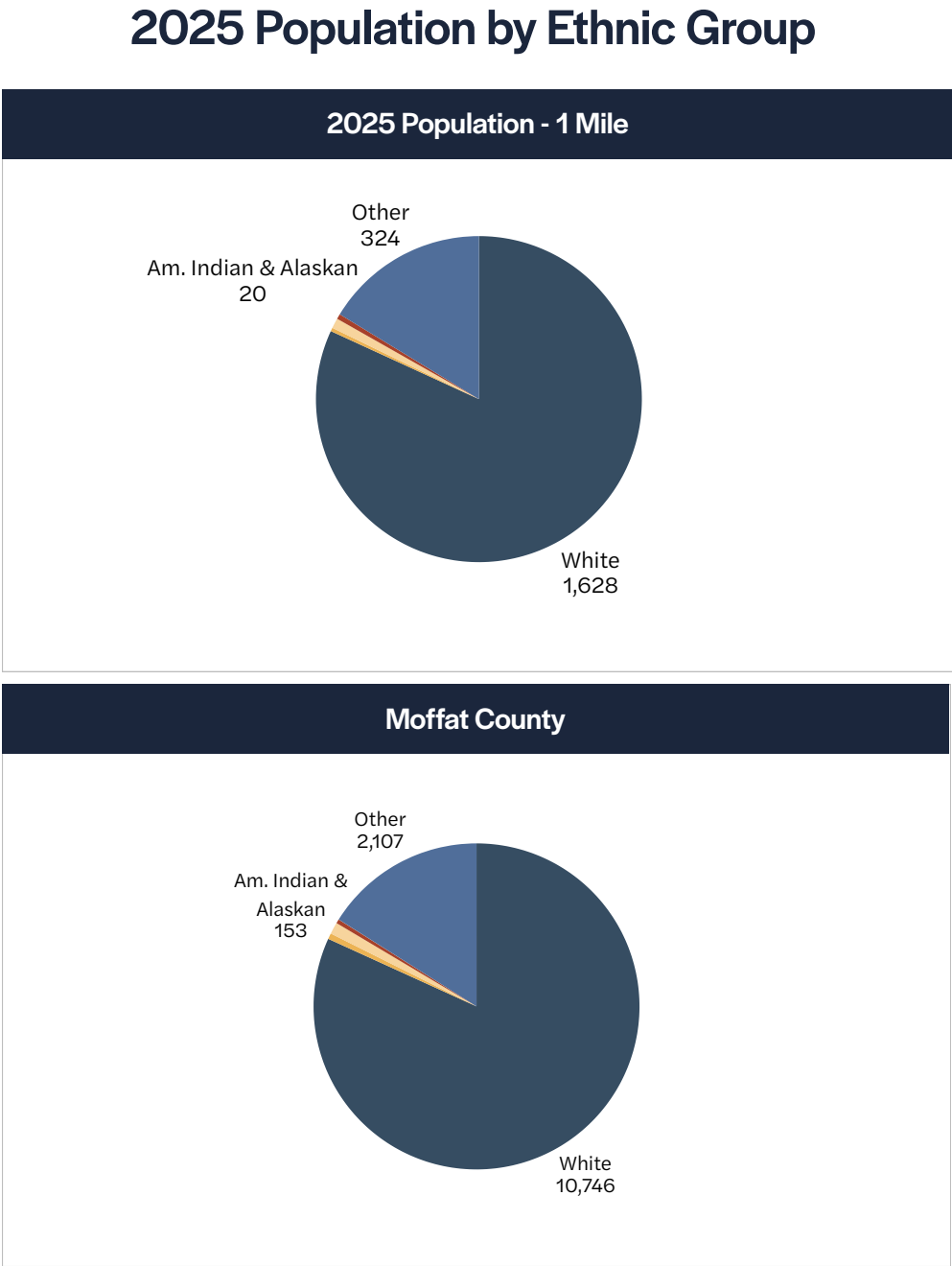
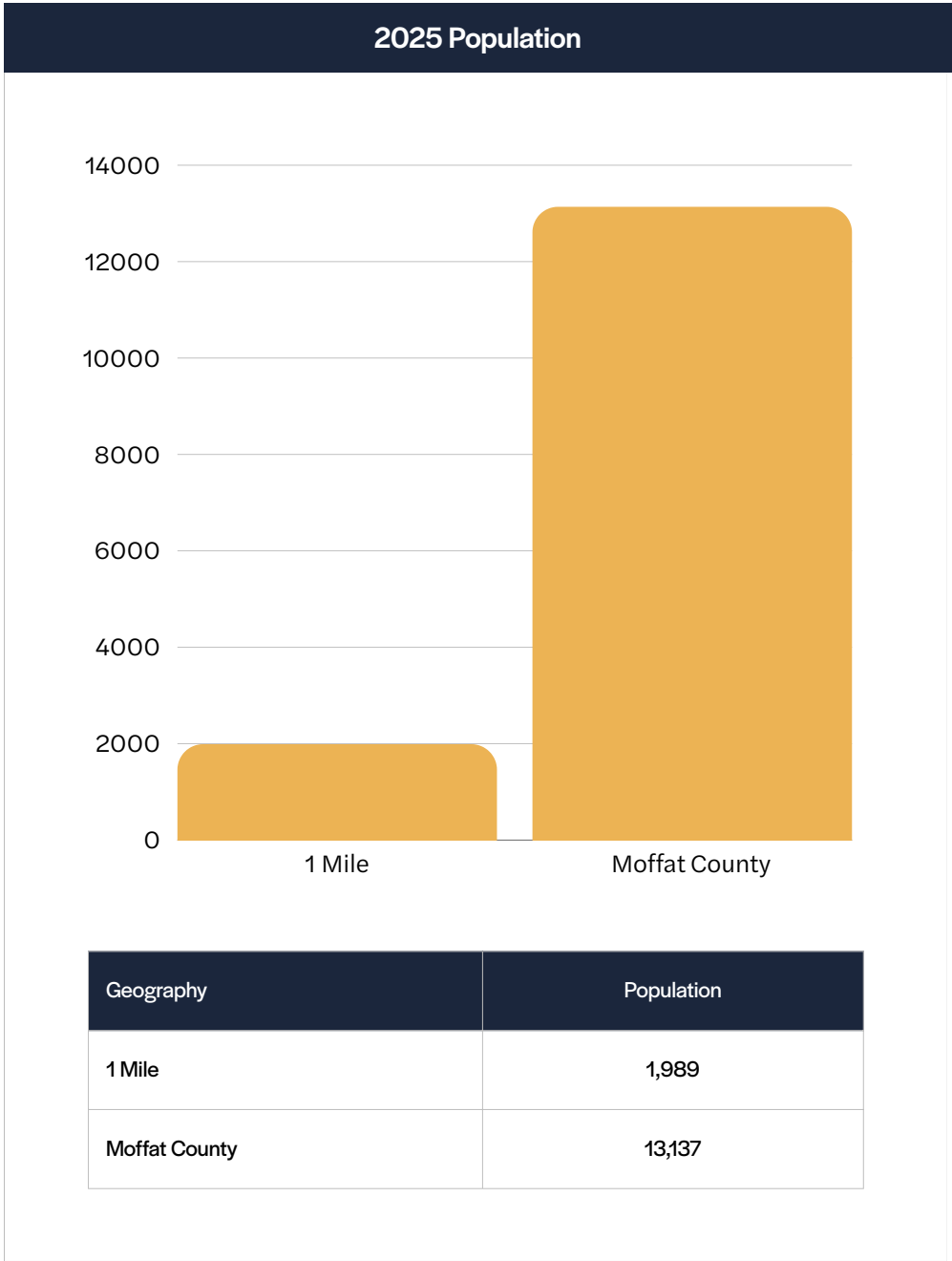


Demographics & Traffic Count

76-Key IHG-Branded Extended-Stay Hotel Positioned at
the Gateway to Northwest Colorado



92 Commerce Street



Demographic Report

Household Metric	1 Mile	Moffat County
Growth 2020–2025	-1.15%	-1.12%
Growth 2025–2030	-0.13%	-0.15%
Owner Occupied	543 / 70.06%	3,601 / 68.05%
Renter Occupied	232 / 29.94%	1,691 / 31.95%



2025 Avg Household Income

1 Mile: \$80,137 | Moffat County: \$78,962



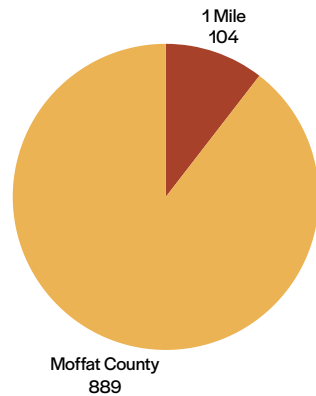
2025 Median Age

1 Mile: 39.40 | Moffat County: 39.00

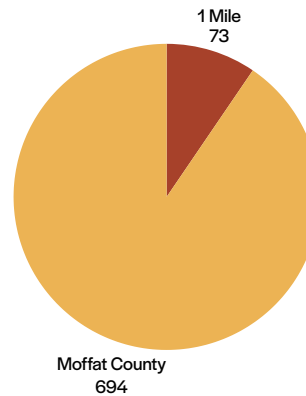
2025 Households by HH Income

1 Mile: 776 | Moffat County: 5,292

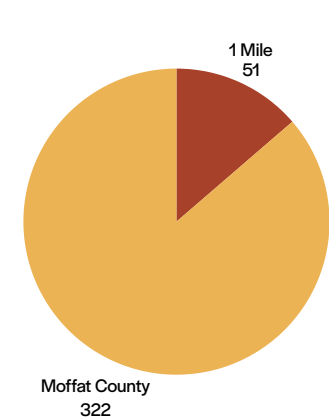
Less than \$25,000



\$75,000 - \$100,000

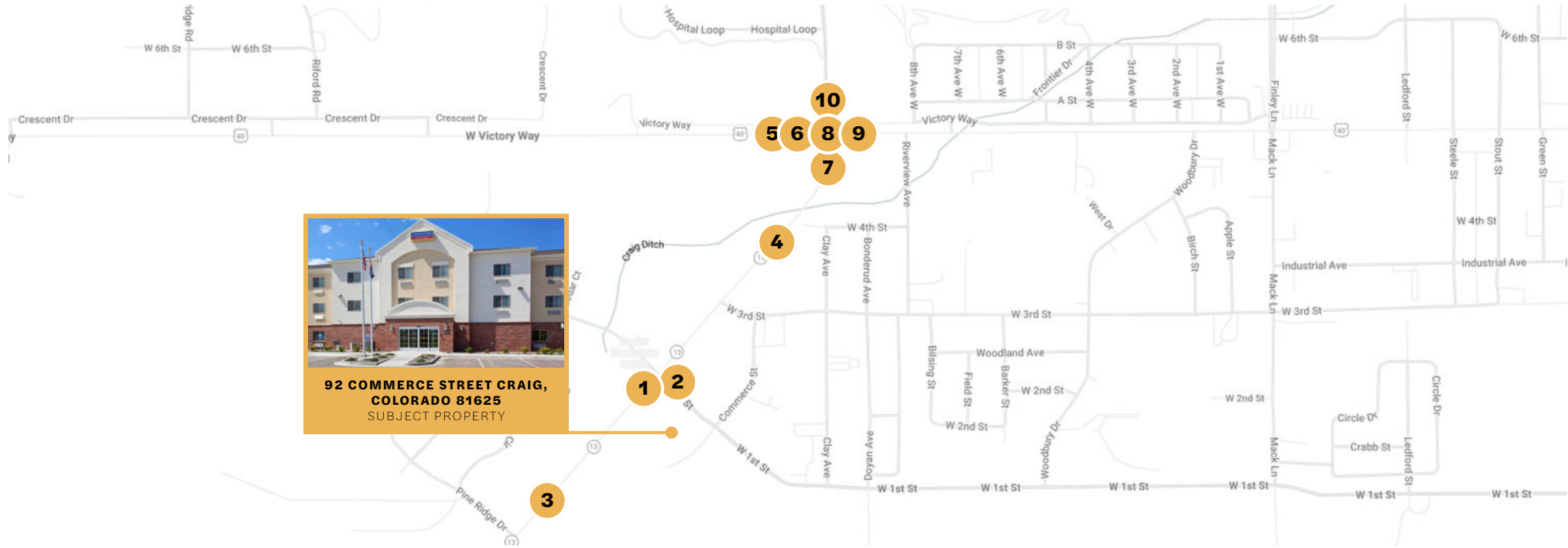


More than \$200,000



2025 Households by Household Income	1 Mile	%	Moffat County	%
Income: <\$25K	104	13.40%	889	16.80%
Income: \$25K–\$50K	219	28.22%	972	18.37%
Income: \$50K–\$75K	50	6.44%	675	12.76%
Income: \$75K–\$100K	73	9.41%	694	13.11%
Income: \$100K–\$125K	149	19.20%	740	13.98%
Income: \$125K–\$150K	62	7.99%	482	9.11%
Income: \$150K–\$200K	68	8.76%	518	9.79%
Income: \$200K+	51	6.57%	322	6.08%

Traffic Count Report

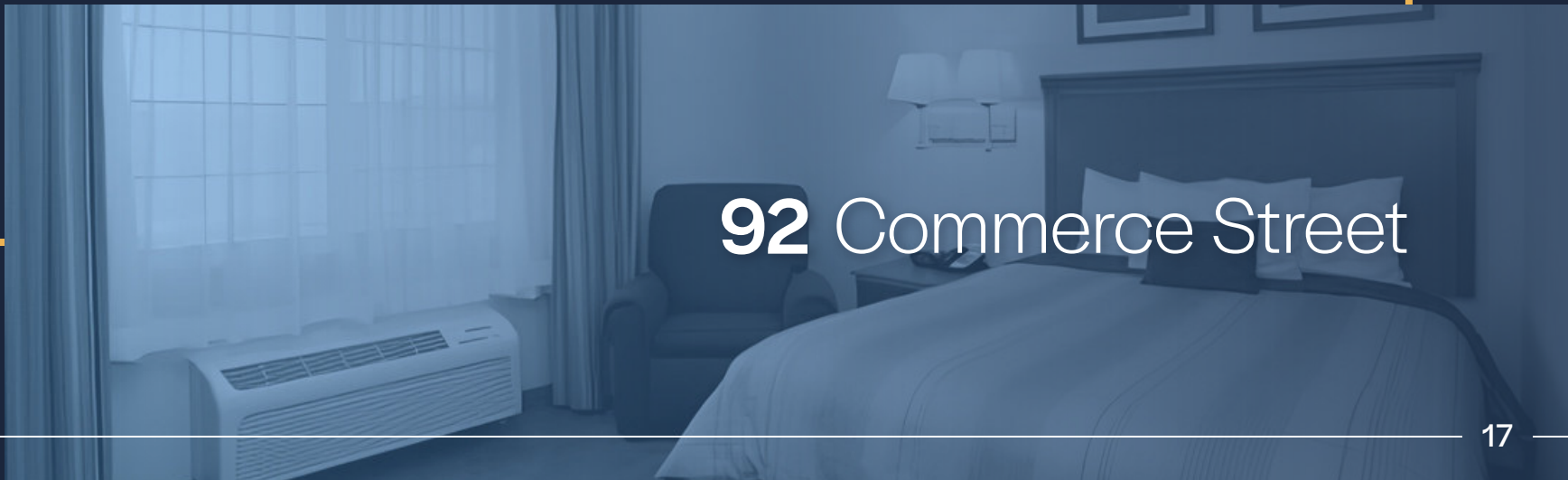


#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	CO 13	CO 13	0.48 NE	2026	3,186	MPSI	0.07
2	West 1st Street	Ledford St	0.07 NW	2026	2,496	MPSI	0.07
3	Hwy 13	Pine Ridge Dr	0.06 SW	2026	3,095	MPSI	0.19
4	State Highway 13	W 3rd St	0.13 SW	2026	4,799	MPSI	0.28
5	West Victory Way	West Victory Way	0.02 W	2026	4,219	MPSI	0.42
6	West Victory Way	Hwy 13	0.14 E	2026	5,981	MPSI	0.43
7	CO 13	CO 13	0.04 N	2026	5,192	MPSI	0.45
8	West Victory Way	County Road 7	0.02 W	2026	9,776	MPSI	0.48
9	West Victory Way	—	0.02 W	2026	10,098	MPSI	0.51
10	County Road 7	Great Divide Rd	0.04 S	2026	3,919	MPSI	0.52



Location **Overview**

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92 Commerce Street

Colorado Springs, CO

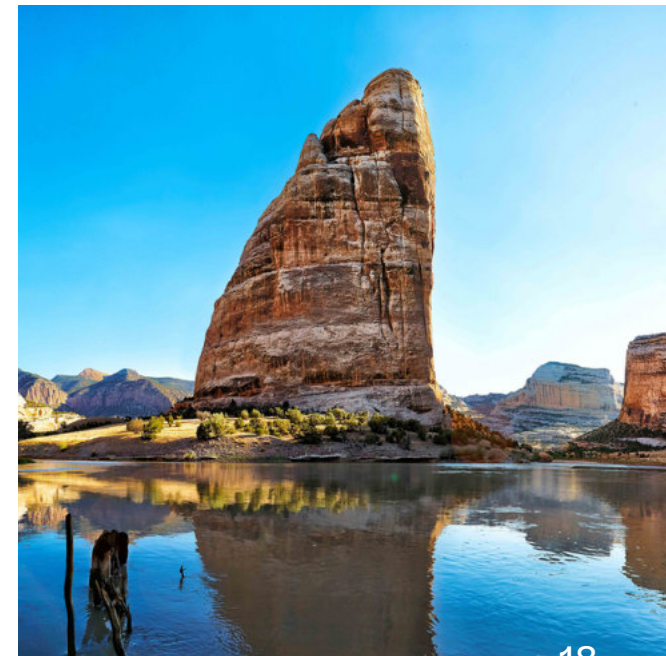
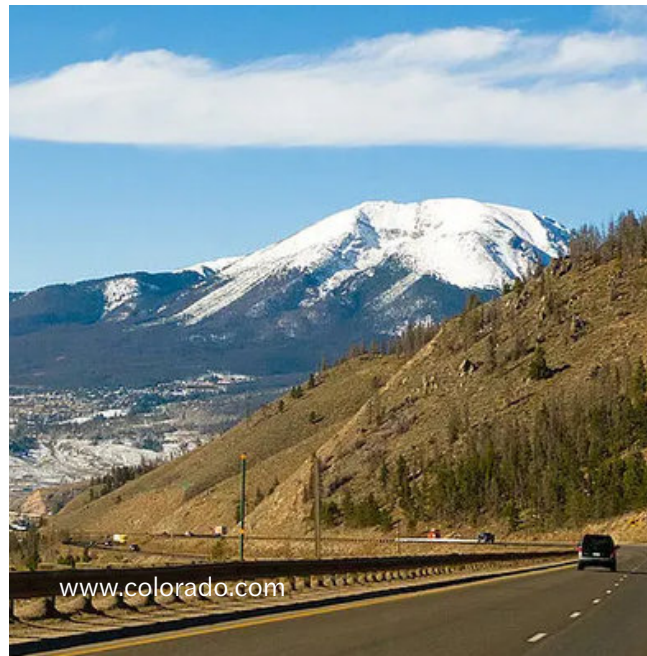


Craig, Colorado serves as the commercial and employment center of Moffat County, with regional connectivity provided by U.S. Highway 40 and Colorado State Highway 13. The community supports a diverse economic base driven by healthcare, education, government, energy, agriculture, and industrial employers, while ongoing diversification efforts continue to expand manufacturing, distribution, recreation, and tourism-related activity.

Outdoor recreation also plays an important role in the local economy. More than two million acres of public land, the Yampa River, Elkhead Reservoir State Park, Sand Wash Basin, and nearby Steamboat Springs generate year-round leisure demand from hunting, fishing, rafting, hiking, skiing, and other outdoor activities. Craig's position approximately 40 miles from Steamboat Springs further supports its role as an affordable lodging gateway for regional visitors.

Highlights

- Regional Employment & Service Hub
- Energy, Healthcare & Government Presence
- Outdoor Recreation & Steamboat Access



www.colorado.com

Highway Access

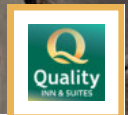
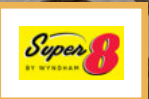
MURKIN
CRAIG, CO.

CRAIG
Veterinary
Hospital



92 COMMERCE STREET CRAIG,
COLORADO 81625
SUBJECT PROPERTY

BW Best
Western
PLUS



CLAY AVENUE

WEST 1ST STREET
COMMERCE STREET

WEST 3RD STREET

WEST 1ST STREET

Area Amenities

kw
KELLERWILLIAMS
ADVANTAGE REALTY

APEX

memorial regional
health

Domino's
Pizza

HARBOR
FREIGHT

ann's
thai

McDonald's

Wendy's

CityMarket

TACO
BELL

KFC

MAVERIK

COOK
CHEVROLET

Best
Western
PLUS

Walmart

maurices

THUNDER
ROLLS

SAHARA

MAVERIK



92 COMMERCE STREET CRAIG,
COLORADO 81625
SUBJECT PROPERTY

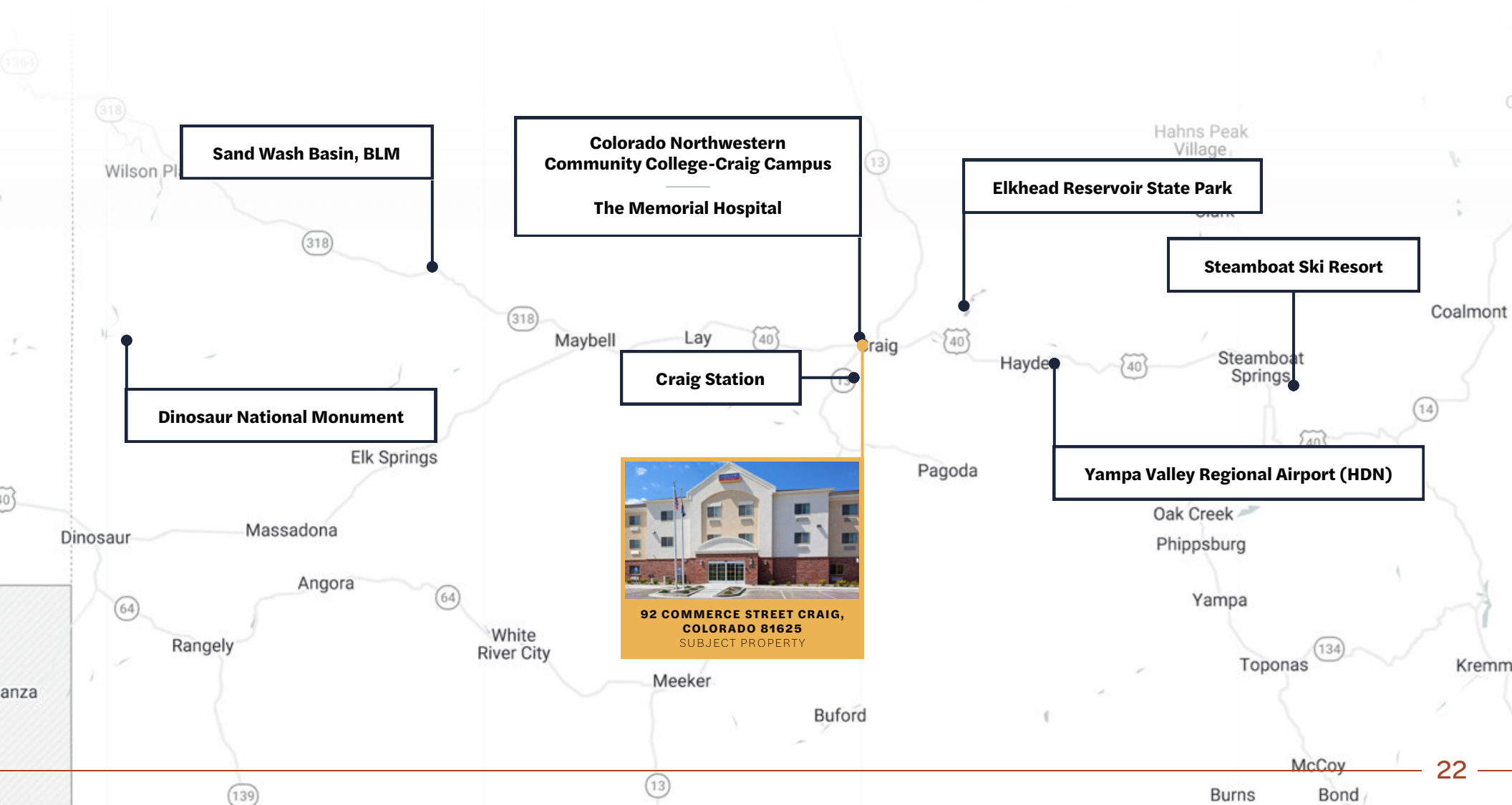
Colorado Springs serves as the economic and population center of El Paso County and continues to experience sustained residential and commercial growth. Major employers include defense contractors, healthcare systems, educational institutions, and military installations, creating a stable foundation for year-round lodging demand.

Tourism remains a significant economic driver, supported by attractions such as Garden of the Gods, Pikes Peak, Old Colorado City, and the U.S. Olympic & Paralympic Museum. Combined with strong transportation infrastructure and a growing regional population, the market continues to attract investment across the hospitality sector.



Strategically located just off U.S. Highway 40, Candlewood Suites Craig-Northwest provides convenient access to Northwest Colorado's primary east-west travel corridor. The property serves business, workforce, healthcare, and extended-stay demand generated by nearby employers and institutions, while downtown Craig and Yampa Valley Regional Airport provide additional regional connectivity.

Craig also functions as a gateway to Northwest Colorado recreation, with access to Elkhead Reservoir, Sand Wash Basin, Steamboat Springs, Dinosaur National Monument, and nearly two million acres of public land. This combination of employment demand, highway access, and year-round outdoor recreation supports a diverse mix of extended-stay, transient, and leisure travelers.



APEX



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