

OFFERING MEMORANDUM

Super 8 Wheat Ridge

4700 Kipling Street | Wheat Ridge, Colorado 80033

EXECUTIVE SUMMARY

The Super 8 Wheat Ridge is a 121-room, limited-service hotel located at the highly visible southeast corner of Kipling Street and Interstate 70 in Wheat Ridge, Colorado. Positioned on a 2.78-acre corner site with direct access to one of the Denver metro area's primary east-west transportation corridors, the property benefits from strong regional connectivity, high traffic counts, and proximity to Downtown Denver, the West Metro submarket, and the I-70 mountain corridor.

The asset operates as a Super 8 branded hotel and consists of three buildings constructed between 1972 and 1985. The property is offered as an investment or owner-user opportunity with continued hospitality use, repositioning, or long-term redevelopment potential given the site's future land use designation.

INVESTMENT HIGHLIGHTS

- 121-room limited-service hotel
 - Prime corner location at I-70 and Kipling Street
 - 2.78-acre site with excellent visibility and access
 - Strong regional connectivity to Denver and West Metro
 - Interior-corridor hotel with established operations
 - Future Mixed-Use Commercial land use designation
 - Significant surface parking with approximately 161 spaces
 - Opportunity for continued operation, renovation, or long-term redevelopment
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PROPERTY OVERVIEW

Property Name: Super 8 Wheat Ridge
Address: 4700 Kipling Street, Wheat Ridge, CO 80033
County: Jefferson County
Parcel Number: 39-222-00-004

Number of Guestrooms: 121
Number of Buildings: Three
Total Building Area: Approximately 68,334 SF
Site Area: 2.78 Acres

Year Built: 1972 (main hotel building)

Additional Buildings: Constructed in 1972 and 1985

Construction: Masonry block, interior corridor hotel

HOTEL IMPROVEMENTS & AMENITIES

- Interior corridor guestroom layout
- Dedicated breakfast area with complimentary breakfast
- Outdoor swimming pool
- Guest laundry facilities
- 24-hour convenience market
- Approximately 161 surface parking spaces
- Multiple ingress and egress points

Overall condition is considered average for the asset class and vintage.

LOCATION & ACCESS

The property is located at the southeast corner of Kipling Street and Interstate 70, one of the most heavily traveled corridors in the Denver metropolitan area. The site provides direct access to I-70, connecting Downtown Denver to the western suburbs and the Colorado mountain region.

Key location attributes include:

- Immediate access to Interstate 70
 - Strong visibility from Kipling Street
 - Proximity to Downtown Denver, Lakewood, and Golden
 - Convenient access to regional employment centers and retail
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MARKET OVERVIEW

Wheat Ridge is part of the Denver–Aurora–Lakewood Metropolitan Statistical Area, one of the fastest-growing and most economically resilient regions in the Mountain West. The area benefits from a diverse employment base, strong population growth, and sustained demand drivers including tourism, business travel, and regional transportation connectivity.

The I-70 corridor continues to serve as a critical route for both local and interstate travel, supporting consistent lodging demand from a wide range of traveler segments.

ZONING & LAND USE

Current Zoning: C-1, City of Wheat Ridge

Hotel Use: Legally non-conforming

Hotels are now classified as a Special Use under current C-1 zoning; however, the subject property was developed prior to this requirement and is considered a legal non-conforming use.

Future Land Use: Mixed-Use Commercial

The future land use designation provides potential long-term flexibility for redevelopment or alternative commercial uses, subject to municipal approvals.

HIGHEST & BEST USE

- **As Improved:** Continued operation as a limited-service hotel
 - **As Vacant (Long Term):** Hold for future commercial or mixed-use development
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PARKING

- Approximately 161 surface parking spaces
 - Multiple access points
 - Supports hotel operations and future redevelopment potential
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OFFERING DETAILS

The property is being offered free and clear of management, subject to existing franchise agreements if applicable. Detailed financial information, third-party reports, and additional due diligence materials are available upon request.

An independent MAI appraisal has been completed and is available for review.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information contained herein has been obtained from sources believed to be reliable but is not guaranteed. Prospective purchasers are encouraged to conduct their own independent investigations and due diligence.

CONTACT INFORMATION

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