

Staybridge Suites

300 W Romeo B Garrett Ave | Peoria, Illinois

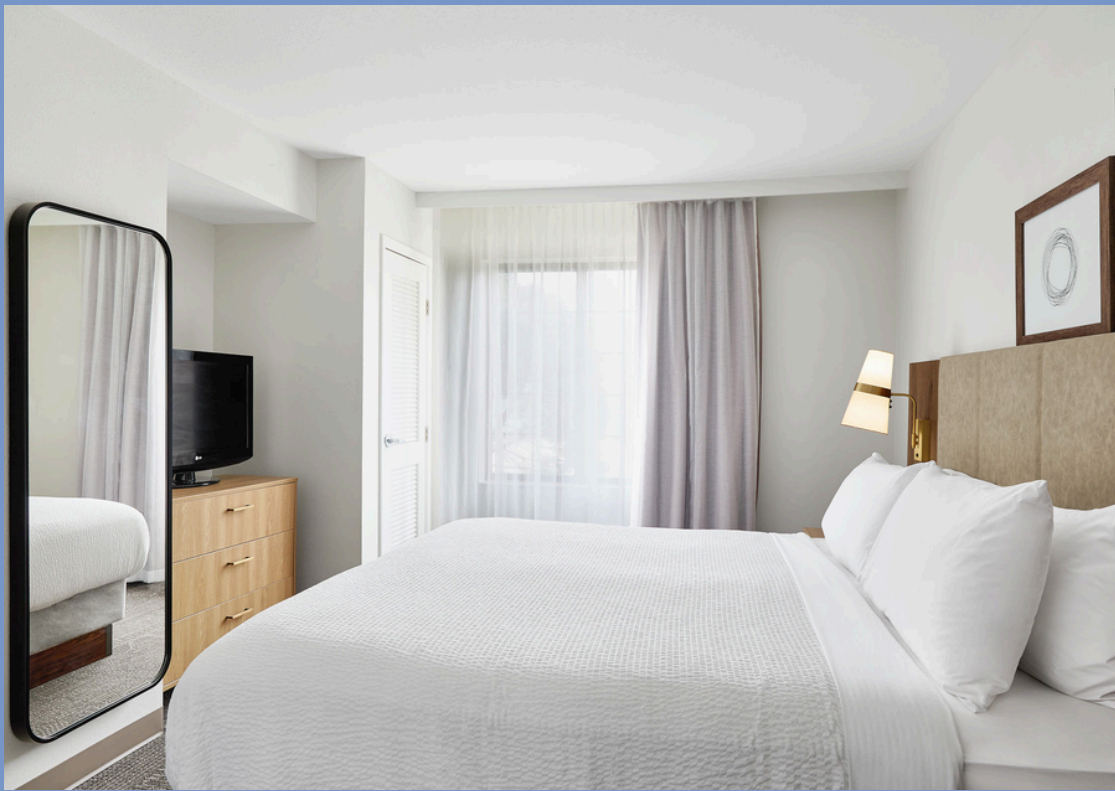


EXECUTIVE SUMMARY

SkyBridge Group is pleased to offer for sale the fee simple interest in the 105-room Staybridge Suites by IHG located in the heart of downtown Peoria, Illinois. The Staybridge Suites will be delivered unencumbered of management and debt, and the property recently completed the PIP required by IHG (October 2025). The renovation is based on the v7.0 design prototype, mandated exterior color scheme and Standardized Room Decor interior design package.

The Staybridge Suites is the only extended stay property in downtown Peoria and a great way for a buyer to capitalize on the strongest lodging segment. Extended stay properties tend to outperform transient hotels because the guest enjoys a larger room with kitchen and living amenities not found in a traditional hotel room. New ownership will realize tremendous upside with the residential style studio and suite refresh.

In 2025, the hotel performed at a RevPAR of \$75, and a top line revenue of nearly \$3M. The RevPAR improved nearly 19% from the previous year and is budgeted to improve by over 20% in 2026.



INVESTMENT HIGHLIGHTS

Outstanding Location Proximate to Popular Destinations

The Staybridge Suites in downtown Peoria enjoys an outstanding location at the heart of the city's business, entertainment, and healthcare districts. Guests are just minutes from major demand generators such as the Peoria Civic Center, Caterpillar's world headquarters, OSF Healthcare, and UnityPoint Health. The hotel is also conveniently close to Bradley University, making it ideal for visiting families and academic travelers. Within walking distance are the riverfront, local restaurants, and cultural attractions that draw both leisure and corporate guests. This prime downtown setting positions the Staybridge Suites as a central hub for travelers seeking comfort, convenience, and easy access to all Peoria has to offer.

Post - Renovation Outlook and Competitive Positioning

The completion of the Property Improvement Plan (PIP) in 2025 positions Staybridge Suites for renewed growth and stronger market competitiveness. Having modernized its product, the hotel is poised to capture higher occupancy as guest satisfaction and appeal increase, especially among returning corporate and extended-stay travelers. The renovation also strengthens rate integrity, allowing the property to close the ADR gap with its competitors and potentially achieve parity or even premium pricing. With both occupancy and ADR improving, RevPAR performance should remain above market levels, reinforcing revenue momentum and profitability. The PIP places Staybridge Suites on solid footing to transition from a value alternative to a leading performer within its competitive set, provided the new management effectively leverages the upgraded product through strategic marketing and disciplined revenue management.





PROPERTY DESCRIPTION

The Staybridge Suites is a three-story, 105 all-suites hotel. All suites come equipped with LCD flat panel TVs, complimentary wifi, large work desk with ergonomic chair, and plush beds. The suites are also equipped with a full kitchen that includes utensils, full-sized refrigerator, microwave, dishwasher, and twin burner stove. Amenities include an indoor pool, fitness center, business center, meeting space, and complimentary breakfast.

PROPERTY FEATURES

ADDRESS	300 W ROMEO B GARRETT AVE., PEORIA, IL 61605
YEAR BUILT	2000
ROOMS	105
STORIES	3
PARKING	SURFACE LOT 138 SPACES
FOOD & BEVERAGE	COMPLIMENTARY HOT BREAKFAST
BREAKFAST AREA	44 SEATS
LAUNDRY	GUEST SELF LAUNDRY
PARCEL NUMBER	18-09-134-013
AMENITIES	INDOOR POOL, FITNESS CENTER, BASKETBALL COURT, BUSINESS CENTER, OUTDOOR GRILL & PATIO, FIREPIT

Staybridge Suites

300 W ROMEO B GARRETT AVE., PEORIA, IL



INVESTMENT CONTACTS

GRAY RODGERS

VICE PRESIDENT

252.673.2388

grodgers@skybridgegrp.com

BRYAN ROBBINS

VICE PRESIDENT

919.621.2500

brobbins@skybridgegrp.com

SANJAY MUNDRA

CEO

919.621.0745

smundra@skybridgegrp.com

BROKER

BRIAN BROCKMAN

471020548

BANG REALTY-ILLINOIS, INC.

513.898.1551

bor@bangrealty.com

DEBT CONTACT

DON PAVLOV

DIRECTOR

GEORGE SMITH PARTNERS

dpavlov@gspartners.com

