

FOR SALE
CONTACT BROKER FOR PRICING



SAN JUAN MOTEL
191 E. PAGOSA STREET
Pagosa Springs, CO 81147



AVAILABLE SF
226,947



BUILDING SF
18,000 SF



LOT SIZE
5.21 ACRES

PROPERTY HIGHLIGHTS

- Rare large acreage parcel with excellent Highway 160 frontage within the Town of Pagosa Springs
- Close proximity to world famous Pagosa Hot Springs
- First lodging opportunity when approaching from Wolf Creek Ski area
- Walking distance to nearby brewery, restaurant and retail sales.
- Flexible zoning which allows multiple use
- Opportunity to purchase 2.25 acres of adjacent land that will provide San Juan river access



ZONING
MIXED USE
CORRIDOR



TAXES
\$13,636
USD



YEAR BUILT
1965

PROPERTY DESCRIPTION

This is a mix of cabins and motel building that is prime for redevelopment. It is a 5.21 acre parcel with excellent frontage and visibility from Highway 160 within the town limits of Pagosa Springs, a southern Colorado tourist town with winter and summer appeal. Excellent potential for new hotel/retail/ multi family residential development. Excellent interim income from the existing motel while obtaining entitlements.

Madison Commercial Properties
501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | madisoncommercial.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is a mix of cabins and motel building located in a southern Colorado resort town, primed for new development. The world famous Pagosa Hot Springs are currently being expanded, which will increase demand for one of the last Colorado resort opportunities. The site has flexible mixed zoning allowing 3 story construction and residential density of 16 units per acre plus 50% density credits for affordable housing. Excellent opportunity to develop a quality franchise hotel, as there are no Marriott, Hilton, or IHG hotels in Pagosa Springs.

PROPERTY HIGHLIGHTS

- Rare large acreage parcel with excellent Highway 160 frontage within the Town of Pagosa Springs. All utilities available.
- one quarter mile from Pagosa Hot Springs, which is expanding and under construction. San Juan River is nearby
- Excellent existing interim income while obtaining entitlements
- Walking distance to nearby brewery, restaurant and retail sales.
- Flexible zoning for redevelopment with pro growth town support

OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Number of Rooms:	46
Lot Size:	5.21 Acres
Building Size:	18,000 SF
Annual Gross Revenue:	\$700,000-\$900,000
Price/SF Land:	\$18.94

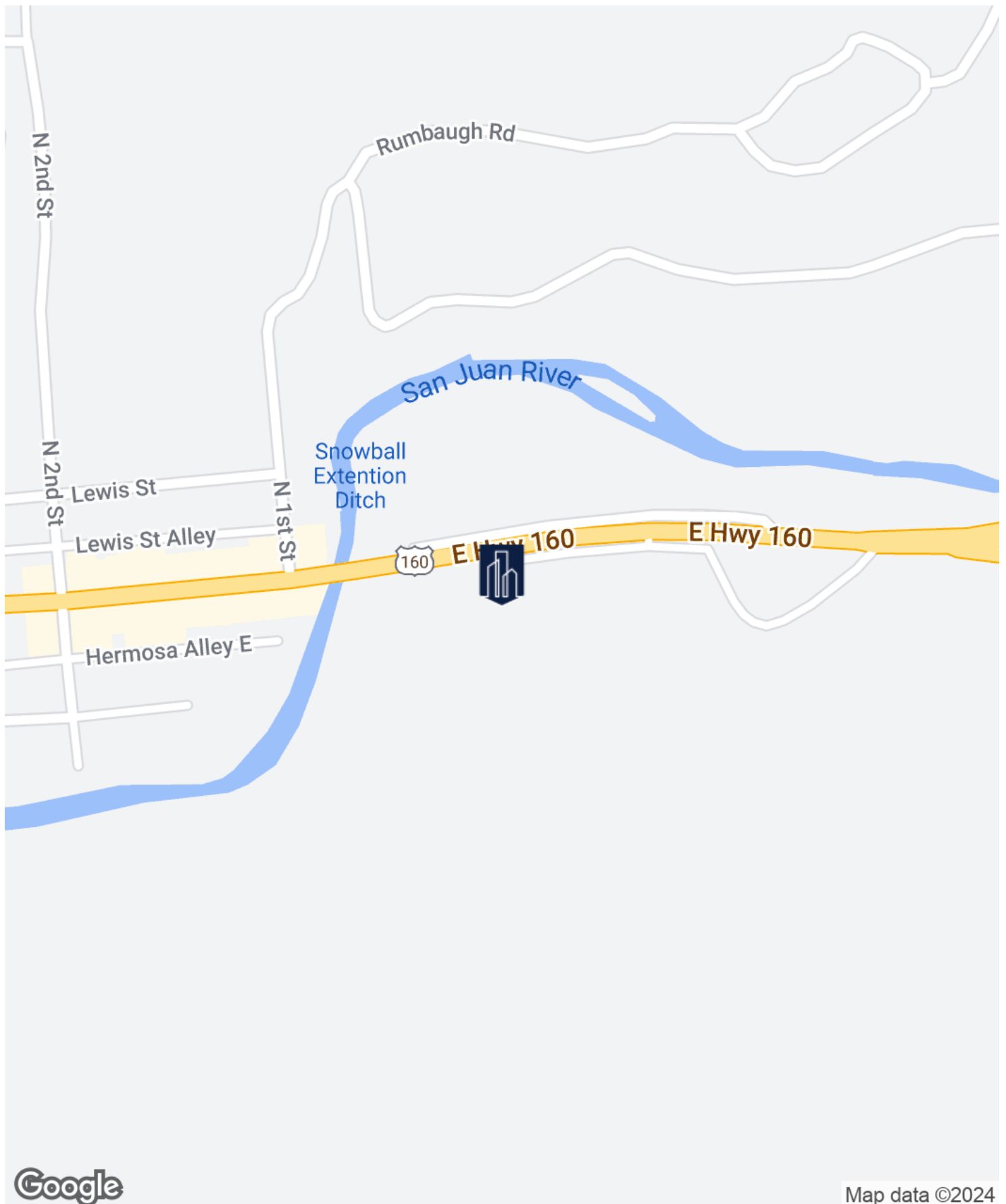
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	85	2,887	6,342
Total Population	147	3,687	8,984
Average HH Income	\$35,939	\$34,699	\$44,570

ALEX KOVACS

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LOCATION MAP



Google

Map data ©2024

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DEMOGRAPHICS



DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

Population

147

3,687

8,984

Average Household Income

\$35,939

\$34,699

\$44,570

Households

85

2,887

6,342

TRAFFIC COUNTS

CROSS STREET

TRAFFIC

YEAR

Highway 160

Highway 160A

9,125

2022

Highway 160

Highway 84

4,044

2022

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