

INVESTMENT OPPORTUNITY

DUAL BRAND HOTEL FOR SALE

NEC OF I-25 & I-40 | ALBUQUERQUE, NM



CBRE

OPPORTUNITY OVERVIEW

DUAL BRAND HOTEL SITE FOR SALE

CBRE is pleased to introduce the opportunity to acquire a 450 room, ±12 acre hotel property housing two hotels, Crowne Plaza and Fairfield Inn. The property is ideally located at the intersection of Interstate 25 and Interstate 40 in Albuquerque, New Mexico.

- 450 occupancy-ready rooms in two properties
 - 261 guest rooms in Crowne Plaza
 - 189 guest rooms in Fairfield Inn
 - Including 17 total ADA compliant rooms
- ±26,000 SF of meeting/event space
- ±12 Acres provides additional land for future development
- Hotel will be delivered unencumbered by existing franchises at closing
- Indoor and outdoor recreation areas with swimming pools
- Bordered on two sides by Interstate 25 and Interstate 40 providing excellent visibility
- Centrally located and easily accessible



Easements for Sign and Cell Tower Not a Part

Meeting & Event Space
±26,000 SF

Occupancy Ready Rooms
261 Furnished Rooms
12-Story Building

Future Development
Developable land for retail,
office, multifamily

Occupancy Ready Rooms
189 Furnished Rooms
3-Story Building

Indoor and Outdoor
Recreation Spaces



PROPERTY DESCRIPTION

CROWNE PLAZA PROPERTY	
ADDRESS	1901 University Blvd NE
CITY/STATE/ZIP	Albuquerque, NM 87102
GUESTROOMS	261
YEAR BUILT	1971
STORIES	12
FOOD & BEVERAGE	La Cantina (85 seats) Ranchers Lounge (153 Seats)
MEETING SPACE	±26,000 SF

FAIRFIELD INN PROPERTY	
ADDRESS	1760 Menaul Blvd NE
CITY/STATE/ZIP	Albuquerque, NM 87102
GUESTROOMS	189
YEAR BUILT	1971
STORIES	3
MEETING SPACE	±676 SF

AMENITIES & SHARED FACILITIES	
SITE ACREAGE	±12 Acres
PARKING	±600 Spaces
ELEVATORS	5 guest, 2 service
AMENITIES	Fitness facility Sauna Indoor & outdoor swimming pools Whirlpool

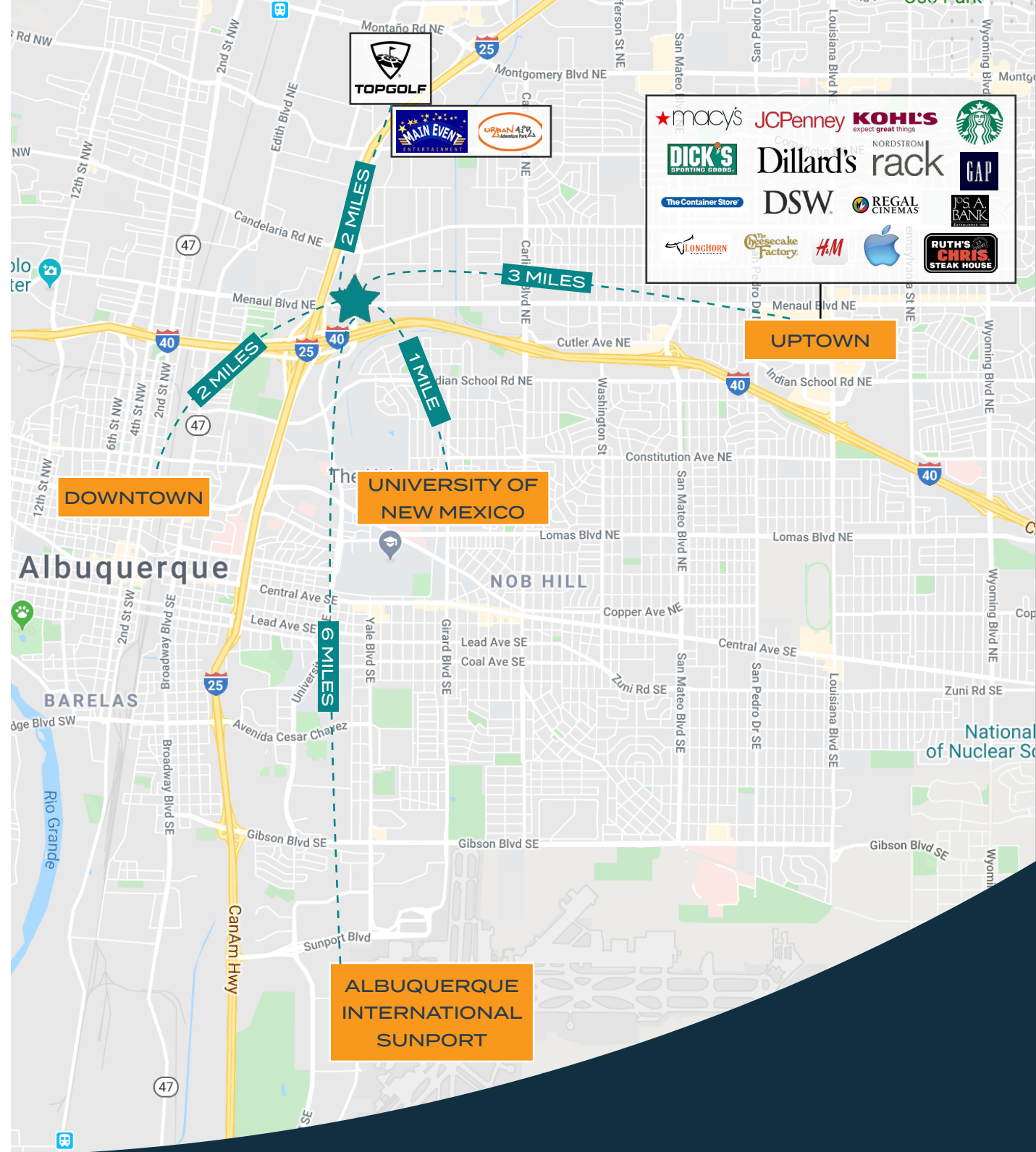
LAUNDRY & HOUSEKEEPING	
WASHERS	6 units Capacity: 1@ 140 lbs, 3 @ 160 lbs, 1 @ 80 lbs
DRYERS	4 units Capacity: 3 @120 lbs, 1 @ 170 lbs
FOLDERS	1
IRONERS	1
GUEST WASHERS	2
GUEST DRYERS	2

LOCATION

The property is centrally located at the intersection of two major north-south, east-west Interstates in Albuquerque. It's location provides easy access to anywhere in the City. It is just six miles from Albuquerque International Airport, two miles from Downtown Albuquerque and one mile from the University of New Mexico campus. The property's location also offers quick and easy access to west Albuquerque via Interstate 40.

The site features multiple amenities in the surrounding area including dining, shopping and entertainment options.

Uptown is just three miles from the site which is home to a regional mall, open-air lifestyle shopping center and a mixed-use open-air development. In addition, two miles to the north is a multitude of entertainment options including the new Top Golf entertainment center, Urban Air Adventure Park, Main Event and Century Rio a 24-screen theater.





GUESTROOMS

CROWNE PLAZA

Guest rooms feature either one king or two queen Sealy beds and 32" Sharp or LG flat panel television. There are also 10 ADA compliant rooms available.

ROOM TYPE	# OF ROOMS
KING	101
KING SUITE	2
QUEEN QUEEN	158
TOTAL	261
Note: Ten rooms are ADA compliant	

FAIRFIELD INN

Guest rooms feature either one king or two full Simmons beds and 32" Sharp or LG flat panel television. There are also 7 ADA compliant rooms

ROOM TYPE	# OF ROOMS
KING	82
KING SUITE	1
FULL FULL	106
TOTAL	189
Note: Seven rooms are ADA compliant	



KITCHEN EQUIPMENT

ITEM	QUANTITY	MANUF	AGE (YRS)
CONVECTION OVEN	4	SOUTHBEND	20+
CONVECTION OVEN	1	GARLAND	20+
TILT SKILLET	2	GROEN	20+
BROILER	1	UNKNOWN	20+
BROILER	1	BAKERS PRIDE	6
STOCK/SOUP KETTLE	1	UNKNOWN	30
STEAMER	1	GEMINI	6
COOLER	1	TRUE	5
COOLER	2	TRUE	20+
COOLER	1	TURBO AIR	6-8
ICE CREAM FREEZER	1	CRAIG	20+
SANDWICH COOLER	1	TRUE	5
MEAT SLICER	1	BERKEL	6
MIXER	1	HOBART	20+
HOT LINE CATINA	1	SOUTHBEND	6
STOVE	2	SOUTHBEND	20+
WOOD FIRED GRILL	2	MONTAGUE	20
DISH MACHINE (LEASED)	2	ECOLAB	5
HOT BOX	4	CRESCOR	20+
FRYER	2	PITCO	6
FREEZER	1	CONTINENTAL	6-8



AMENITIES

FITNESS EQUIPMENT

Both Crowne Plaza and Fairfield Inn offer swimming pools and fitness facilities.

TYPE	QUANTITY
INDOOR POOL	1
OUTDOOR POOL	1
TREADMILL	5
ELLIPTICAL	5
RECUMBENT BIKE	1
UPRIGHT BIKE	1
STATIONARY BIKE	1

MEETING SPACE

The Crowne Plaza has ±26,000 SF of meeting space that can be demised into eight meeting rooms. The Fairfield Inn has one ±676 SF meeting room.

EVENT ROOM	DIMENSIONS L X W	AREA ± SF	CEILING HGT	DOOR DIMENSIONS	FLOOR LEVEL	NATURAL LIGHTING
NEW MEXICO BALLROOM	95 X 82	7,790	15	60 X 168	First	No
SOUTHWEST BALLROOM	96 X 47	4,512	15	60 X 168	First	No
RIO BALLROOM	95 X 40	3,800	12	60 X 132	Ground	No
GARDEN ROOM	40 X 40	1,600	14	60 X 144	First	Yes
ZUNI ROOM	13 X 23	299	8	30 X 84	First	No
SANTA CLARA BOARDROOM	13 X 23	299	8	60 X 80	First	Yes
LAGUNA BOARDROOM	13 X 23	299	8	60 X 84	First	Yes
PLANNER OFFICE	10 X 12	120	8	60 X 84	First	No



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