



3101 W US HWY 66, GALLUP, NM 87301

OFFERING MEMORANDUM



VALUE ADD
OPPORTUNITY



HIGH TRAFFIC
COUNTS



HIGHWAY
CORRIDOR

OFFERING MEMORANDUM

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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Gallup, NM



01

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

- **Strategic Positioning** - This property is located directly off Route 66 and is a main travel point between Arizona and New Mexico.
- **High Traffic Counts** - Route 66 sees the travel of $\pm 14,000$ vehicles per day giving this property a consistent flow of highway travelers.
- **Nearby Attractions** - The hotel is within proximity to all major attractions within Gallup including the Route 66 Loop Statue, Rex Museum, Gallup Cultural Center, Red Rock Park, and Petrified Forest National Park.
- **Medical Proximity** - The Econo Lodge is within a few minutes' drive of all major hospitals within the city including: Gallup Indian Medical Center, US Indian Health Services, and the University of New Mexico Gallup Specialty Care Clinic.
- **Hotel Features** - All 50 rooms include updated furnishing and AC units and the hotel has a free hotel shuttle that travels to and from major casinos within Gallup.
- **Value Potential** - With renovations to the exterior and lobby, the hotel sales will grow. The property would benefit from hands-on ownership and there is significant room for growth.
- **Restaurant Synergy** - The local area supports the following dining options for guests: Cracker Barrel, Denny's, Subway, Wendy's, Del Taco, Sonic Drive-In, Burger King, Carl's Jr, and Taco Bell.





RIO WEST SHOPPING MALL

HOBBY LOBBY Ashley's HOME STORE
rue21 JCPenney
GNC LIVE WELL maurices

SAFEWAY **BIG LOTS!**

RAC RASCALS
FAMILY DOLLAR
Denny's Pep Boys
McDonald's Starbucks TACO BELL
Speedway

Pizza Hut
LONG JOHN SILVERS

TSC TRACTOR SUPPLY CO

THE HOME DEPOT

Speedway BR baskin robbins

BURGER KING McDonald's
SONIC Wendy's

Walmart

Shell golden corral
PANDA EXPRESS DEL TACO
TACO BELL

TACO BELL

SUBWAY



+ 13,000 VPD

Red Roof

Valero

WELLS FARGO Firestone

PHILLIPS 66 Best Western

Albertsons
Domino's Pizza
SHERWIN WILLIAMS
Walmart O'Reilly AUTO PARTS goodwill

SUBJECT PROPERTY

U.S. RT 66 ± 14,000 VPD
GALLUP MUNICIPAL AIRPORT

DOLLAR GENERAL

ACE Hardware Speedway

Valero jiffylube

HIBBETT CATO
SPORTS
Carls Jr. SALLY BEAUTY
DOLLAR TREE
Applebee's
QUALITY INN & SUITES
Rocky Barrel Old Country Store
Comfort INN & SUITES

FAMILY DOLLAR

BW Best Western

TACO BELL

DOLLAR GENERAL

FAMILY DOLLAR




EconoLodge

FREE CONTINENTAL BREAKFAST
FREE HIGH-SPEED INTERNET
RUCK PARKING PET-FRIENDLY
HBO ESPN AAA AARP

02

FINANCIAL OVERVIEW



LIST PRICE
\$1,500,000



FLOORS
2



PRICE PER ROOM
\$30,000



GBA
±9,088 SF



YEAR RENOVATED
2021



CLASS
MIDSCALE



ROOMS
50



LOT SIZE
±1.58 AC

FINANCING INQUIRIES

For financing options reach out to:

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FREE MORNING BREAKFAST
FREE HIGH SPEED INTERNET
TRUCK PARKING PET FRIENDLY
HBOE SP AAA AA RP



03

TENANT OVERVIEW

TENANT OVERVIEW



YEAR FOUNDED
1939



INDUSTRY
HOSPITALITY



HEADQUARTERS
ROCKVILLE, MD



NUMBER OF LOCATIONS
673

CHOICE HOTELS

Choice Hotels International is a hospitality company that owns and operates several hotel brands, including Econo Lodge. It was founded in 1939 by seven Florida-based motel owners and is headquartered in Rockville, Maryland, USA. Choice Hotels International operates in the lodging and hospitality industry, providing a wide range of accommodation options for travelers, including economy, mid-scale, and upscale hotels. Choice Hotels International is a publicly traded company and is one of the largest hotel franchisors in the world, with thousands of hotels across over 40 countries.

Their brands include:

- Econo Lodge®
- Cambria®Hotels & suites®
- Comfort Inn®
- Comfort Suites®
- Sleep Inn®
- Clarion® Hotels
- Clarion Point®
- Rodeway Inn®
- WoodSpring Suites®
- MainStay Suites®
- Suburban Extended Stay Hotel®
- Ascend Hotel Collection®



04

AREA OVERVIEW

GALLUP, NM

Located in northwest New Mexico, Gallup sits at the crossroads of diverse cultures, serving as a gateway to the Navajo Nation, Zuni Pueblo, and Hopi Reservation. With a rich Native American heritage, evident in its vibrant art scene and traditional crafts, the city blends modern amenities with a deep appreciation for its cultural roots. Known as the “Indian Capital of the World,” Gallup hosts numerous events and festivals celebrating indigenous cultures, attracting visitors from around the globe. Surrounded by stunning landscapes, including the red rock formations of nearby canyons and mesas, outdoor enthusiasts can explore hiking trails, scenic drives, and ancient ruins. Additionally, Gallup serves as a regional economic hub, with industries ranging from tourism and healthcare to energy production and retail, contributing to its dynamic and diverse community.



SUBJECT PROPERTY

±144 MI

ALBUQUERQUE, NM



ATTRACTIONS

Gallup is well known for its thriving tourism sector, and tourists swarm to the city to take in its distinctive fusion of Native American, Hispanic, and Anglo cultures. The city is well-known for its famous Route 66, which passes through the heart of the city and provides a window into its past. Gallup serves as a gateway to the Navajo Nation, where tourists can explore the rich cultural and creative traditions of the Navajo people through museums, galleries, and festivals.

ZUNI PUEBLO

This is the largest of the nineteen New Mexican pueblos. It is considered the most traditional of all the New Mexico Pueblos, with a unique language, culture, and history that resulted in part from the Zuni's geographic isolation. With perhaps 80% of the Zuni workforce involved in creating art, it is indeed an "artist colony." The main industry is the production of art, including inlay silverwork, stone fetish carving, pottery, and other mediums; many of which are world-famous.

GALLUP CULTURAL CENTER

Developed through an active partnership between Native and non-Native people, the museum's exhibits convey the message that Indian cultures are diverse, steeped in tradition, and very much alive. The museum also highlights points in Gallup's history related to the trains, coal mining, and the Gallup-Intertribal Indian Ceremonial. The museum also hosts a small collection of items and history related to the Navajo Code Talkers.

GALLUP HOT AIR BALLOON FESTIVAL

One of the biggest hot air balloon festivals in the world takes place in Gallup, New Mexico, drawing tens of thousands of tourists from throughout the nation. This captivating occasion happens every year and has grown to be a much-loved tradition for both locals and visitors. Anyone visiting New Mexico or looking for a special and memorable experience should attend this event. It has established a reputation as one of the biggest and most compelling hot air balloon festivals in the nation thanks to its breathtaking balloon launches, broad selection of balloons, thrilling activities, and friendly atmosphere.



CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3101 W US Hwy 66, Gallup, NM 87301** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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