



PRESIDIO
FORT COLLINS

FLAGSHIP FULL-SERVICE HOTEL PROPERTY

Strategically positioned to capture **LODGING** and **CONVENTION** demand generated by **THE REGION'S MOST THRIVING ECONOMIC CORRIDOR.**

Presidio is an 85-acre master planned mixed-use development offering the exclusive opportunity to anchor a full-service hotel and convention center in the area's most vibrant hub of high-tech culture and economic activity. Visibly and assertively poised on one of the highest elevations in the area, **Presidio** provides the only development-ready site for a full-service hotel in Fort Collins.

SITE FEATURES

HIGH PROFILE SITE

121,000+ combined vehicles per day on major arteries surrounding site; projected 5-mile visibility along I-25; intense cluster of economic activity converging on this destination development

STRONG DEMAND

Current market unable to accommodate larger conventions; 1/6 of City sales tax generated from tourism; #4 tourism destination in the state; globally recognized technology and R&D hub; less visible hotels nearby are consistently high performers

FINANCIAL ADVANTAGES

Heads-in-beds sustainability supported by unmet convention demand and projected hypergrowth in region; mixed-use development reduces infrastructure cost

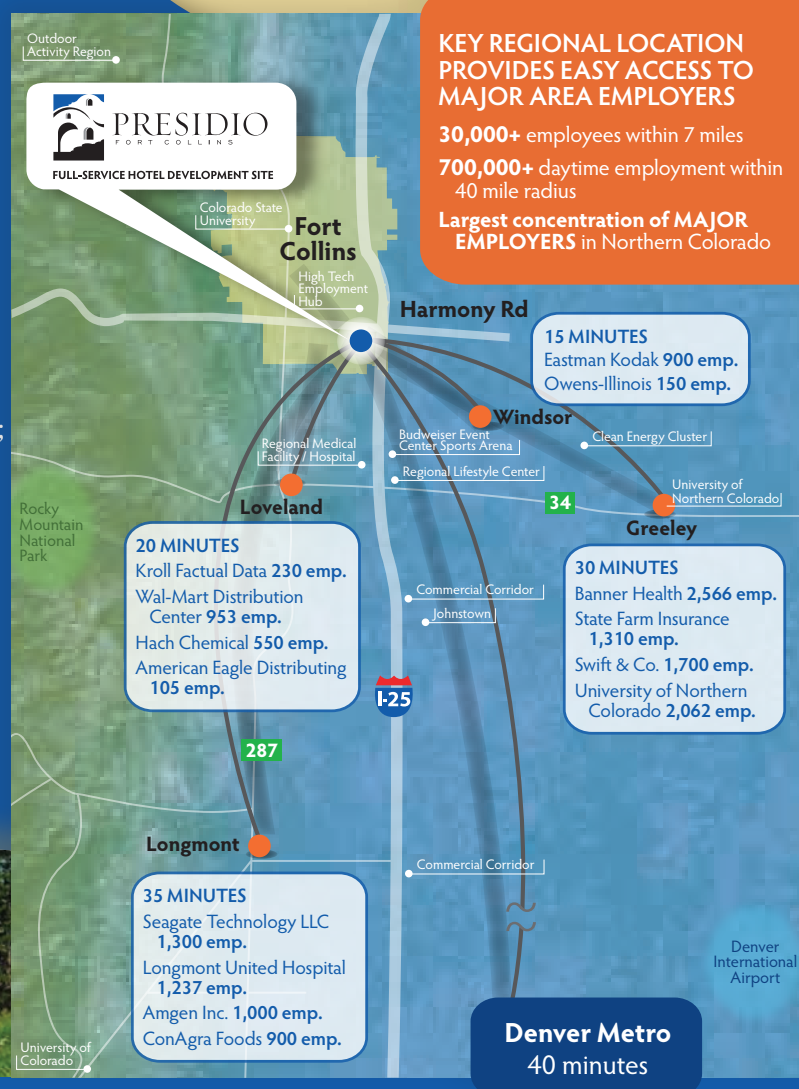
ACCESS TO AMENITIES

Ideal destination in a sea of shopping, gourmet restaurants, major employer offices, wellness and health care centers; connected to more than 23 miles of trails; 19 public golf courses in 30-mile radius;

13 ski resorts within
100 miles

GATEWAY TO FORT COLLINS

Regional appeal and access—enter this power market at a prime location





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BUILD TO SUIT

120 – 200 ROOMS with Front Range views

10,000 S.F. streamside walk-out
convention facility

4 – 5 STORIES

KEY DEMOGRAPHICS

Harmony corridor boasts largest concentration of **MAJOR EMPLOYERS** in region; strong high-tech and university presence; University/business R&D collaborations drive demand for meeting space

Robust 7% **POPULATION GROWTH** expected over five years — twice the national rate

HIGHLY EDUCATED WORKFORCE

78% of population has college education; 30,000 enrolled annually at CSU and 3 additional universities/junior colleges

MAJOR EMPLOYERS WITHIN 5-MILE RADIUS

Colorado State University: **6,948** emp.

Hewlett Packard: **3,000** emp.

Poudre Valley Health System: **2,814** emp.

Advanced Energy: **800** emp.

Woodward Governor: **700** emp.

LSI Corporation: **650** emp.

Front Range Community
College: **628** emp.

Avago: **600** emp.

Advanced Micro Devices: **400** emp.

Intel: **300** emp.

NEARBY MAJOR EMPLOYERS

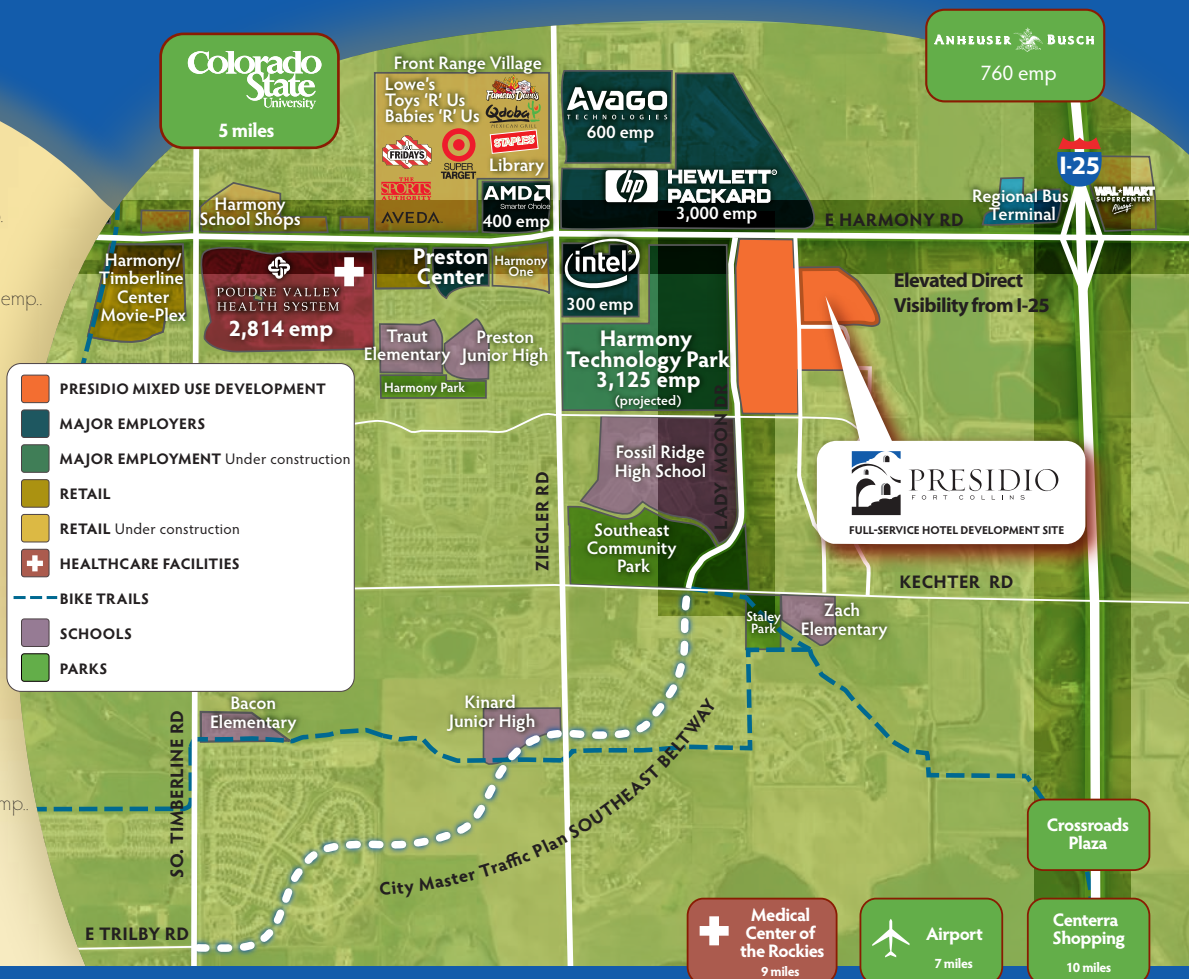
Poudre School District: **3,732** emp.

Banner Health Colorado: **2,566** emp.

Wal-Mart Distribution Center: **953** emp.

Anheuser Busch: **760** emp.

Hach Chemical Co.: **550** emp.





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HARMONY ROAD — 45,000 Vehicles Per Day (10-year projection — 58,000 VPD)



Elevated
DIRECT VISIBILITY
to INTERSTATE 25

OTHER SITE AMENITIES

Restaurants, Bank, Convenience Store, Presidio Plaza Common Area, Offices, Multi-Family Residential, Wellness Center, Green Space, Walk/Bike Trails, Stream Overlook.