

Press Release: Montrose Airport Hotel Development

SunCore Hospitality Montrose Airport Hotel, LLC (SunCore) is proud to announce the building of a 118 room Hilton Homewood Suites in Montrose County, CO at Montrose Regional Airport (“MTJ”). The site is on the existing vacant parcel next to the terminal and adjacent to N. Townsend Avenue. This brand-new hotel is an excellent opportunity for this all-season market.



Conceptual Rendering of the Front View

Montrose, Colorado is a historic and picturesque city of 20,000 residents on the Western Slope of the Rocky Mountains. Located approximately 60 miles south of Grand Junction, 60 miles north of Telluride, and 300 miles west of Denver.

Montrose serves as a basecamp for visitors to the western mountain range, hosting attractions and ski areas such as the Black Canyon National Park, and mountain resorts of Telluride and Crested Butte.



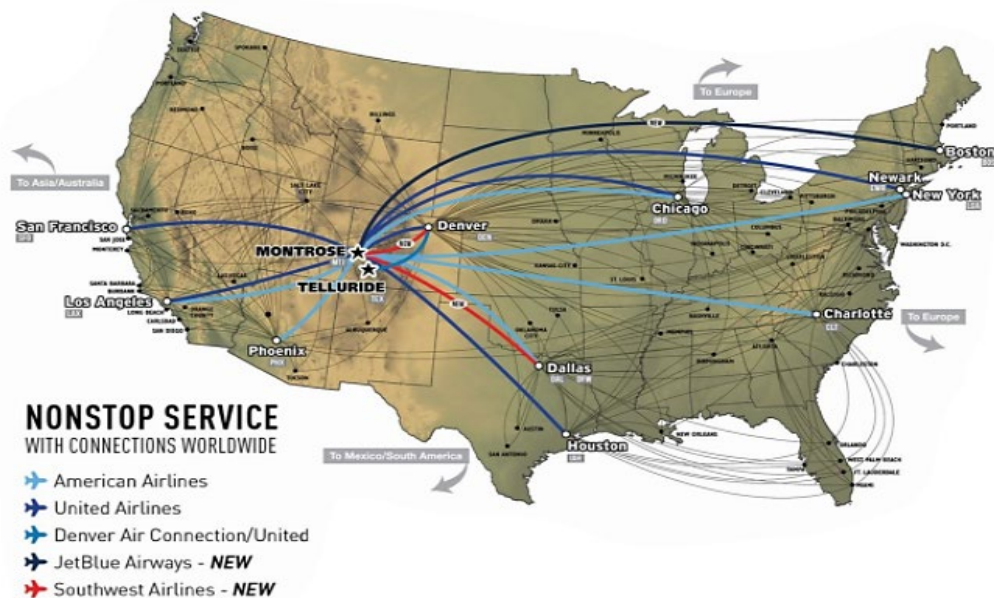
Sample Inspirational Images

Until now, the Montrose Airport has not had a hotel on site, nor one of this distinction within the immediate area. This location will give travelers a long-needed and desired place to stay at the airport and will feature a rooftop restaurant & lounge with views of the Grand Mesa and Uncompahgre Valley to the north Uncompahgre Plateau mountains to the west, snow-capped San Juan mountains to the south, the airport and stunning sunsets to the west, a 360 degree view. The rooftop area will highlight live music to be enjoyed by travelers and locals alike.



Conceptual Rendering of the Rooftop Terrace

Montrose Regional Airport completed its master plan study in 2017 and determined the future needs of the Airport, County, and Region. It looked at a 20-year period from 2016 – 2035 with three Near-Mid- and Long-Term Capital projects and concluded that an Airport Hotel is a critical part of future infrastructure needed for Montrose County, the City and Region. The choices of airlines and non-stop service to key hubs in the US will provide quick and easy travel to this destination location.



Airlines that serve MTJ

In response to a public Request for Proposal (RFP) for Design-Build Services for a hotel at MTJ, SunCore prepared and submitted its proposal for a 110,578 square foot, 118 room Homewood Suites by Hilton. After review, the SunCore proposal was the lowest responsive bidder in September 2020 and contract negotiations moved forward accordingly. The Development Agreement was approved in January 2021 and a final Ground Lease Agreement was entered on August 18, 2021 between Montrose County and SunCore Hospitality Montrose Airport Hotel, LLC.

Designed as a “hybrid upper scale” product, it’s going to be able to accommodate both short term business travelers, extended stay guests, and local visitors. Features include “family and resort style” elements such as a rooftop lounge/terrace, swimming pool & fitness room, dog park, and full kitchens in guestroom suites. Hilton and SunCore is very excited about the hotel and are looking forward to serving the Montrose market.

The project shall include prefabricated modular technology and sustainable development goals.

SunCore Hospitality Montrose Airport Hotel, LLC is owned by SunCore Group, LLC, a Commercial Real Estate Development Company specializing in residential, hospitality and mixed-use projects and is acquiring US and International premier project assets for development.

Location:

Montrose County Regional Airport Hotel
118 Key Hilton Homewood Suites
Montrose County Airport,
Montrose, Colorado