

Sixth Street in \$176M Deal Adds Year-Round Colorado Hotel Ski Resort to Portfolio

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Sixth Street has teamed up with Riller Capital to acquire a hotel within the Beaver Creek Village entertainment district of Colorado for \$176 million.

Starwood Property Trust provided financing for the deal, with Braemar Hotels & Resorts selling the property called Park Hyatt Beaver Creek Resort & Spa. Latham & Watkins,

Brownstein Hyatt Farber Schreck and Eastdil Secured advised Sixth Street, while Braemar received support from CBRE on the transaction.

Park Hyatt Beaver serves as a luxury mountain resort, with Sixth Street referring to the location as one of Colorado's "most desirable year-round resort destinations." The 193-key hotel stands out for its ski-in/ski-out offering and the market's favorable supply-demand dynamics.

"The Park Hyatt Beaver Creek is an iconic mountain resort and a rare opportunity to invest in irreplaceable real estate in one of the world's most sought-after alpine destinations," Aman Gupta, principal at Sixth Street, said in a statement.

"Beaver Creek's long-term fundamentals are highly compelling, supported by meaningful barriers to new lodging supply and durable demand from leisure, group, and year-round resort travelers. With its premier ski-in/ski-out location, Park Hyatt brand affiliation, and deep amenity offering, the Hotel is well positioned to benefit from these dynamics over the long term."

Additionally, the site offers direct access to the Beaver Creek Mountain. In 2025, the suites and guest rooms underwent renovation. Some amenities at Park Hyatt Beaver include about 50,000 square feet of event and meeting space, a fitness center, heated pools, as well as tubs and a spa.

Despite the oil shock created by the Iran war and geopolitical concerns — the hotel sector has remained resilient. Daniel Lesser, CEO of LW Hospitality Advisors, recently [wrote in a GlobeSt](#) commentary piece that room-night demand rose two percent year-over-year in the first quarter, with occupancy inching up by 0.8 percent and revenue per available room increasing by 3.8 percent.