

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



1575 WEST

200 NORTH
CEDAR CITY, UT

100 KEY EXTERIOR CORRIDOR WITH RESTAURANT LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	1575 West 200 North Cedar City, UT 84720
Listing Price	\$10,900,000
Rooms	100
Price Per Room	\$109,000/key
Price Per SF	\$304.58
Cap Rate	8.0%
Operation Type	Midrange Economy
Brand	Ramada by Wyndham
Corridor Type	Exterior
Year Built	1986
Land Size (AC)	4.12 AC
Building SF	35,788 SF
2023 Taxes	\$27,057.56
Parcel Number	B-1394-0004-0000



PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present for sale the Ramada Inn Cedar City at 1575 West 200 North in Cedar City, UT.

The Ramada Inn Cedar City is a 100-key exterior corridor hotel. The building is 35,788 SF and is on 4.12 AC of land. The hotel was built in 1986 and features an outdoor pool, hot tub, continental breakfast area, fitness center, business center, conference center, and more!

Investing in the Ramada Inn in Cedar City would be a prudent decision for hotel proprietors seeking to expand their portfolio. The property is a pillar of the city and is meticulously maintained.

The property also has a 10-year lease for 5,063 SF of restaurant space until 2032, and a coffee trailer lease until 2025 and is open to renew.

The hotel's strategic location, combined with its stature as a highly-rated accommodation, is likely to attract a steady influx of guests throughout the year, especially during the summer months. Moreover, the Ramada brand has a reputation for maintaining uniform quality standards and delivering superior customer service, factors that would bolster the hotel's reputation and ensure favorable returns on investment for its owners.



**THIS IS A QUIET SALE.
PLEASE DO NOT CONTACT HOTEL STAFF.
REACH OUT TO AGENT TO SCHEDULE
A PRIVATE SHOWING.**

TENANT HIGHLIGHT

TENANT INFORMATION

Business Name	Puerto Vallarta Jalisco
Leased Area	5,063 SF
Monthly Rent	\$6,582
Lease Type	NNN
Lease Commencement Date	June 1, 2022
Lease Duration	10 Years
Lease Expiration	5/31/2032

Puerto Vallarta Jalisco Mexican Restaurant offers a taste of authentic Mexican cuisine in a welcoming atmosphere. With a menu featuring traditional dishes and flavorful specialties, guests can enjoy a delicious dining experience.



4.3 Stars - 943 Reviews



RENT SCHEDULE

YEAR	MONTHLY RENT	BASE YR RENT	RATE/SF/YR	CAM FEES
JUNE 2024	\$6,582	\$78,894	\$15.58	\$1.30/SF/YR
JUNE 2025	\$6,835	\$80,020	\$15.80	\$1.35/SF/YR
JUNE 2026	\$7,088	\$85,056	\$16.79	\$1.40/SF/YR
JUNE 2027	\$7,336	\$88,032	\$17.38	\$1.45/SF/YR
JUNE 2028	\$7,593	\$91,116	\$18.00	\$1.50/SF/YR
JUNE 2029	\$7,859	\$93,308	\$18.43	\$1.55/SF/YR
JUNE 2030	\$8,134	\$97,608	\$19.28	\$1.61/SF/YR
JUNE 2031	\$8,419	\$101,028	\$19.95	\$1.66/SF/YR

TENANT HIGHLIGHT

TENANT INFORMATION

Business Name	Lizzie & Lola's Espresso
Leased Area	2,500 SF
Monthly Rent	\$731.50
Lease Type	NNN
Lease Commencement Date	5/31/2023
Lease Duration	2 Years
Lease Expiration	5/31/2025

Lizzie & Lola's Espresso & More is a cozy trailer nestled in the parking lot of the Ramada Inn. They offer a variety of espresso drinks, light bites, and more for customers to enjoy. With a welcoming atmosphere and friendly staff, Lizzie & Lola's is a popular spot for locals and visitors alike to relax and grab a quick bite or coffee on the go.



4.9 Stars - 142 Reviews



1575 WEST 200 NORTH

Cedar City holds significance as a major hub between Salt Lake City and Las Vegas. Its strategic position along Interstate 15 makes it a key stop for travelers and a gateway to major national parks and links the larger urban centers of Salt Lake City and Las Vegas through tourism, education, and commerce.

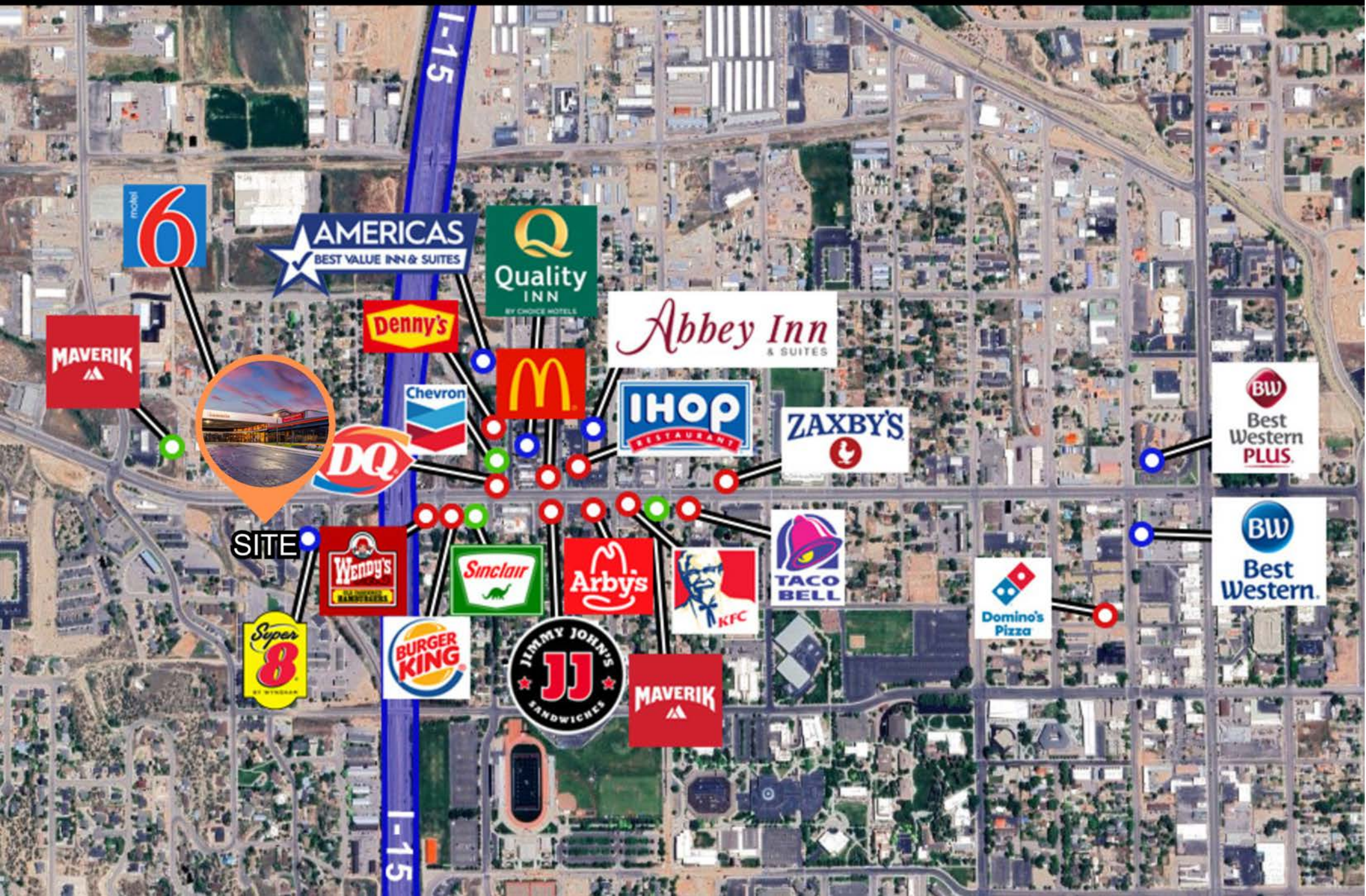


Salt Lake City
3 Hr 35 Min

CEDAR CITY

Las Vegas
2 Hr 27 Min

1575 WEST 200 NORTH



1575 WEST 200 NORTH



SITE

In addition to being a major hub for Utah tourism, Cedar City is home to some of the nations top employers.

1575 WEST 200 NORTH

200 NORTH - 13,000 ADT

4.12 AC

I-15 36,000 ADT



1575 WEST

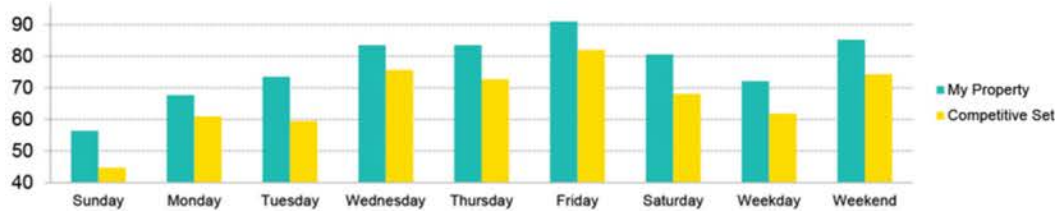
200 NORTH



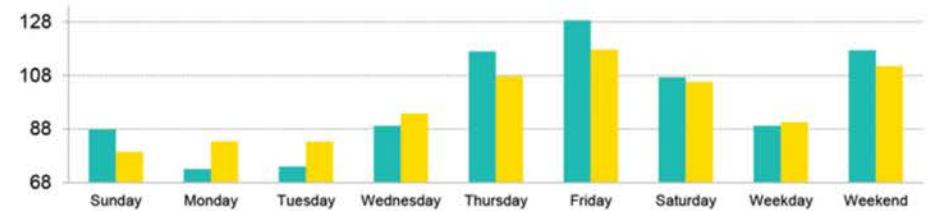
NATIONAL PARKS		Miles	Minutes
	Cedar Breaks	20.5	28 Min
	Brian Head Resort	32.1	40 Min
	Zions National Park	60.2	1 Hr
	Bryce Canyon	77.4	1 Hr 32 Min
	Sand Hollow	52.7	53 Min
	Snow Canyon	62	59 Min

MARKET ANALYSIS

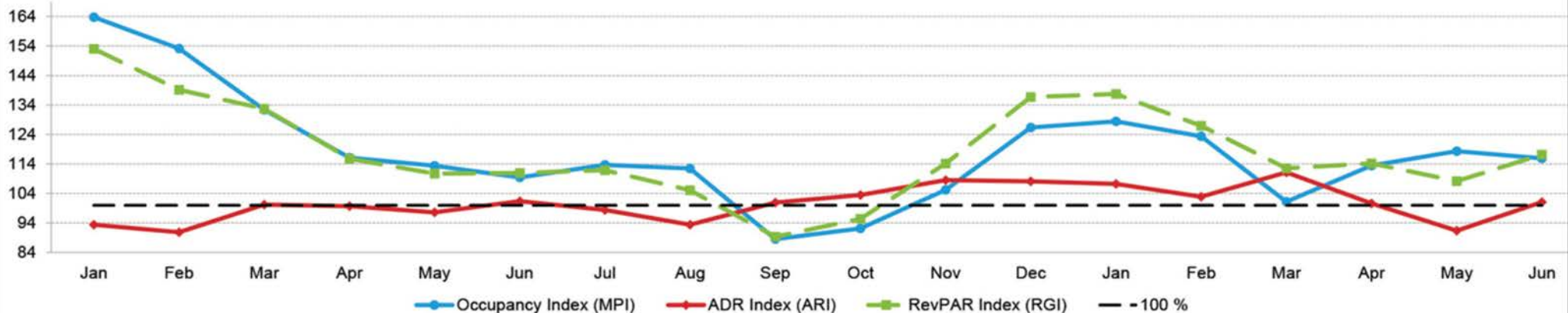
Current Month Occupancy



Current Month ADR



Monthly Indexes





MARKET ANALYSIS

Cedar City's economy is experiencing robust growth, driven by its strategic location as a central hub of tourism and travel in Utah. Positioned between Salt Lake City and Las Vegas, Cedar City has become a pivotal stop for travelers exploring the region's natural wonders, including Zion National Park, Bryce Canyon, and Cedar Breaks National Monument. This influx of visitors has had a significant impact on the local economy, particularly in the hospitality sector, where room rental rates at local hotels have seen a noticeable increase.

The rising demand for accommodations is a direct result of Cedar City's expanding reputation as both a cultural center, thanks to attractions like the Utah Shakespeare Festival, and a gateway to outdoor adventures. Hotels and motels in the area have responded by enhancing their offerings, leading to a competitive market where nightly rates reflect the growing appeal of the city.

As tourism continues to drive economic activity, the hospitality industry's success is becoming a key indicator of Cedar City's overall economic health. The upward trend in room rates not only signals a thriving tourism sector but also contributes to broader economic development, with increased revenue supporting local businesses and attracting further investment to the area.



EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



CEDAR CITY HIGHLIGHTS

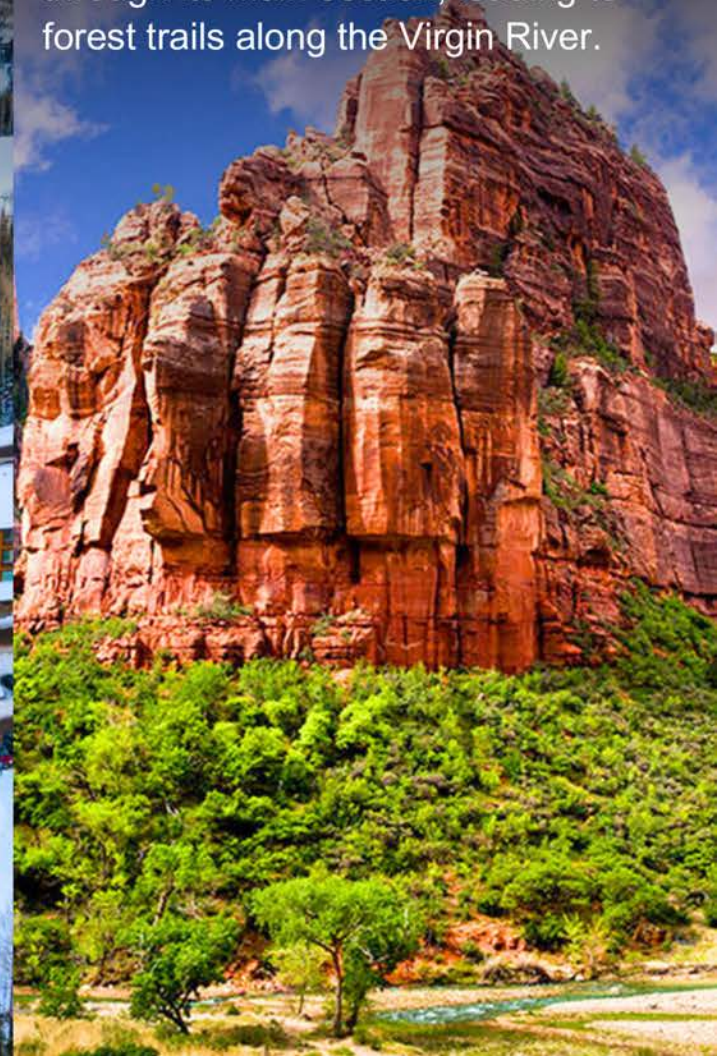
Cedar Breaks is a natural amphitheater, stretching across 3 miles, with a depth of over 2,000 feet. The elevation of the rim of the amphitheater is over 10,000 feet above sea level. Cedar Breaks is 28 minutes from Cedar City.

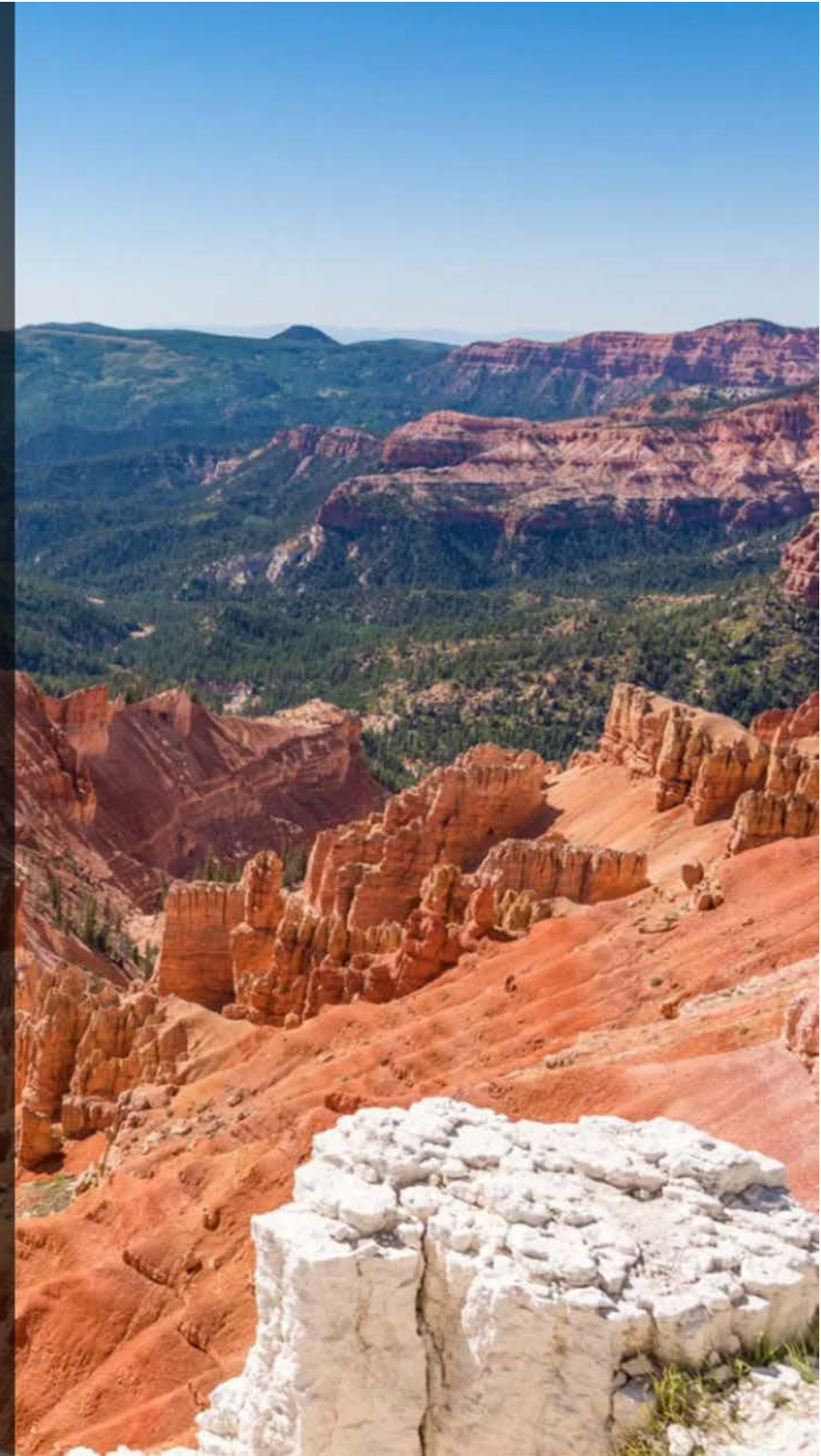


Brian Head Resort receives over 360 inches of epic powder. The resort has 8 lifts, spans 650 acres and consists of 71 runs. The resort is only 41 minutes from Cedar City.



Zions National Park visitor center is an hour from Cedar City. Zion National Park is a southwest Utah nature preserve distinguished by Zion Canyon's steep red cliffs. The scenic drive cuts through its main section, leading to forest trails along the Virgin River.





CEDAR CITY, UTAH

Here, there's no excuse to have nothing to do. Nearby ski resorts, a national forest, great national parks and a superb arts scene. From festivals and cuisine to hoodoos and wilderness, this city will surely add an unforgettable chapter to your book of travels.

Home to Southern Utah University, and close to a number of scenic national parks, this charming and compact city offers visitors a great home base for exploring the area.

Golf, skiing, biking and other outdoor recreational activities abound. In the summer, mountain bikers flock to the Brian Head Peak Activity Center, for challenging runs and spectacular scenery.

Also called the "Festival City," Cedar City plays host to a number of prestigious film, theater and art festivals throughout the year (the summer Shakespearean Festival is one of the more well-known fetes), making anytime a great time to visit.



Kody Watts

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