

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT



75 SOUTH

350 EAST
DELTA, UT

29 KEY MOTEL WITH MANAGER APARTMENT

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	75 S 350 E Delta, UT 84624
Property Name	Budget Motel
Listing Price	\$3,500,000
Price Per SF	\$278.88/SF
Rooms	29
Price Per Room	\$120,690/key
Cap Rate	12.17%
Operation Type	Independent Economy
Corridor Type	Interior Corridor
Year Built	1982
Building SF	12,550 SF
Land Size (AC)	0.54 AC
2023 Property Taxes	\$4,196.23
Tax ID	0053133



PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present this 29-key interior corridor motel in Delta, UT. This property offers the right buyer an ideal value-add investment with plenty of growth potential.

Positioned in a region frequented by travelers, workers, and tourists alike, this property has the foundations for a successful hospitality business with untapped potential for increased revenue.

A savvy owner could enhance the property with modern updates and strategic marketing, appealing to travelers seeking quality accommodations in the Delta area.

Additional value could be realized through upgraded amenities, refreshed interiors, and localized branding that connects with both regular visitors and the high volume of travelers passing through this central Utah town.

For investors or operators with a vision for growth, this motel offers an affordable entry point into the hospitality market with ample room to elevate performance. With the right enhancements, this property is poised to capture increased occupancy and command higher nightly rates, making it a smart choice for the savvy buyer seeking a rewarding addition to their portfolio.



75 SOUTH

350 EAST



Days Inn
BY WYNDHAM

MAVERIK

McDonald's

SUBWAY

7 ELEVEN

Shell

Intermountain
Healthcare

WEST DESERT GRILL

ACE
Hardware

FAMILY DOLLAR

SITE

75 SOUTH

350 EAST

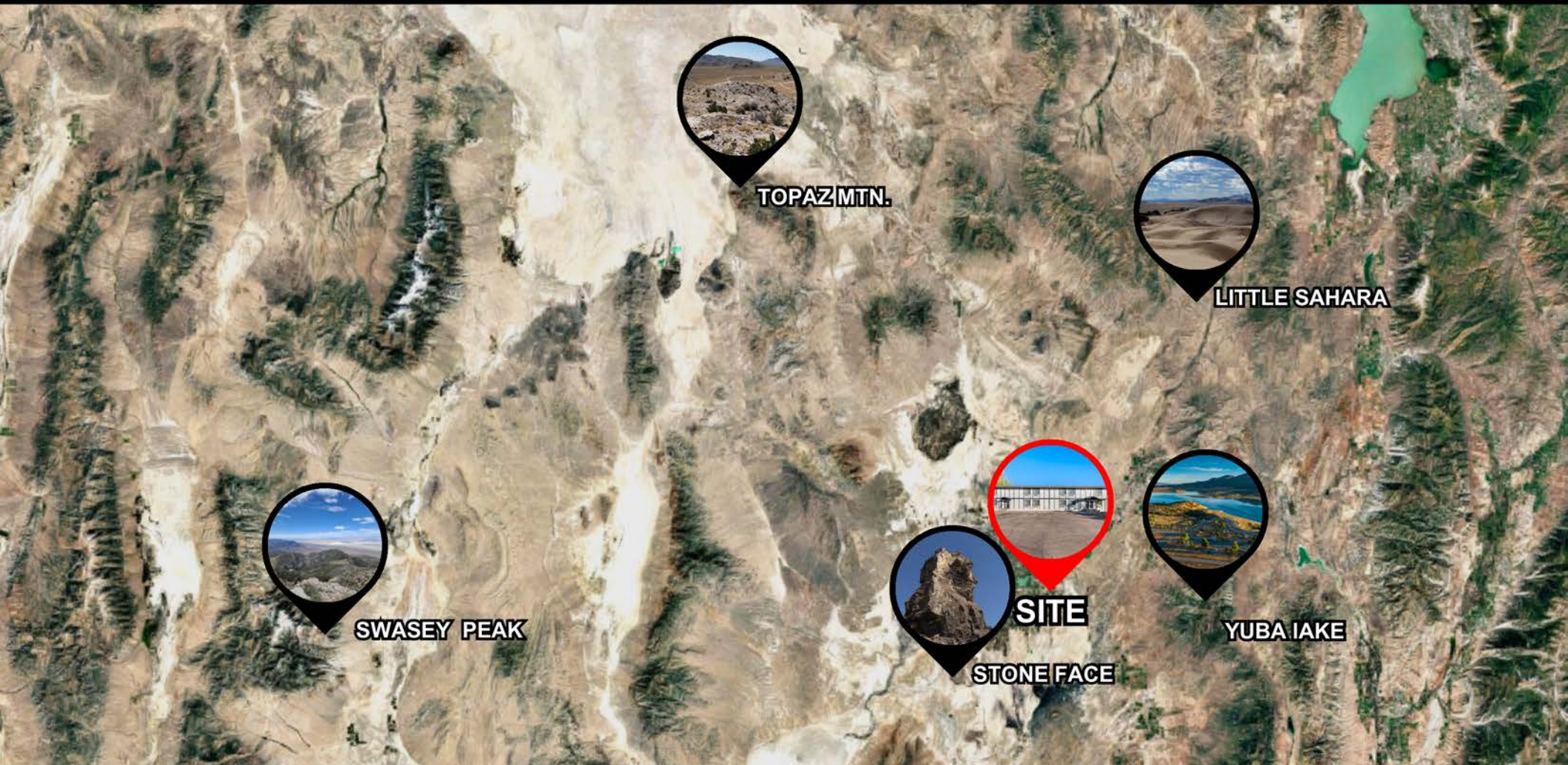


0.54 AC

12,550 SF

75 SOUTH

350 EAST



SWASEY PEAK



TOPAZ MTN.



LITTLE SAHARA



SITE



YUBA LAKE



STONE FACE

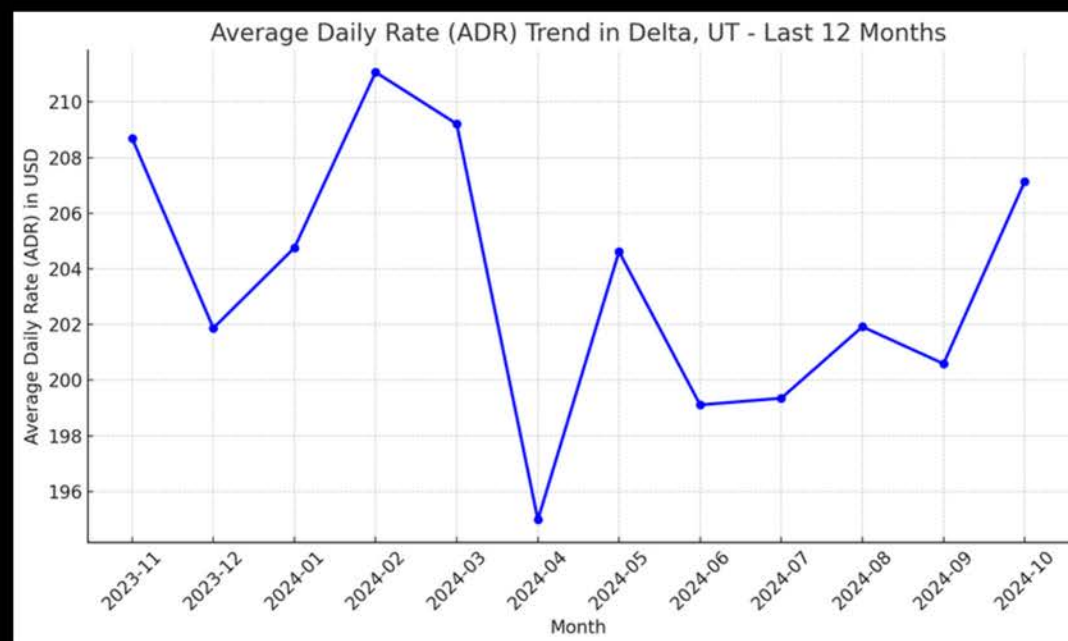
	Miles	Minutes
 Little Sahara Recreation	38.9	39 Min
 Yuba Lake	73.7	1 Hr 15 Min
 Topaz Mountain	46	1 Hr
 Great Stone Face	16.7	26 Min
 Swasey Peak	55.1	1 Hr 18 Min

MARKET ANALYSIS

The graph illustrates the monthly trend of the Average Daily Rate (ADR) for hotels in Delta, UT, over the past 12 months, with values centered around an average of \$199.87.

This steady trend, with slight fluctuations, reflects seasonal or demand-driven variations typical in hospitality markets.

During peak travel months, the ADR sees a minor increase as local tourism and outdoor activities attract more visitors.



Conversely, lower travel months show a slight dip in ADR, which aligns with decreased demand. Overall, this trend suggests a stable market with consistent occupancy, allowing hotel operators in Delta to anticipate reliable revenue with potential for growth during high-demand periods.

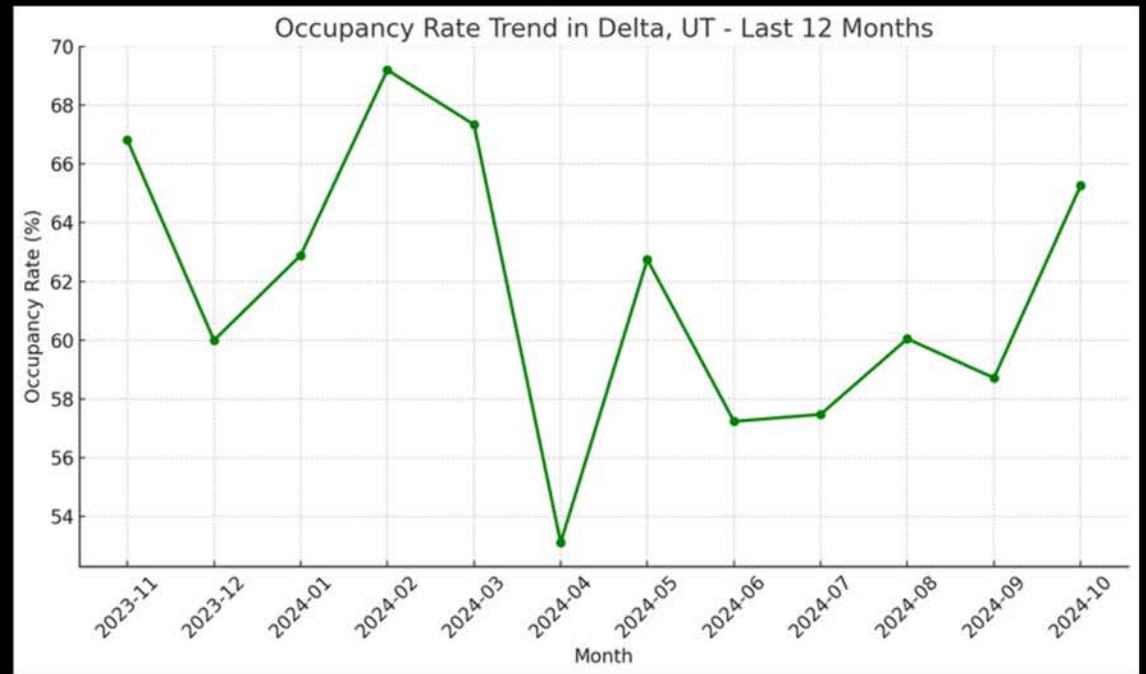
MARKET ANALYSIS

The graph shows a simulated monthly occupancy rate trend for hotels in Delta, UT, with an average of 58.0% occupancy over the last 12 months.

The data reflects expected seasonal variations, where busier travel months push occupancy rates slightly higher, while off-peak periods bring them down.

This pattern is typical in hospitality markets, where seasonality and local events influence demand.

The stable overall trend suggests a reliable flow of guests throughout the year, presenting an opportunity for hotel operators to optimize revenue. By focusing on marketing during high-demand months and offering promotions in slower periods, hoteliers in Delta could achieve more balanced occupancy and potentially increase annual revenues.





MARKET ANALYSIS

The hotel submarket in Delta, UT, thrives on the region's vibrant and growing tourism industry, which serves as a key driver of hotel occupancy and demand. Delta's proximity to popular natural attractions, including Great Basin National Park, Little Sahara Sand Dunes, Topaz Mountain, and the Sevier Desert, draws a diverse group of travelers year-round.

Outdoor enthusiasts, families, and sightseers venture to Delta to explore these unique Utah landscapes, creating a steady stream of guests seeking quality lodging. The area's appeal is further enhanced by seasonal events, local festivals, and recreational activities, all of which bring additional visitors from across the state and beyond.

This tourism-driven demand provides consistent support for the local hotel market, particularly during peak seasons when many guests are looking for comfortable, convenient stays. For hoteliers, the opportunity to capture this demand by enhancing amenities, promoting stay packages, or offering adventure-focused experiences holds the potential for even greater market appeal.

Altogether, the strong tourism base bolsters Delta's hospitality sector, sustaining current market stability while offering room for growth, making this submarket an attractive option for hotel investments.



EXTERIOR PHOTOS





EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



DELTA, UTAH HIGHLIGHTS

Delta is the gateway to Nevada's Great Basin National Park, See the world's oldest known living trees on bristlecone pine trails to Wheeler Peak, Eagle Peak and Mount Washington. Great Basin National Park is just 1 hour and 40 minutes away.



Yuba State Park is a serene piece of Utah's landscape set beneath high sagebrush hills. Its convenient location (just off I-15) and only 55 minutes from Delta makes it a great weekend destination to any Central Utah adventure.



The Little Sahara Recreation Area is roughly 40 minutes from Delta, is a vast expanse of sand dunes and desert landscapes, offering outdoor activities like ATV riding, sandboarding, making it a popular destination for adventure seekers.





DELTA, UTAH

Delta, Utah, is a charming and steadily growing community that serves as a gateway to some of the state's most unique outdoor attractions, including the Little Sahara Recreation Area, Topaz Mountain, and the Sevier Desert.

Known for its scenic landscapes and recreational opportunities, Delta draws visitors year-round, supporting the local economy and increasing demand for amenities such as lodging, dining, and retail. Positioned along key transportation routes, Delta has become a convenient stopover for travelers and a vital service center for surrounding agricultural and industrial areas.

The town's growth is also fueled by recent investments in infrastructure and local businesses, which reflect a broader vision for economic development. These improvements not only enhance the quality of life for residents but also make Delta an increasingly attractive destination for tourism and small business growth in Utah. As Delta continues to expand, it promises even more opportunities for both visitors and investors alike.



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kw COMMERCIAL

Kody Watts

Commercial Real Estate Broker

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- 📞 801-948-3783
- 🌐 www.Peak-CRE.com
- ✉️ Kody@PeakCollectiveGroup.com



Tori Watts

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

- 📞 801-948-3783
- 🌐 www.Peak-CRE.com
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