

# 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	\$4,000,000
Price Per SF	\$318.73/SF
Rooms	29
Price Per Room	\$137,931/key
Cap Rate	15.39%
Operation Type	Independent Economy
Corridor Type	Interior Corridor
Year Built	1982
Building SF	12,550 SF
Land Size (AC)	0.54 AC
2024 Property Taxes	\$4,129.32
Tax ID	0053133





# PROPERTY OVERVIEW

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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



SITE





# 75 SOUTH

## 350 EAST



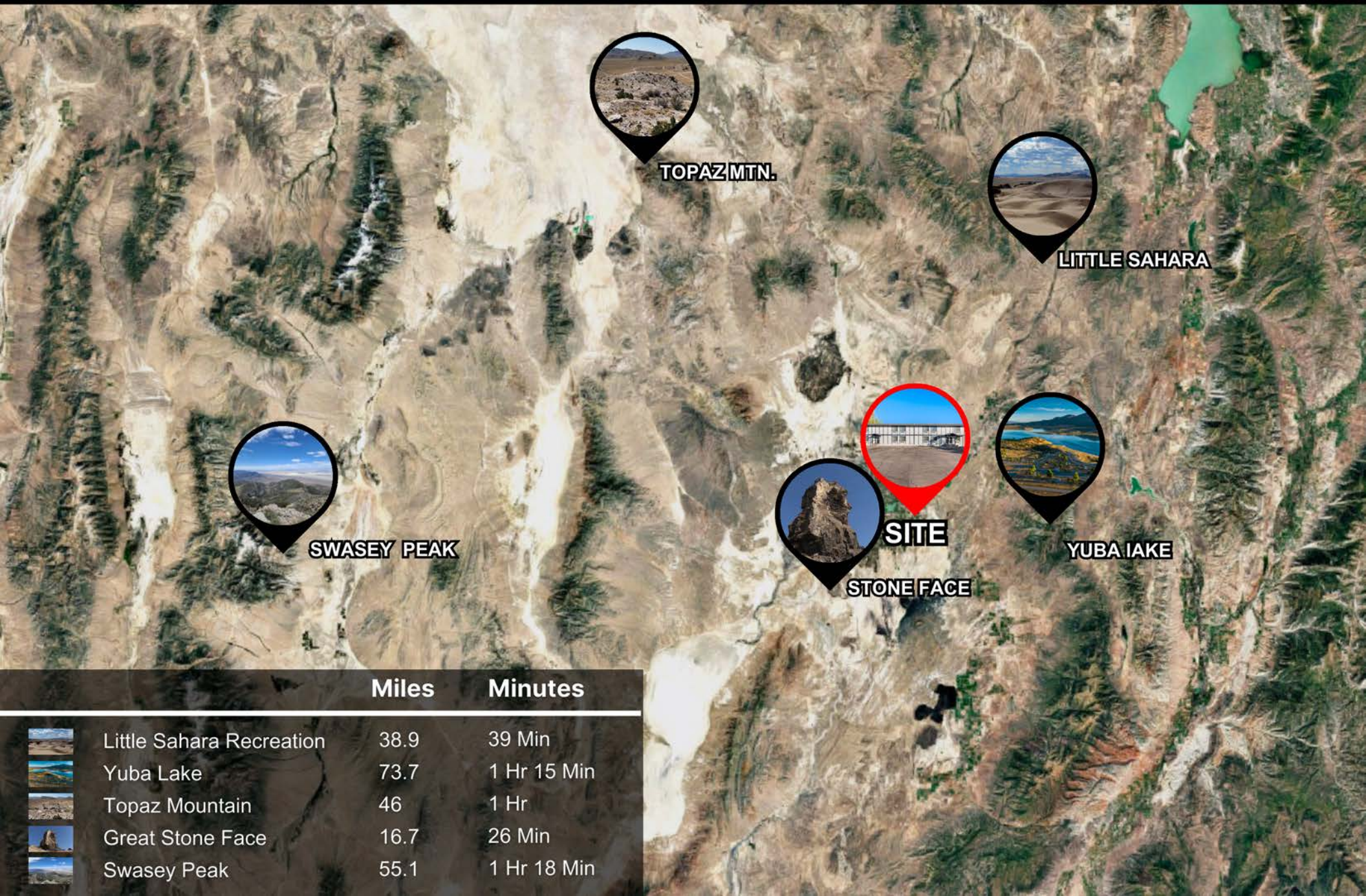
0.54 AC

12,550 SF



# 75 SOUTH

## 350 EAST



TOPAZ MTN.

LITTLE SAHARA

SWASEY PEAK

**SITE**

STONE FACE

YUBA LAKE

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

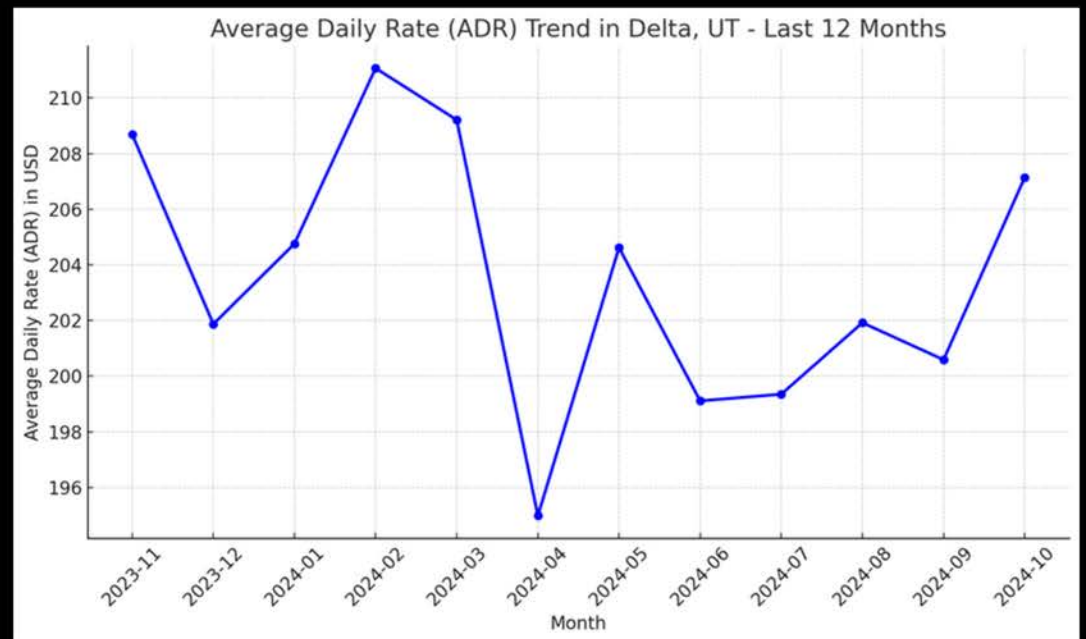


# MARKET ANALYSIS

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.

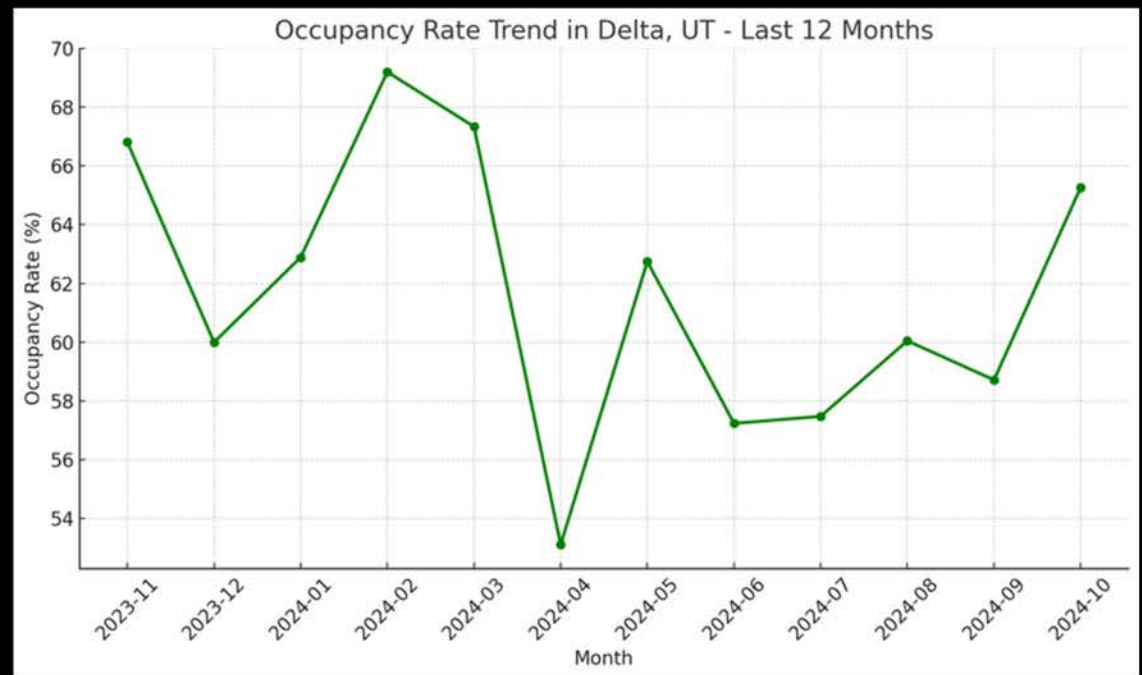
# MARKET ANALYSIS

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

















# 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.





# CONFIDENTIALITY & DISCLOSURE

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Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 75 S 350 E, Delta, UT 84624. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.





**kw**COMMERCIAL

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