

180 GUNNISON RIVER DR

SPRINGDALE, UTAH 84767

LISTING PRICE:
\$5,200,000



PROPERTY SUMMARY

The Quality Inn in Delta, Colorado, is offered as part of a two-property hospitality portfolio, presenting an opportunity to acquire a nationally branded, limited-service hotel in a stable and accessible Western Colorado market. The 47-room property sits on 1.67 acres with strong visibility along Highway 50, which sees traffic volumes exceeding 16,000 vehicles per day, with nearby corridors reaching over 20,000. Its location provides direct access to downtown Delta and a consistent flow of regional travelers. The property includes amenities such as a pool, fitness center, and business center, supporting both business and leisure guests.

Delta serves as a regional hub with a diverse economic base that includes healthcare, agriculture, energy, and local government. The immediate trade area continues to show steady population and household growth, with over 10,800 residents within a three-mile radius and projected growth continuing through 2029. This creates a stable foundation of demand from the workforce, business travel, and regional activity. In addition, proximity to Montrose Regional Airport, approximately 30 minutes away, supports broader connectivity to the market.

Offered alongside the Days Inn at 903 Main Street, the portfolio provides scale within the Delta lodging market, allowing for operational synergies, cross-property management efficiencies, and stronger positioning across multiple customer segments. The asset operates under a Choice Hotels flag, offering established distribution and a straightforward operating model. With limited new supply in the market and clear opportunities to improve rate strategy and operational efficiency, the portfolio is well positioned for both steady in-place income and measurable upside.



1.67 Acres
LAND AREA



±18,928 SF
BUILDING SIZE



47
ROOMS



2
STORIES



63 Spaces (1.34 per room)
PARKING



1965
YEAR BUILT

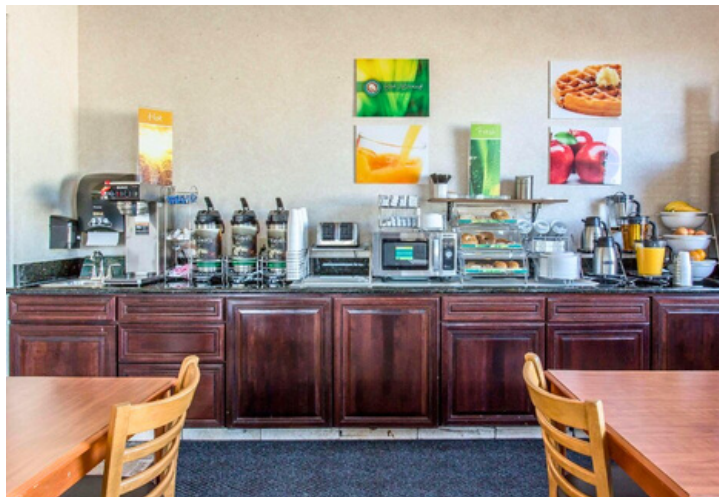
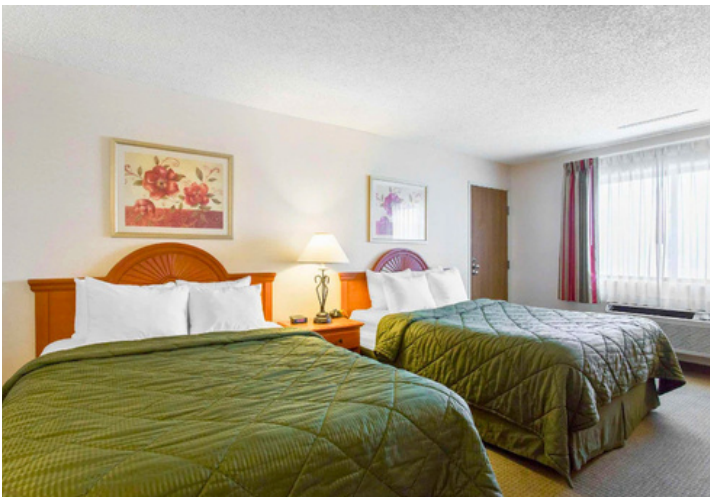
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River Dr

QUALITY INN DELTA –
PORTFOLIO OFFERING



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