



CIRCLE D MOTEL AND CAFE

475 & 485 W MAIN ST
ESCALANTE, UT 84726

CIRCLE D MOTEL AND CAFE



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PROPERTY DESCRIPTION

Circle D Motel and Cafe is a family owned property since 1980's in Escalante, Utah, along Scenic Highway 12, between Capitol Reef and Bryce Canyon National Parks. With 21 newly remodeled rooms, free parking, and high-speed internet, it offers comfort and affordability. The on-site cafe serves American cuisine. The prime location and recent renovations make it a great investment for attracting tourists and outdoor enthusiasts.

PROPERTY OVERVIEW

PROPERTY NAME	Circle D Motel and Cafe
ADDRESS	475 & 485 W Main St , Escalante, UT, 84726
INVESTMENT TYPE	Stabilized, Value Add, Owner/User
SALE CONDITION	Regular Sale
LISTING PRICE	\$2,100,000.000
BAC COMMISSION	-
ZONING	Commercial / Residential
OWNERSHIP	-

PROPERTY DETAILS

YEAR BUILT	1938 and 1987
YEAR RENOVATED	2008 and 2023
SQUARE FOOTAGE	12,057 sq. ft.
LAND AREA	2.40 acres
# OF FLOORS	1
# OF BUILDINGS	4
PARKING SPACES	40
ROOMS/KEYS	21

AERIAL OVERVIEW



ESCALANTE
CABINS & RV PARK

Escalante Escapes
The Gateway to the Grand Stair Case

ESCALANTE
OUTFITTERS

PROSPECTOR INN
Family-built, owned, and operated since 1995
PONDEROSA INN

THE
INN
OF ESCALANTE
State Bank
OF SOUTHERN UTAH

NEMO'S
SUBWAY

Magnolia's
KITCHEN

Entrada Escalante
a boutique Lodge

ESCALANTE INTERAGENCY
VISITOR CENTER

CIRCLE D
ESCALANTE UTAH

W MAIN ST
4th West Pub

W 100 S

THE
Loubird
INN

COWBOY
COUNTRY INN

FAMILY
DOLLAR



Kazan
Memorial Clinic

ESCALANTE
ELEMENTARY SCHOOL

ESCALANTE
HIGH SCHOOL

SUBJECT
PROPERTY

S 500 W

S CENTER ST

Red Rock Ranch
Escalante Cabin

RAINBOW COUNTRY
BED & BREAKFAST

CANYON COUNTRY
LODGE

Sinclair

SOUTHWEST
RETREAT

12

SUBJECT PROPERTY PARCEL OVERVIEW



W MAIN STREET

04-0022-0639

04-0022-0003

04-0022-0007

S 500 W

S 400 W

W 100 S



MARKET OVERVIEW

ESCALANTE: GATEWAY TO NATURAL WONDERS

Nestled in the heart of Southern Utah, Escalante is a vibrant community surrounded by breathtaking natural landscapes, attracting thousands of visitors year-round. This charming town serves as a gateway to some of the most iconic national parks and monuments in the American Southwest, making it an ideal location for tourists seeking adventure, relaxation, and scenic beauty.

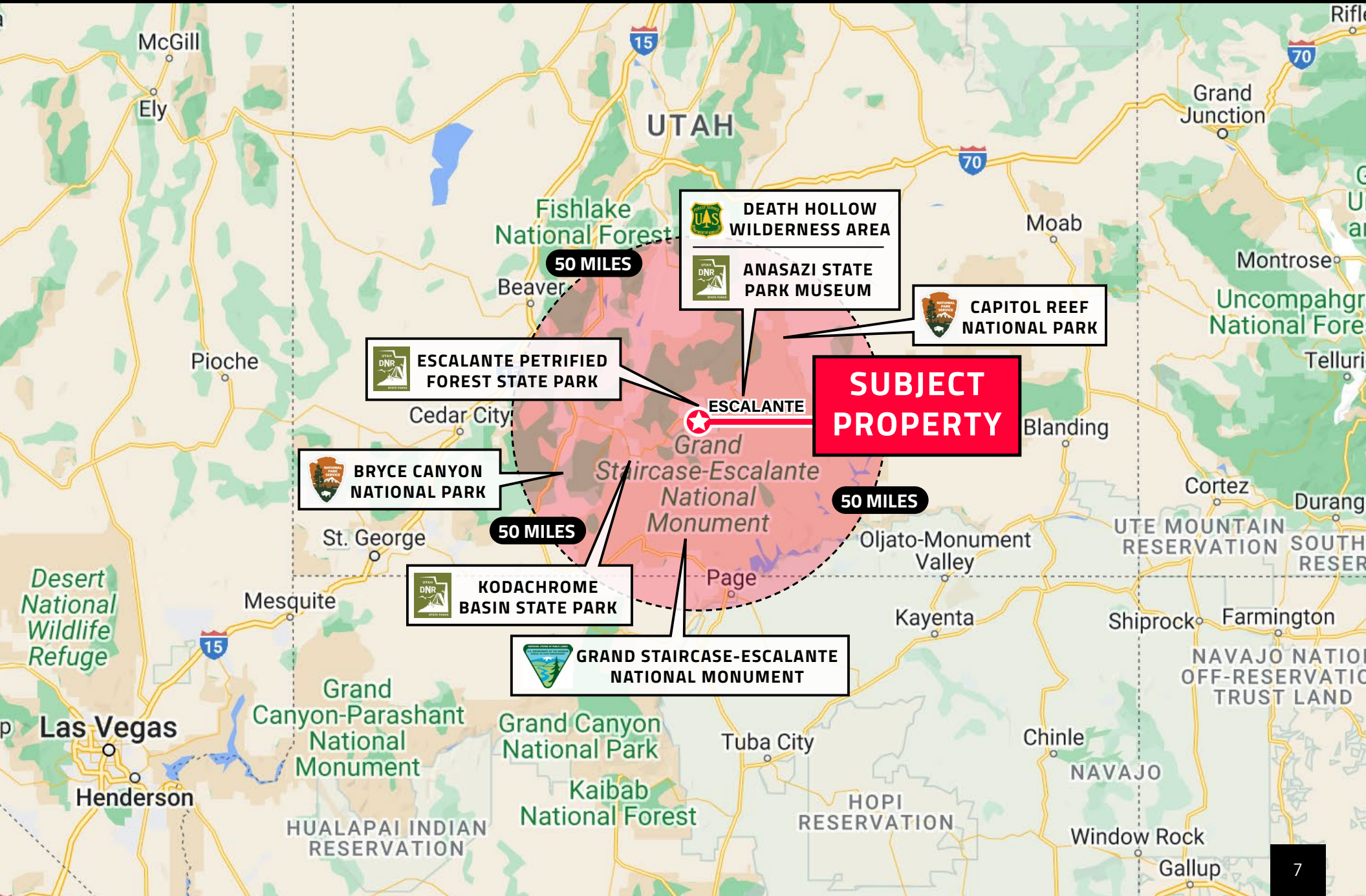
TOURISM AND REGIONAL ATTRACTIONS

Escalante is strategically located along Scenic Byway 12, often referred to as one of America's most beautiful drives. Nearby attractions include Grand Staircase-Escalante National Monument, a vast and rugged landscape offering unparalleled hiking, canyoneering, and photography opportunities. Visitors are also drawn to Bryce Canyon National Park and Capitol Reef National Park, both within a short drive and providing unique geological formations and ecosystems. For those interested in the region's cultural history, the Anasazi State Park Museum offers insight into the area's ancient inhabitants. Outdoor enthusiasts are also drawn to the Death Hollow Wilderness Area and Escalante Petrified Forest State Park for their extensive trails, vibrant desert scenery, and outdoor recreation.

REGIONAL AND ECONOMIC DRIVERS

Escalante's economy benefits significantly from tourism, particularly with travelers seeking outdoor adventures and eco-tourism experiences. The town has seen a rise in hospitality businesses, from boutique hotels to guided tour companies, supporting local employment and development. Additionally, Glen Canyon National Recreation Area and Lake Powell bring water sports and fishing enthusiasts to the region, further bolstering the local tourism industry.

REGIONAL MAP



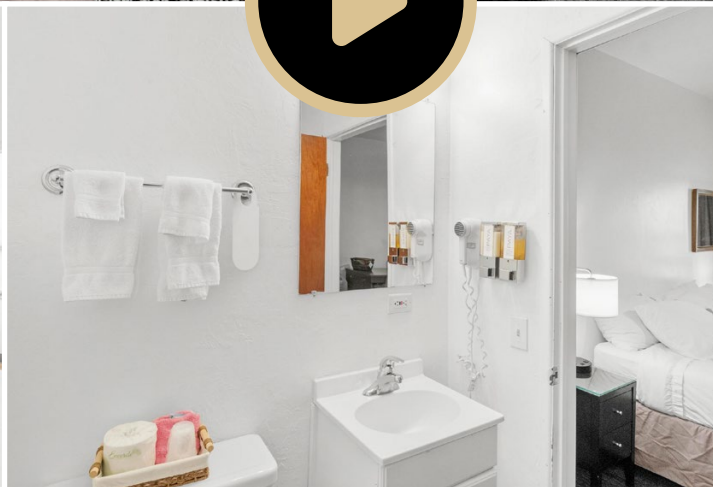
PROPERTY & OFFICE PHOTOS & VIDEO



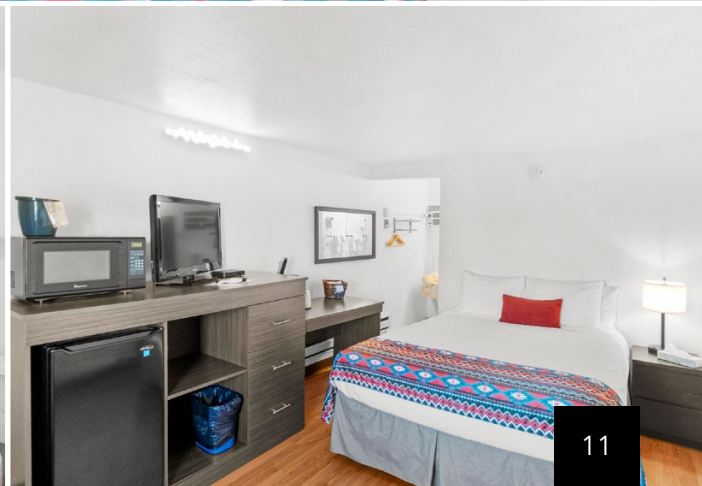
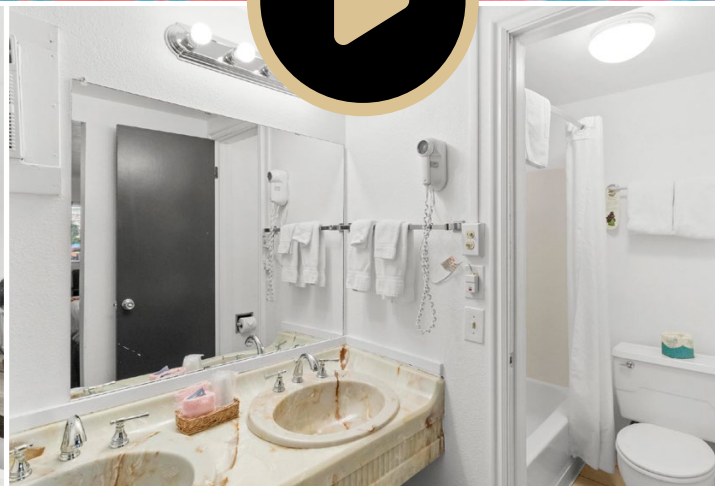
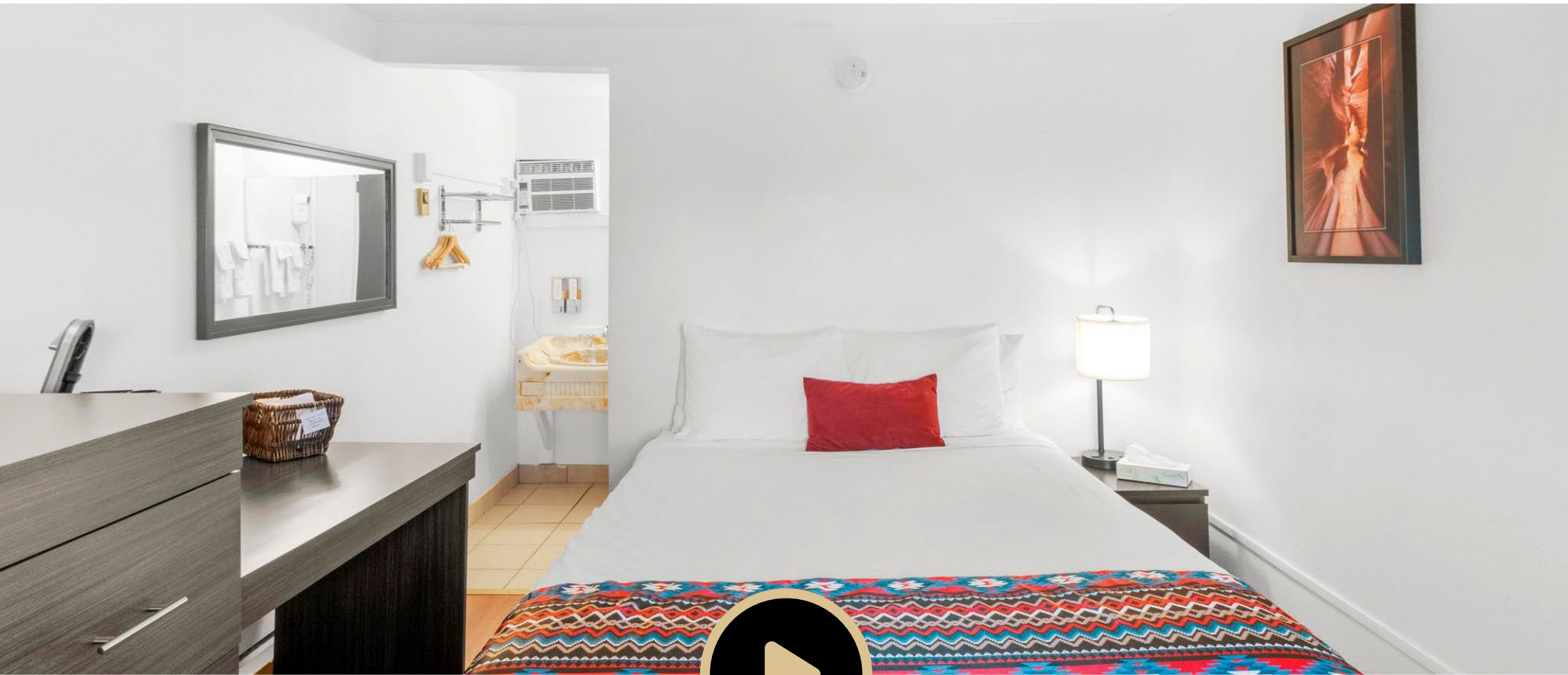
RESTAURANT PHOTOS & VIDEO



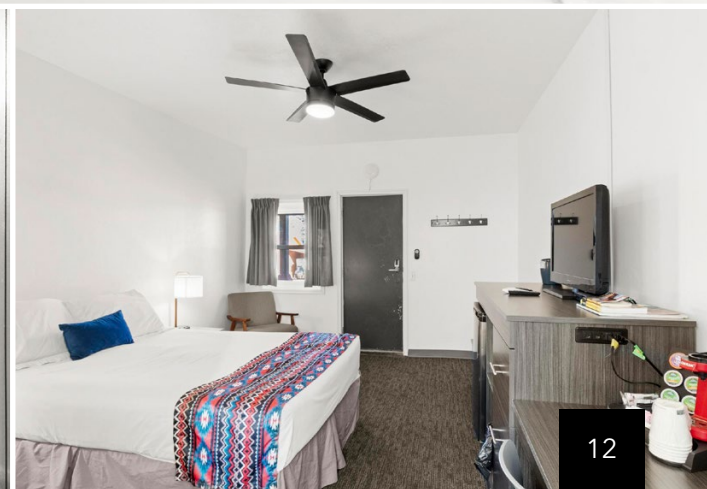
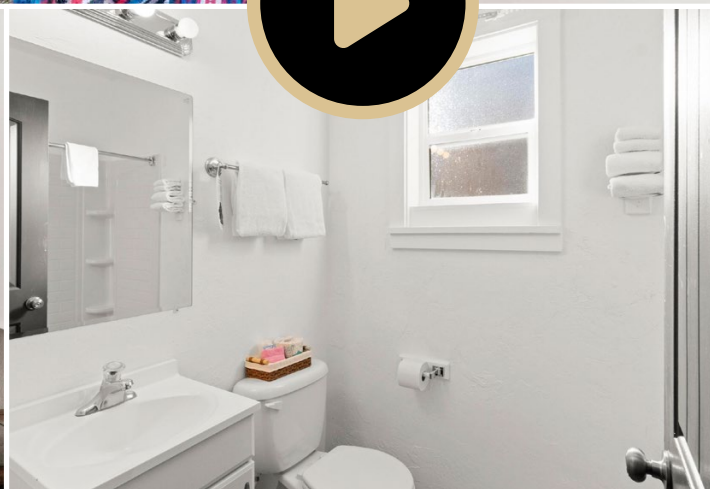
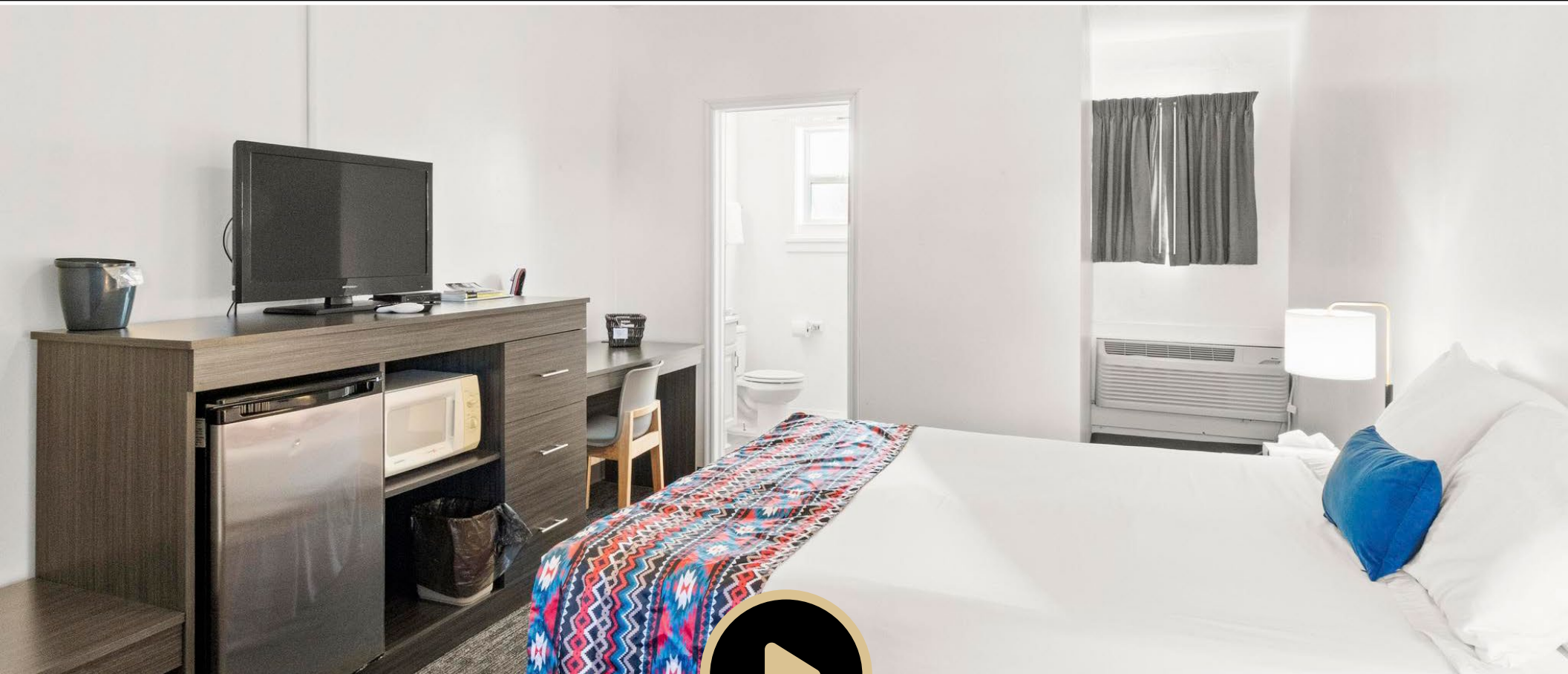
1 KING, 1 BATH PHOTOS & VIDEO



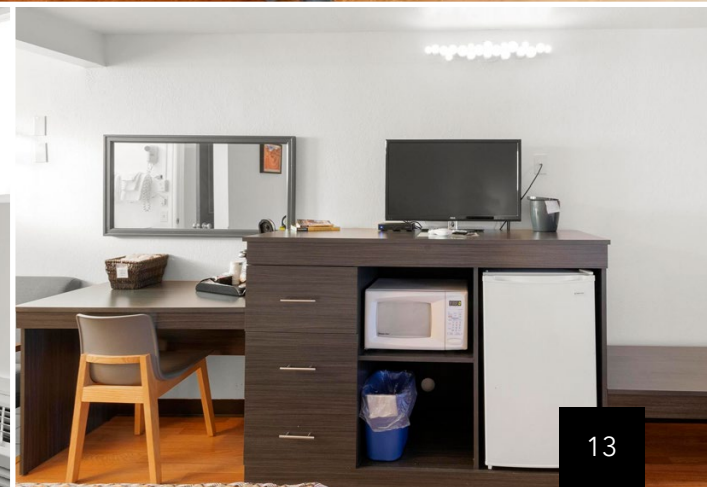
1 QUEEN, 1 BATH PHOTOS & VIDEO



1 QUEEN, 1 BATH, WITH CARPET PHOTOS & VIDEO



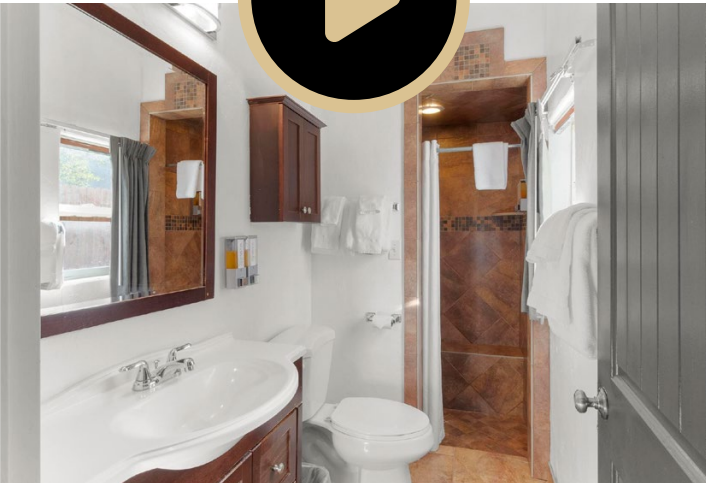
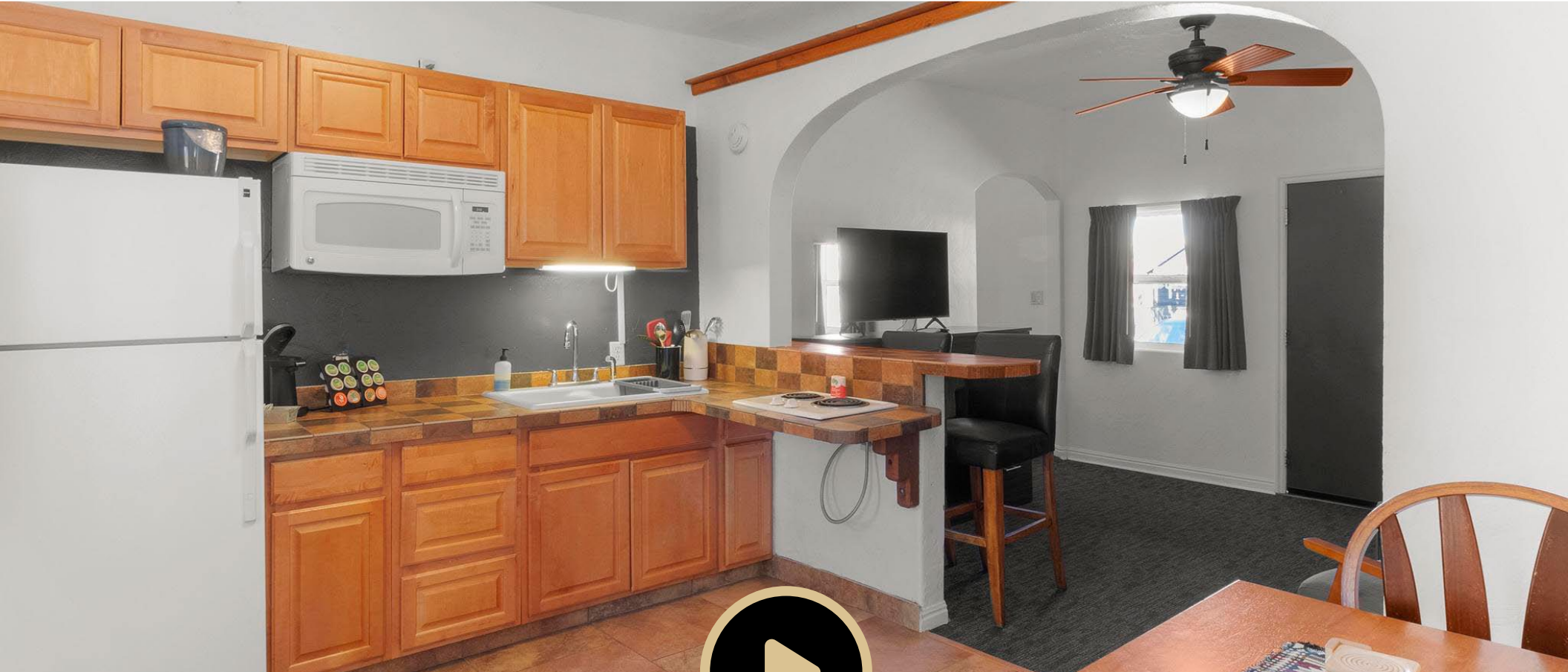
2 QUEEN, 1 BATH PHOTOS & VIDEO



2 QUEEN, 1 BATH, KITCHEN SUITE PHOTOS & VIDEO



2 QUEEN, 1 BATH, BAR & KITCHEN SUITE PHOTOS & VIDEO



APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

CONVENTIONAL

CMBS

**BRIDGE
LOANS**

**CONSTRUCTION
LOANS**



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APEX

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