

180 GUNNISON RIVER DR

— SPRINGDALE, UTAH 84767 —

Quality Inn Delta Gateway to the Rocky Mountains – Portfolio Offering

APEX



QUALITY INN

LISTING PRICE: **\$5,200,000**

 **Quality**
INN
BY CHOICE HOTELS

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Executive **Summary**

Quality Inn Delta Gateway to the Rocky Mountains – Portfolio Offering



180 Gunnison River Drive

180 Gunnison River Dr

DELTA, COLORADO 81416

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



63 Spaces (1.34 per room)
PARKING



2
STORIES



Commercial (C)
ZONING



1965
YEAR BUILT

180 Gunnison River Dr

DELTA, COLORADO 81416

INVESTMENT HIGHLIGHTS

- Portfolio scale provides operational efficiencies and stronger market positioning
- Located in Delta, CO – a regional hub with diversified economic drivers
- Stable demand from energy, agriculture, healthcare, and government sectors
- Positioned along key regional travel routes supporting transient and business demand
- Close proximity to Montrose (gateway to tourism and regional air travel)
- Limited-service model with potential to enhance ADR and occupancy
- Opportunity to implement rate strategy improvements and operational efficiencies
- Growing population and household base supports long-term lodging demand

LOCATION HIGHLIGHTS

- 47-room nationally branded Quality Inn (Choice Hotels franchise)
- Offered as part of a two-property portfolio with Days Inn Delta
- Situated on 1.67 acres with strong highway visibility
- Direct access to U.S. Highway 50 and State Highway 92 corridors
- Traffic exposure ranging from ~16,500 to 20,500+ VPD
- Amenities include pool, fitness center, business center, and high-speed internet
- Parking ratio of 1.34 spaces per room (63 surface spaces)
- Proximity to Montrose Regional Airport (~32 minutes)
- Limited new hotel supply in the immediate market



Property **Photos**

Quality Inn Delta Gateway to the Rocky Mountains – Portfolio Offering



180 Gunnison River Drive















Strategically positioned along U.S. Highway 50 in Delta, Colorado, this nationally branded hospitality asset offers strong visibility and convenient access within a key regional travel corridor. The property features a 47-room, two-story limited-service hotel totaling approximately 18,928 square feet on 1.67 acres, providing an efficient layout and functional site design suited for ongoing operations.

The asset benefits from direct highway frontage, steady regional traffic, and proximity to Delta's primary commercial, healthcare, and industrial nodes, supporting a consistent mix of transient, business, and workforce-driven demand. Offered as part of a two-property portfolio alongside the Days Inn Delta, the property provides scale, operational efficiencies, and positioning for continued performance with potential upside through revenue and operational improvements.



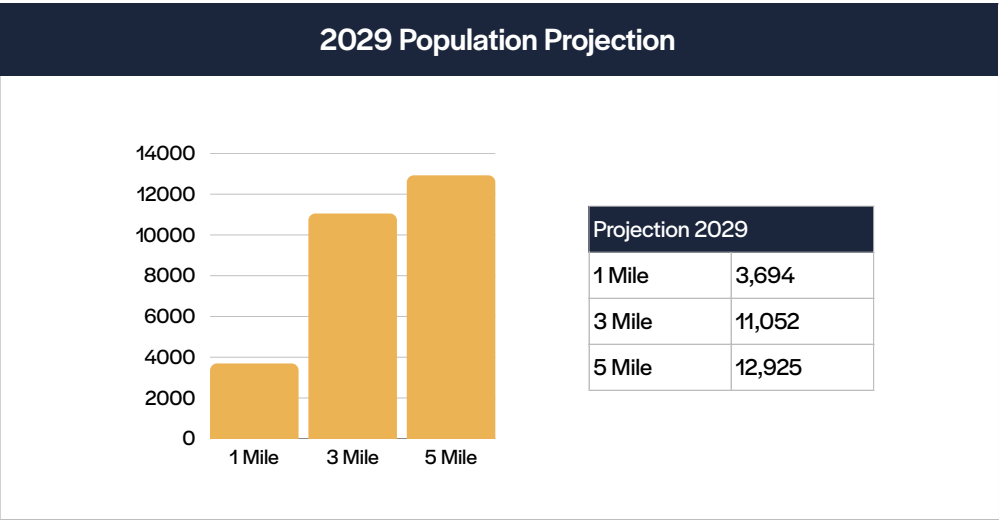
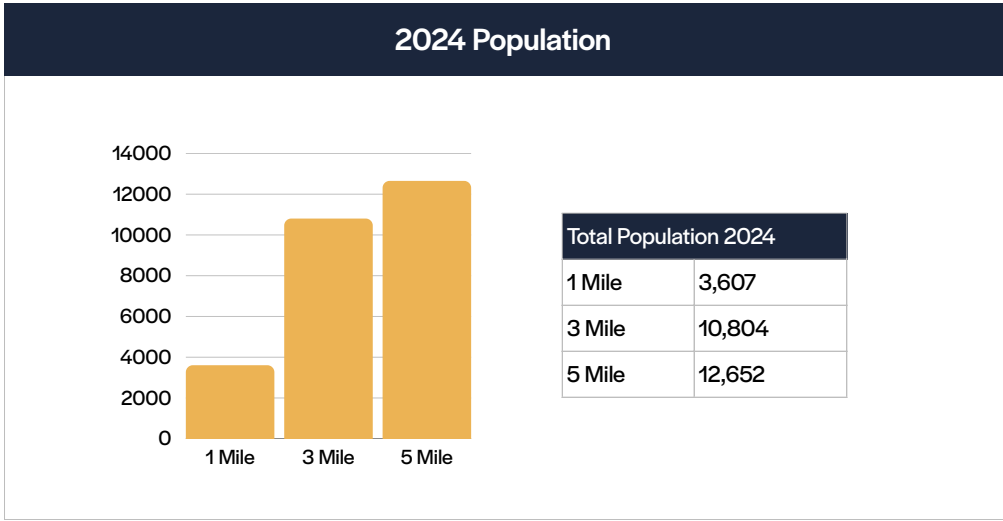


Demographics & Traffic Count

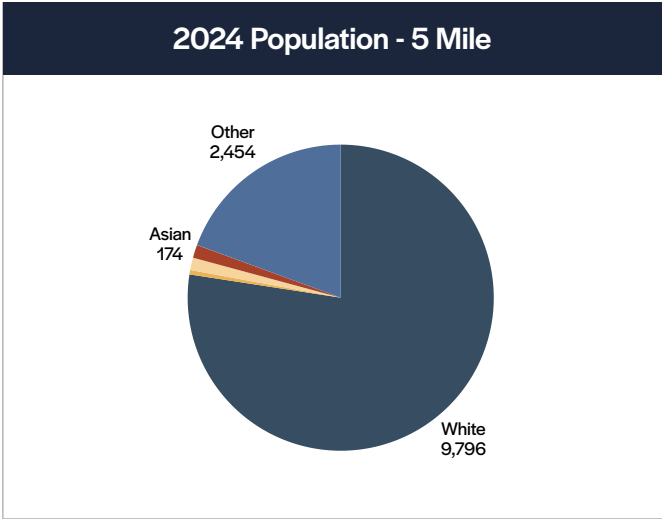
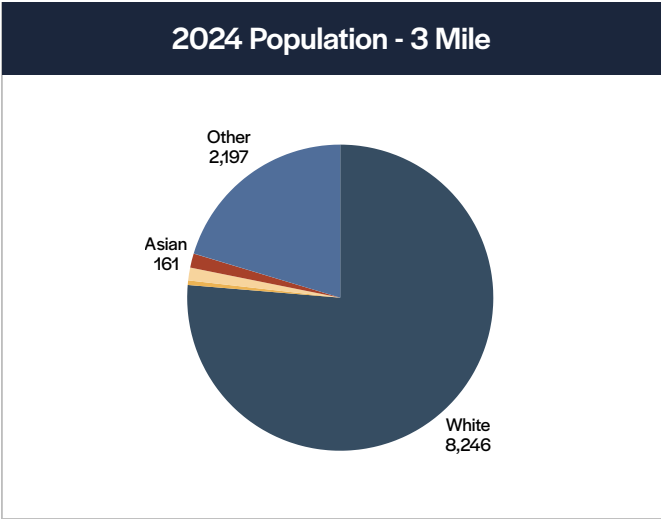
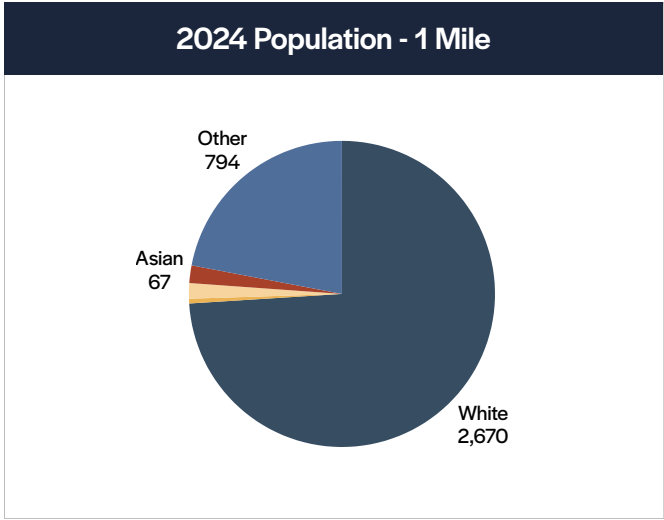
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180 Gunnison River Drive



2024 Population by Ethnic Group



Households	1 Miles	3 Miles	5 Miles
2029 Projection	1,570	4,501	5,234
2024 Estimate	1,533	4,398	5,122
2020 Census	1,403	4,055	4,762
Growth 2024–2029	2.41%	2.34%	2.19%
Growth 2020–2024	9.27%	8.46%	7.56%



2024 Avg Household Income

1 Mile: \$59,927 | 3 Mile: \$66,576 | 5 Mile: \$68,471

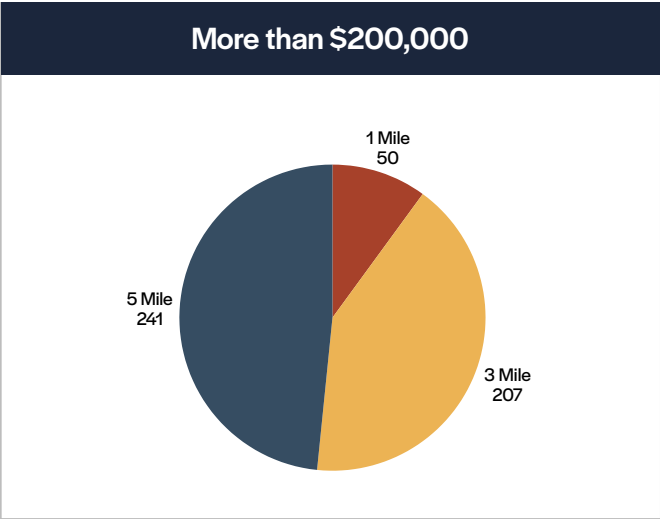
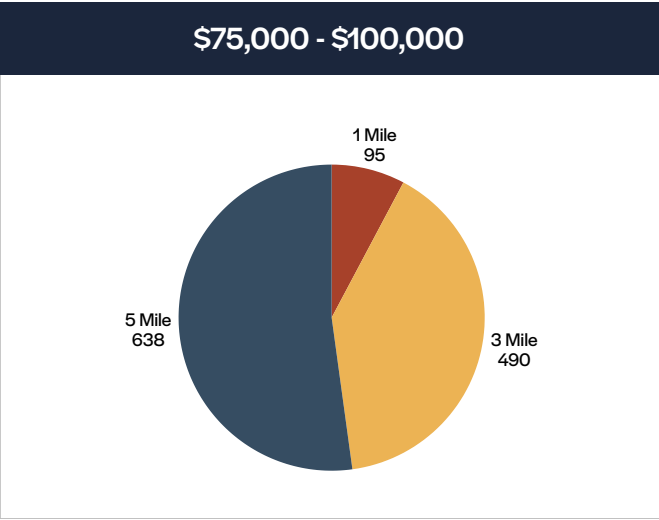
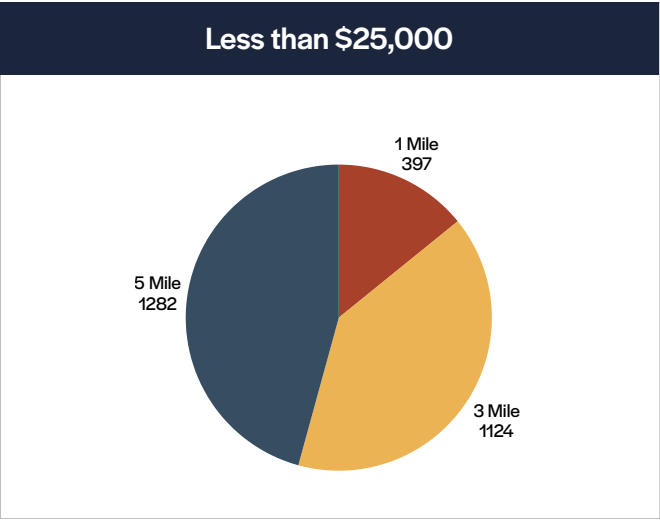


2024 Med Household Income

1 Mile: \$40,493 | 3 Mile: \$48,060 | 5 Mile: \$50,250

2024 Households by HH Income

1 Mile: 1,532 | 3 Mile: 4,399 | 5 Mile: 5,121



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income <\$25,000	397	(25.91%)	1,124	(25.55%)	1,282	(25.03%)
Income \$25,000–\$50,000	487	(31.79%)	1,143	(25.98%)	1,266	(24.72%)
Income \$50,000–\$75,000	292	(19.06%)	828	(18.82%)	936	(18.28%)
Income \$75,000–\$100,000	95	(6.20%)	490	(11.14%)	638	(12.46%)
Income \$100,000–\$125,000	103	(6.72%)	338	(7.68%)	406	(7.93%)
Income \$125,000–\$150,000	65	(4.24%)	166	(3.77%)	201	(3.93%)
Income \$150,000–\$200,000	43	(2.81%)	103	(2.34%)	151	(2.95%)
Income \$200,000+	50	(3.26%)	207	(4.71%)	241	(4.71%)



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Confluence Drive	Palmer St	0.05 N	2025	3,937	MPSI	0.13
2	Gunnison River Drive	Confluence Dr	0.04 SE	2025	8,364	MPSI	0.13
3	US 50	US Hwy 50	0.06 S	2025	16,568	MPSI	0.17
4	Main St	State Hwy 92	0.06 S	2025	20,582	MPSI	0.17
5	Main St	State Hwy 92	0.06 S	2024	20,473	MPSI	0.17
6	State Highway 92	Crawford Ave	0.02 SW	2025	13,874	MPSI	0.23
7	State Highway 92	Meeker St	0.03 NE	2025	16,388	MPSI	0.24
8	Main St	State Hwy 92	0.01 NE	2023	15,015	MPSI	0.24
9	Main Street	State Hwy 92	0.01 NE	2025	15,023	MPSI	0.24
10	Main Street	W 11th St	0.02 N	2025	14,186	MPSI	0.26



Location **Overview**

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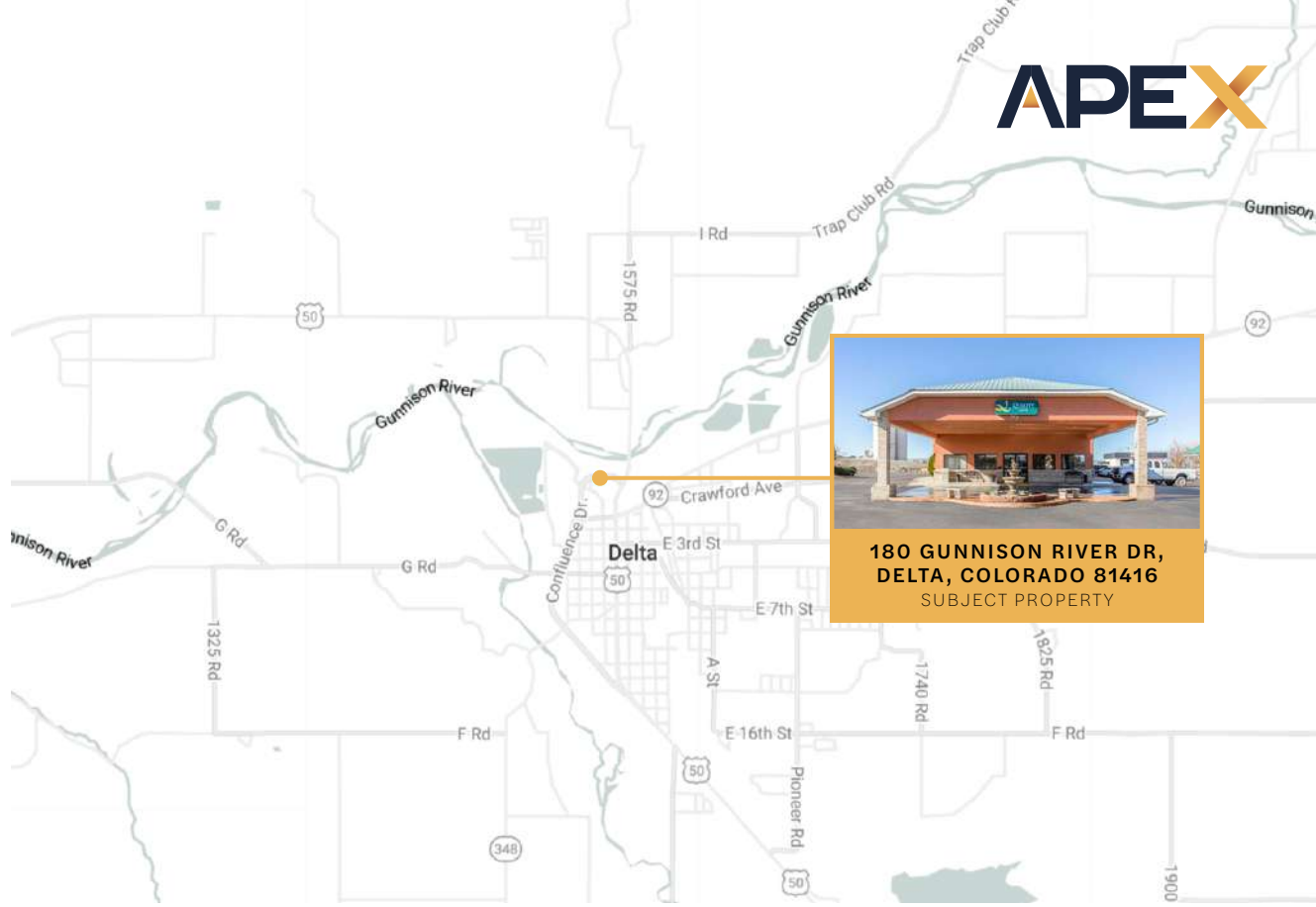
180 Gunnison River Drive

Delta, Colorado



Delta, Colorado, is a strategically positioned community in Western Colorado, recognized for its strong regional connectivity, diverse economic base, and role as a hub within the Western Slope. Located along U.S. Highway 50, Delta provides direct access to key markets including Montrose and Grand Junction, supporting consistent movement of goods, workforce, and regional commerce. Its proximity to major agricultural operations, healthcare services, and energy-related industries makes it an attractive location for commercial uses tied to logistics, hospitality, and long-term investment.

Residents and visitors benefit from access to outdoor recreation, local amenities, and a welcoming small-town environment, while remaining connected to larger employment and service centers throughout the region. The area supports steady demand driven by tourism, regional travel, and a stable mix of local industries. With a combination of accessibility, economic diversity, and strategic location, Delta continues to serve as a vital contributor to Western Colorado's commercial and economic landscape.



Area Amenities

APEX

50



Confluence Park



19,900
AADT (2024)

Walmart
Supercentre

ANYTIME
FITNESS

SONIC

TACO
BELL

Domino's

SAFEWAY

65

92

East Delta Industrial Area
(Gunnison Ave Corridor)

BB GLASS
AND WINDOW, INC.

Delta Cabinet
COMPANY

COOLEYS
HEATING & COOLING

92

92

feel
us bank

DELTA
HEALTH

180 GUNNISON RIVER DR,
DELTA, COLORADO 81416
SUBJECT PROPERTY

City Market

DOLLAR TREE

McDonald's

CB's
Bakery
El Tapatito
Candy Shop
TREATS

Pizza
Hut

THE TIPSY TROUT
TAPROOM
(DELTA, COLORADO)

Java
Hut

50

348

ROCKY MOUNTAIN
Pantry
GROCERIES, SANDWICHES & MORE

348

50

APEX



Highway Access

APEX



180 GUNNISON RIVER DR,
DELTA, COLORADO 81416
SUBJECT PROPERTY

**TSC TRACTOR
SUPPLY CO**

**DELTA ACE
HARDWARE**

**OakStar
BANK**

CityMarket

McDonald's

**BIG O
TIRES**

Arby's

**starvin'
arvin's**
Pancake & Steakhouse

50

50

Delta County, Colorado, thrives as a premier agricultural and outdoor hub on the Western Slope, serving as the primary economic engine for the surrounding valley, including Cedaredge. Boasting a central location, Delta attracts thousands of visitors annually, creating a robust and reliable flow of nature-driven economic activity. Spanning over 1,100 square miles, Delta is known for its lush fruit orchards, iconic landscapes such as Grand Mesa and Black Canyon. Its unique position at the confluence of the Gunnison and Uncompahgre Rivers supports a wide range of outdoor recreation, drawing both domestic and international travelers seeking fishing, sightseeing, and agritourism-based experiences.

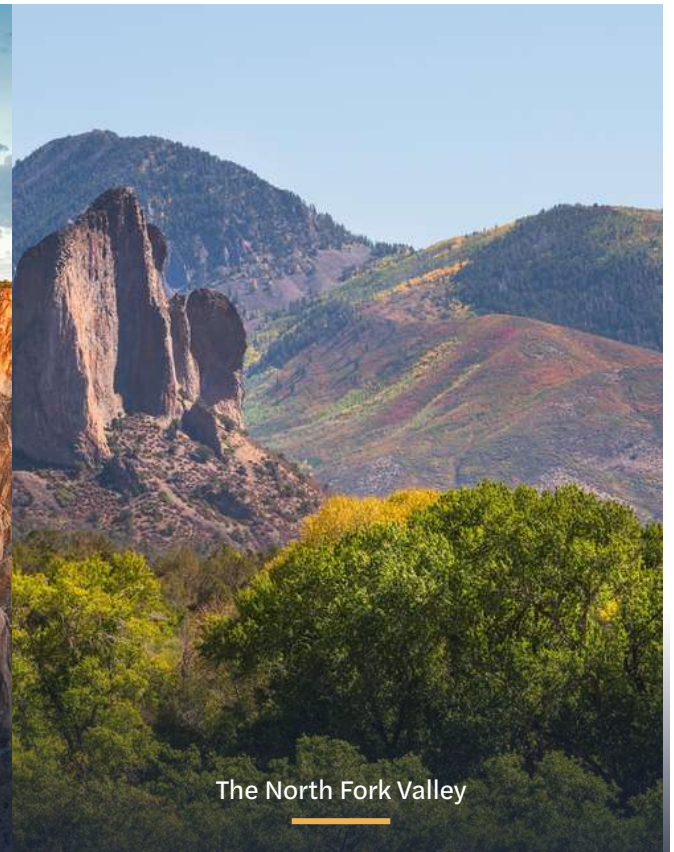
For investors, proximity to Delta's natural assets represents a fundamental advantage. The county's sustained growth, diverse agricultural output, and rising regional recognition as a lifestyle destination continue to support long-term value for commercial and residential-oriented assets in the surrounding submarket.



Grand Mesa



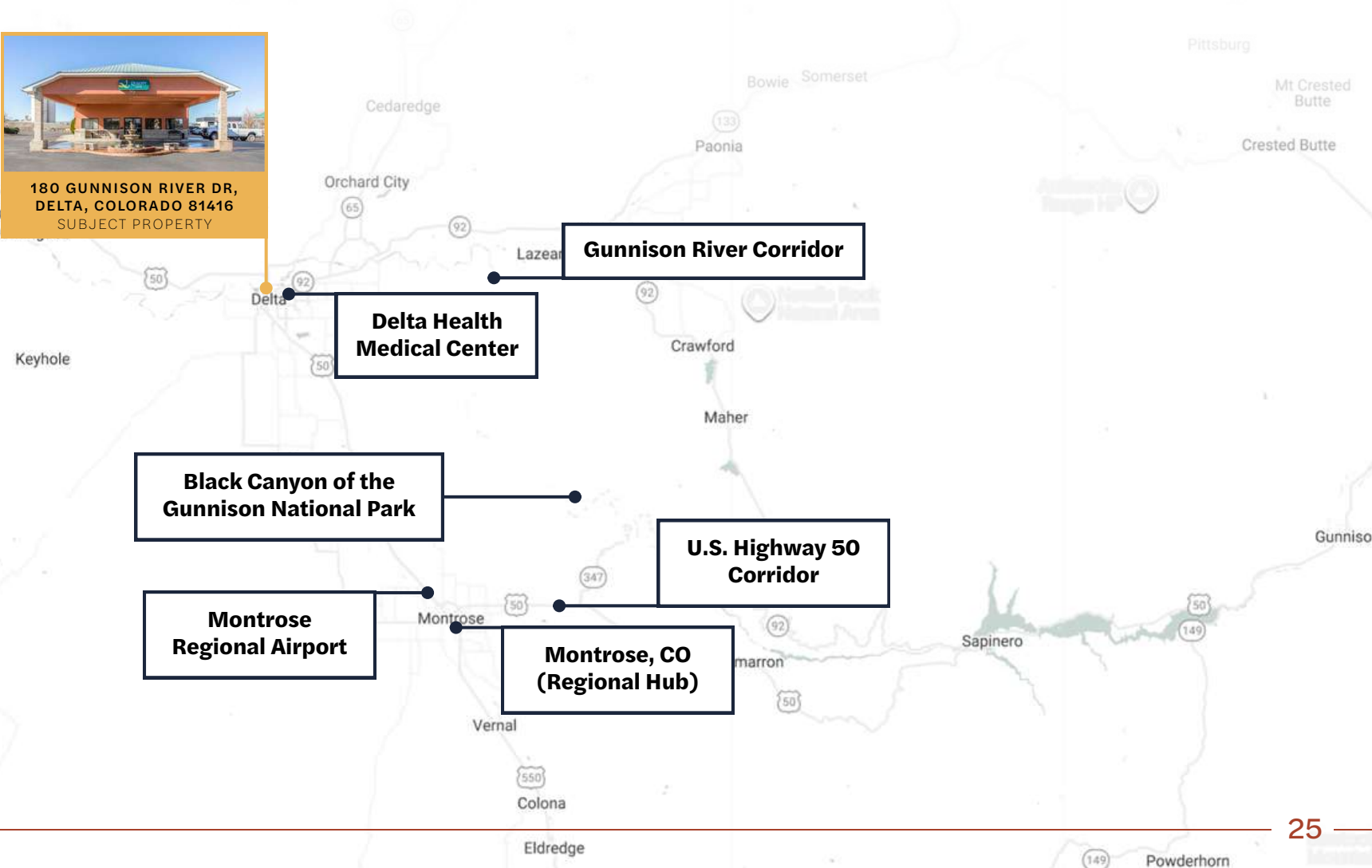
Black Canyon of the Gunnison



The North Fork Valley

Strategically located along the U.S. Highway 50 corridor, the property provides direct access to Delta's key regional demand drivers that support consistent transient and workforce-related lodging demand. The asset benefits from visibility along a primary east-west route, capturing regional travelers, contractors, and business visitors moving between Montrose, Grand Junction, and surrounding Western Colorado markets. Its position within Delta allows for convenient access to local services, healthcare, and commercial activity, reinforcing its role as a functional lodging option for both short-term and extended stays.

Nearby access to outdoor recreation, including the Gunnison River and proximity to destinations such as Black Canyon of the Gunnison National Park, contributes to seasonal tourism demand. Combined with access to Montrose Regional Airport and the broader regional economy, the property is well positioned to capture a mix of leisure travelers, workforce demand, and pass-through traffic. With limited new hotel supply in the immediate market, the location supports strong visibility, accessibility, and long-term lodging demand fundamentals.





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