

903 MAIN STREET

DELTA, COLORADO 81416

Days Inn by Wyndham Delta CO
– Portfolio Offering

APEX



DAYS INN BY WYNDHAM

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Executive **Summary**

Days Inn by Wyndham Delta CO – Portfolio Offering



903 Main Street

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DELTA, COLORADO 81416

This 41-room flagged motel at 903 Main Street in Delta, Colorado is offered as part of a two-asset hospitality portfolio, presenting a clear, updated investment opportunity in a growing regional market. The property has been renovated in 2026, offering a refreshed guest experience with reduced near-term capital requirements. Positioned on approximately 0.78 acres along Main Street, the asset benefits from strong visibility and direct access to one of the area's primary commercial corridors.

The location supports consistent demand, with nearby traffic counts ranging from roughly 11,000 to over 18,000 vehicles per day and immediate proximity to U.S. Highway 50. Delta continues to show steady population and household growth, with more than 12,800 residents within a 5-mile radius and continued expansion projected. The area's economic base, supported by agriculture, energy, and outdoor tourism, combined with access to Montrose Regional Airport within a 30-minute drive, creates a reliable mix of local and transient lodging demand.

As part of a portfolio offering alongside the Quality Inn at 180 Gunnison River Drive, this asset provides investors with the opportunity to achieve operational efficiencies, shared management upside, and broader market penetration. The property includes 34 surface parking spaces, a meeting/event space that was previously a popular restaurant and could easily operate as one for the new owner, pool, and standard guest amenities such as high-speed internet and public WiFi. With the combination of recent renovation, stable market fundamentals, and portfolio scale, the offering presents a straightforward path to improved operating performance and enhanced returns.



±0.78 AC (33,977 SF)
LAND AREA



±15,600 SF
BUILDING SIZE



41
ROOMS



2
STORIES



34 Surface Spaces
PARKING



1967 / 2005
YEAR BUILT / RENOVATED

903 Main Street

DELTA, COLORADO 81416

INVESTMENT HIGHLIGHTS

Portfolio scale advantage with complementary Quality Inn asset

Opportunity for shared operations, staffing efficiencies, and cost savings

Located in a supply-constrained small metro lodging market

Strong regional demand drivers: agriculture, energy, tourism

High-visibility corridor exposure with traffic counts exceeding 18,000 VPD

Close proximity to Montrose Regional Airport (~29 minutes)

Consistent demand from transient, workforce, and regional travel segments

Value-add potential through restaurant activation and operational optimization

LOCATION HIGHLIGHTS

41-room flagged Days Inn by Wyndham asset

Offered as part of a two-asset hospitality portfolio

Renovated in 2026, reducing near-term capital expenditure

Positioned on ±0.78 acres along Main Street

Strong visibility with direct access to U.S. Highway 50 corridor

Includes meeting/event space (±450 SF) with restaurant conversion potential

On-site amenities include pool, WiFi, and guest services

±34 surface parking spaces (0.83 per room)

Established lodging configuration with ~15,600 SF of rentable area



Property **Photos**

Days Inn by Wyndham Delta CO – Portfolio Offering



903 Main Street













Ideally positioned along Main Street in Delta, this 41-room flagged motel represents a well-located hospitality investment within a growing regional market. Located near U.S. Highway 50, the property benefits from strong visibility, consistent traffic, and direct access along a primary commercial corridor. Recently renovated in 2026, the asset offers a refreshed guest experience with reduced near-term capital needs.

Serving regional travelers and transient demand, the property includes 41 guest rooms, 34 surface parking spaces, a pool, and standard amenities such as high-speed internet and public WiFi. A meeting and event space—formerly operated as a restaurant—provides additional revenue potential. Situated on approximately 0.78 acres, the site is efficiently configured for stable operations.

Supported by a diverse economic base and located within a 30-minute drive of Montrose Regional Airport, the property benefits from a consistent mix of local and regional demand. Offered as part of a two-asset portfolio alongside the Quality Inn at 180 Gunnison River Drive, the investment presents an opportunity for operational efficiencies, improved performance, and long-term value creation.





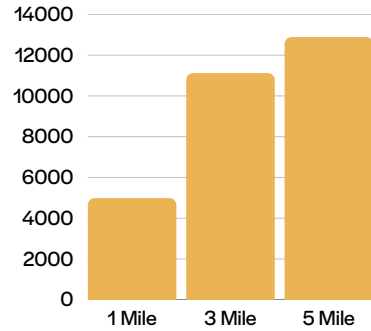
Demographics **Summary**

Days Inn by Wyndham Delta CO – Portfolio Offering



903 Main Street

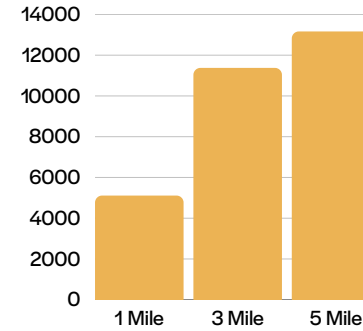
2024 Population



Total Population 2024

1 Mile	4,987
3 Mile	11,122
5 Mile	12,889

2029 Population Projection

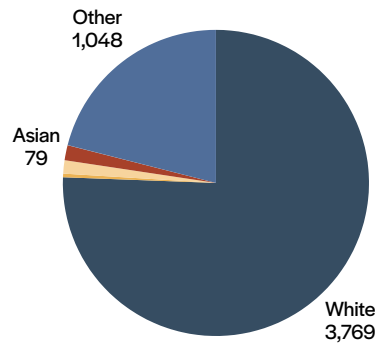


Projection 2029

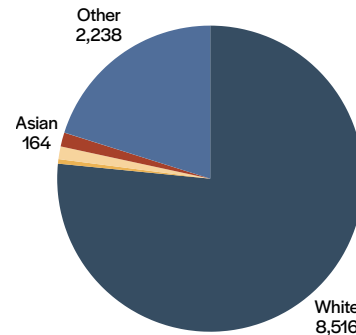
1 Mile	5,111
3 Mile	11,376
5 Mile	13,164

2024 Population by Ethnic Group

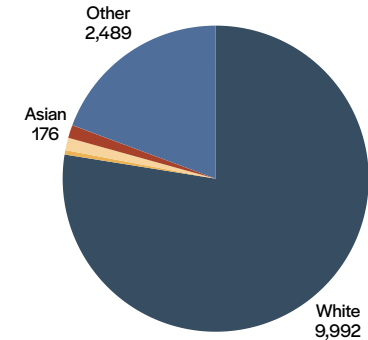
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2029 Projection	2,178	4,628	5,324
2024 Estimate	2,124	4,524	5,211
2020 Census	1,936	4,174	4,851
Growth 2024–2029	2.54%	2.30%	2.17%
Growth 2020–2024	9.71%	8.39%	7.42%



2024 Avg Household Income

1 Mile: \$62,882 | 3 Mile: \$67,136 | 5 Mile: \$68,678

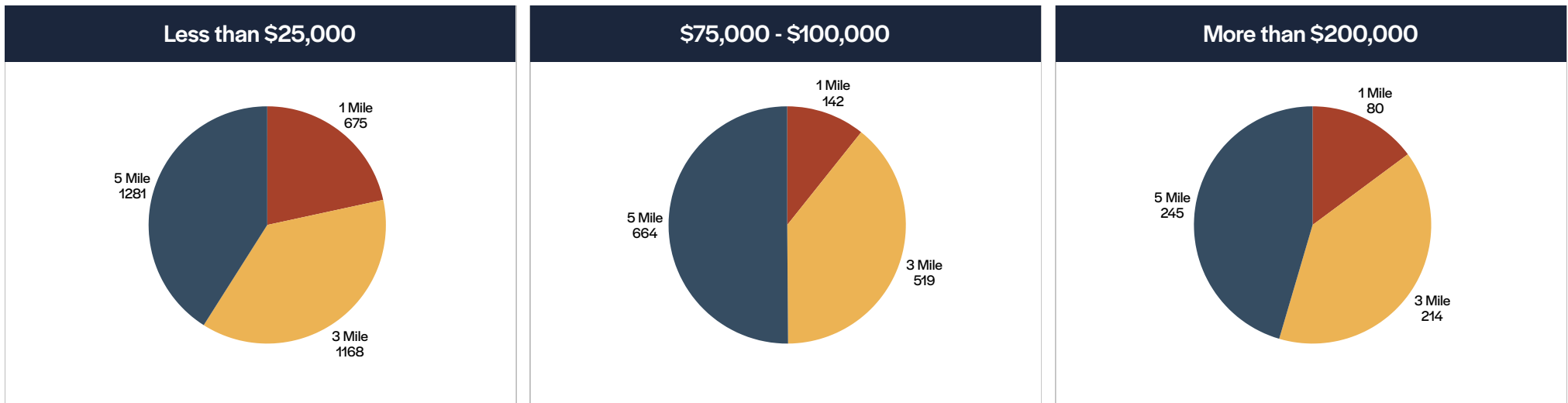


2024 Med Household Income

1 Mile: \$43,348 | 3 Mile: \$48,587 | 5 Mile: \$50,467

2024 Households by HH Income

1 Mile: 2,124 | 3 Mile: 4,524 | 5 Mile: 5,211



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	509	(23.96%)	1,144	(25.29%)	1,301	(24.97%)
Income: \$25,000 – \$50,000	675	(31.78%)	1,168	(25.82%)	1,281	(24.58%)
Income: \$50,000 – \$75,000	418	(19.68%)	847	(18.72%)	948	(18.19%)
Income: \$75,000 – \$100,000	142	(6.69%)	519	(11.47%)	664	(12.74%)
Income: \$100,000 – \$125,000	131	(6.17%)	344	(7.60%)	409	(7.85%)
Income: \$125,000 – \$150,000	100	(4.71%)	175	(3.87%)	205	(3.93%)
Income: \$150,000 – \$200,000	69	(3.25%)	113	(2.50%)	158	(3.03%)
Income: \$200,000+	80	(3.77%)	214	(4.73%)	245	(4.70%)



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	9th St	W 9th St	0.03 W	2025	724	MPSI	0.06
2	Main Street	—	0.00	2024	11,662	MPSI	0.06
3	US 50	W 8th St	0.04 N	2025	11,017	MPSI	0.06
4	E 9th St	Main St	0.03 W	2025	720	MPSI	0.06
5	US 50	Eaton Ave	0.04 N	2025	12,109	MPSI	0.15
6	Main St	Eaton Ave	0.01 N	2025	18,684	MPSI	0.18
7	Main St	W 11th St	0.02 N	2024	14,114	MPSI	0.19
8	Main Street	W 3rd St	0.01 N	2021	13,170	AADT	0.21
9	East 10th Street	Bluff St	0.04 E	2025	1,096	MPSI	0.23
10	10th St	Bluff St	0.04 E	2023	1,092	MPSI	0.23



Location **Overview**

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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.





 **11,017**
MPSI (2025)



Area Amenities



Confluence Park



East Delta Industrial Area
(Gunnison Ave Corridor)



11,017
MPSI (2025)



903 MAIN STREET
DELTA, COLORADO 81416
SUBJECT PROPERTY



GROCERIES, SANDWICHES & MORE

Regional Demand Drivers & Access



11,017
MPI (2025)



92



Gunnison Gorge
Wilderness



92



Needle Rock
Natural Area



92



903 MAIN STREET
DELTA, COLORADO 81416
SUBJECT PROPERTY



Black Canyon of the
Gunnison National Park



92



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



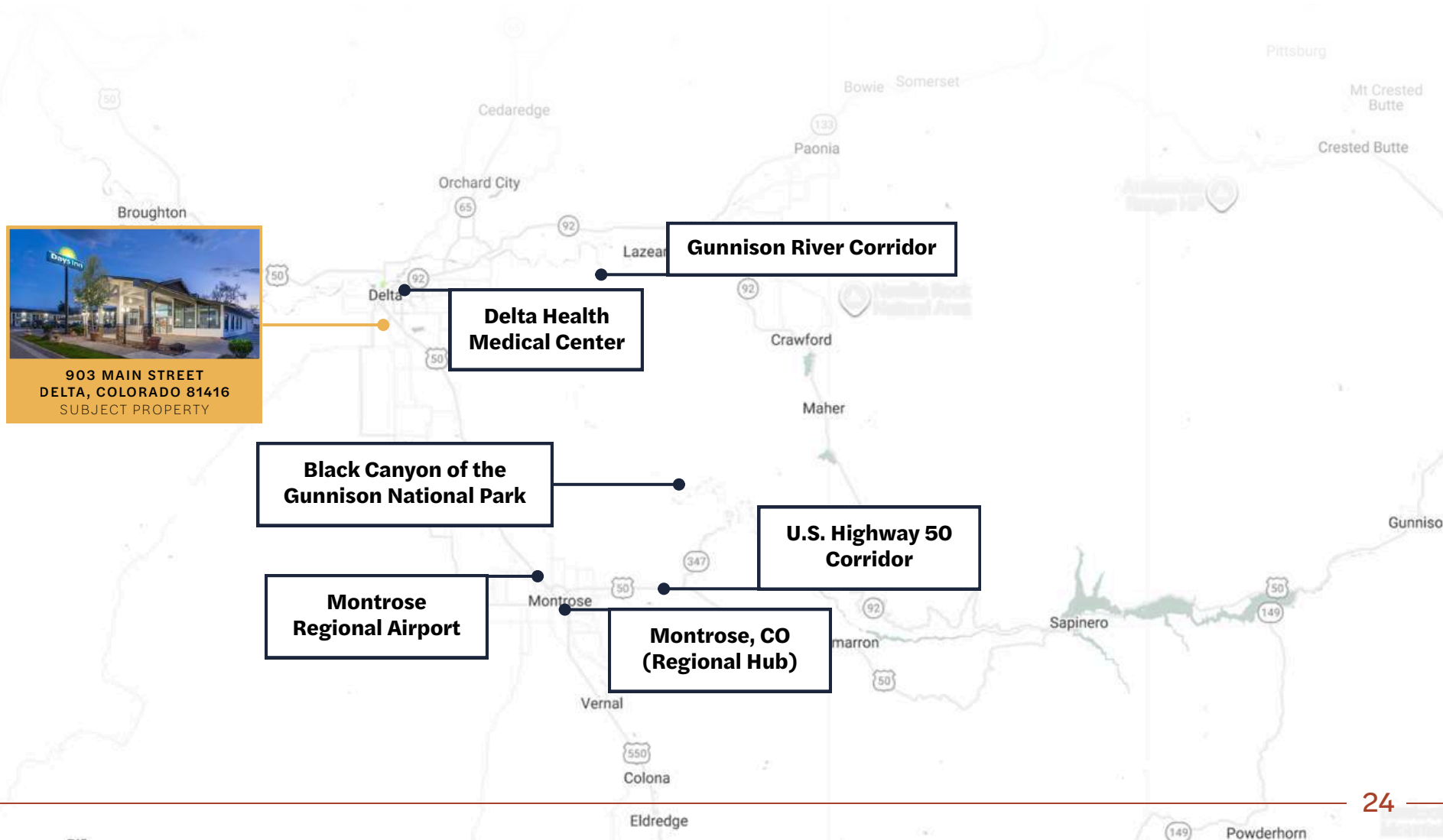
Black Canyon of the Gunnison



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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