

# 903 MAIN STREET

DELTA, COLORADO 81416

## DAYS INN BY WYNDHAM DELTA CO – PORTFOLIO OFFERING



### PROPERTY SUMMARY

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

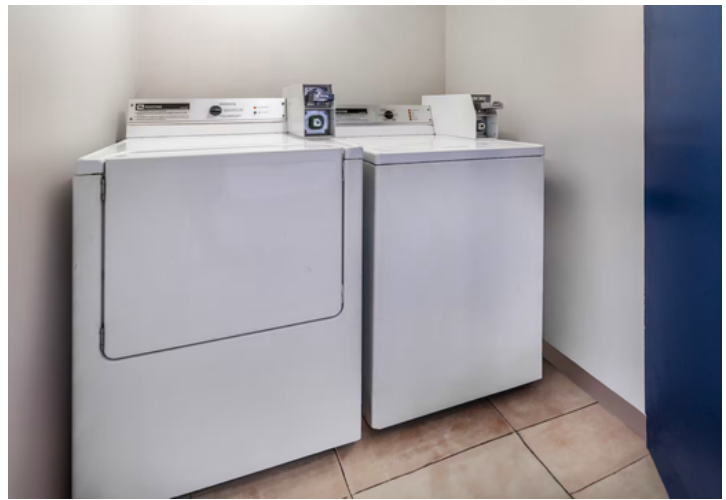
Spencer Haymond  
Lead Agent

License Number: FA.100109650  
(801) 381-5757  
spencer@apex-cre.com

**APEX**

903 Main Street

DAYS INN BY WYNDHAM DELTA CO –  
PORTFOLIO OFFERING



Spencer Haymond  
Lead Agent

License Number: FA.100109650  
(801) 381-5757  
spencer@apex-cre.com

**APEX**