

815 E HWY  
89

— KANAB, UTAH 84741 —

Established Kanab Tourism Hub with  
Strong Growth Potential

APEX



QUALITY INN KANAB: COMFORT & CONVENIENCE

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# Executive **Summary**

Established Kanab Tourism Hub with Strong Growth Potential



**815 E Hwy 89**

# 815 E Hwy 89

KANAB, UTAH 84741

The Quality Inn Kanab National Park Area is a 71-room, midscale, three-story hotel built in 1994 and operating under a Quality Inn Franchise. Situated on 1.78 acres within Kanab's highly trafficked Hwy 89 corridor, the property serves as a lodging hub for year-round tourism to Zion National Park and surrounding destinations. The hotel offers interior -corridor access, 700 SF of meeting space, a pool, public WiFi, and well-appointed guest rooms with high-speed internet access and patios.



**1.78 Acres**

LAND AREA



**3**

STORIES



**71**

GUEST ROOMS



**68 Surface Spaces**

PARKING



# Property **Photos**

Established Kanab Tourism Hub with Strong Growth Potential

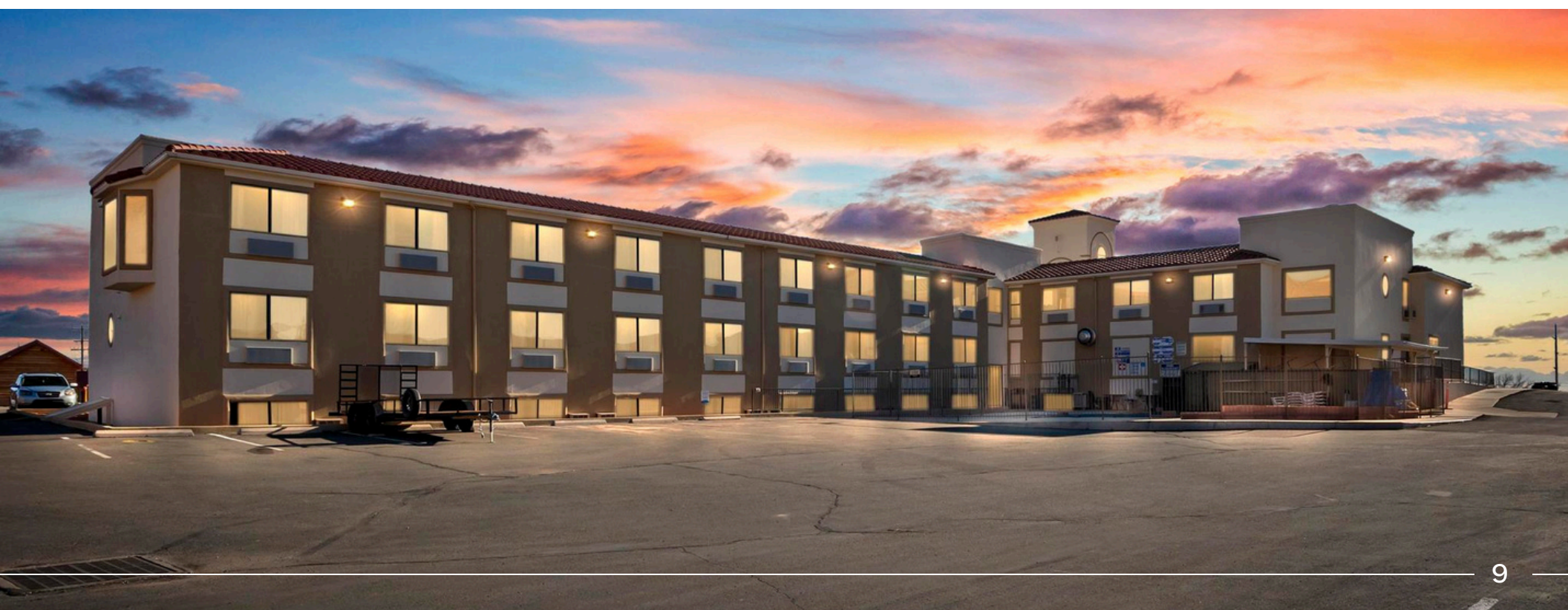


**815 E Hwy 89**

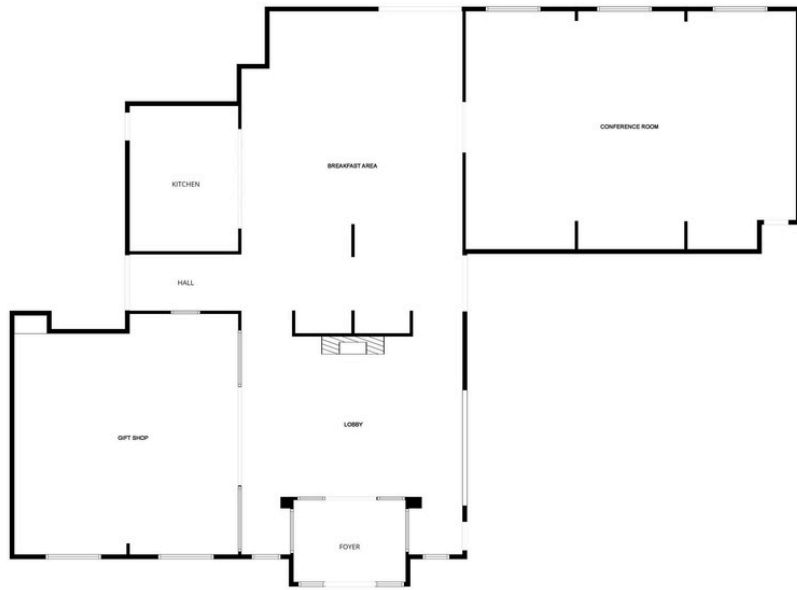








# Lobby, Gift Shop, Breakfast Area, and Conference Room



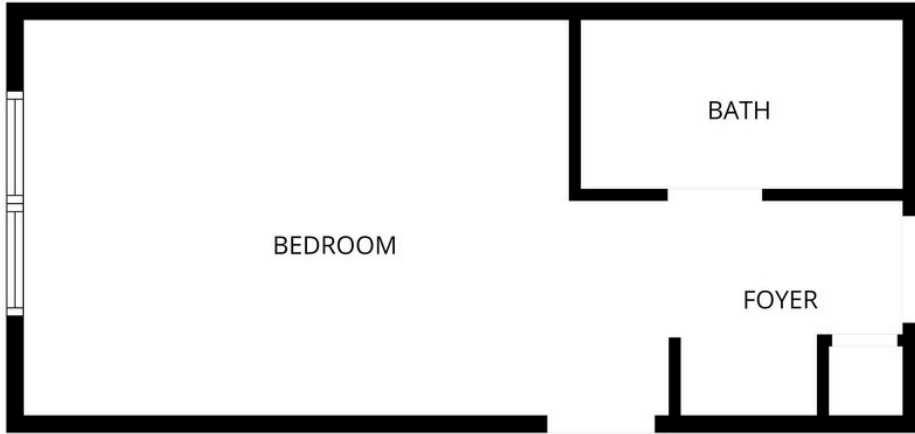
Lobby



APEX



1 King, 1 Bath

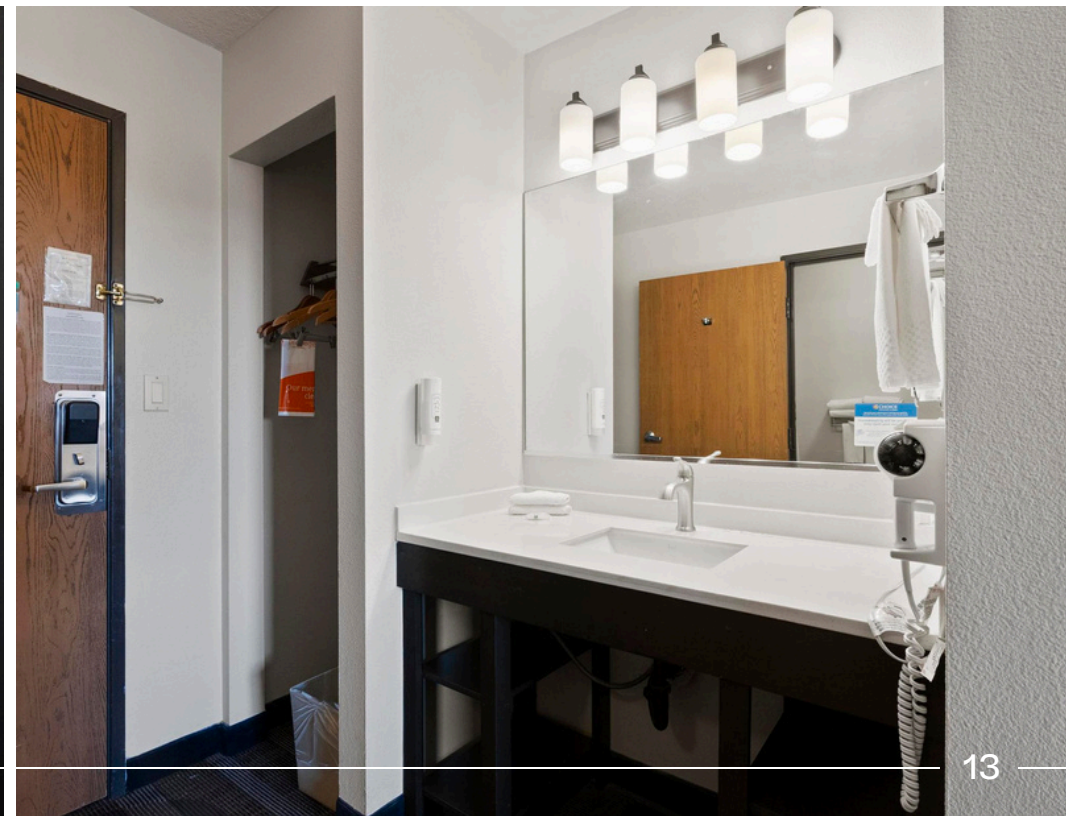
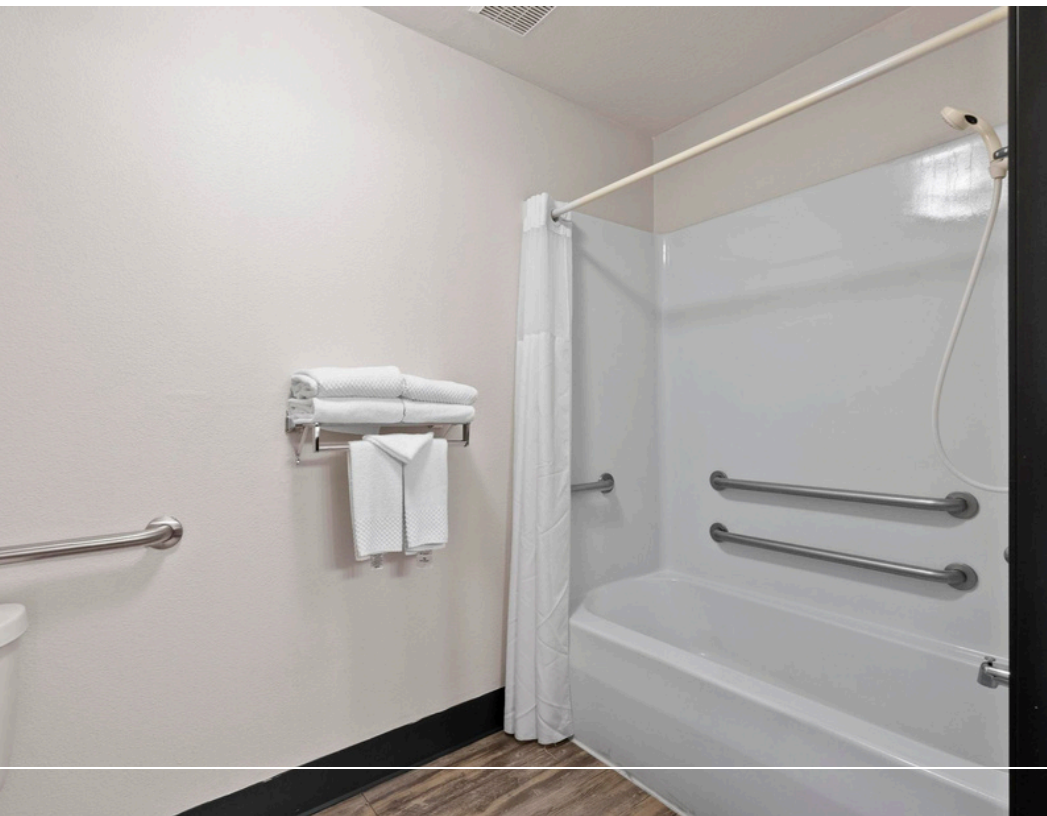


APEX



1 King, 1 Bath

APEX



# 1 King, 1 Bath ADA



**APEX**



1 King, 1 Bath ADA

APEX



# 1 King, 1 Bath Large Suite & Jetted Tub

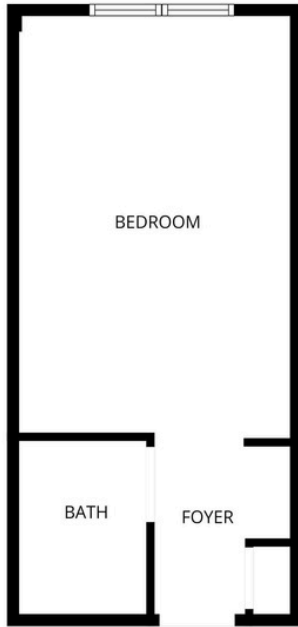


1 King, 1 Bath Large Suite & Jetted Tub

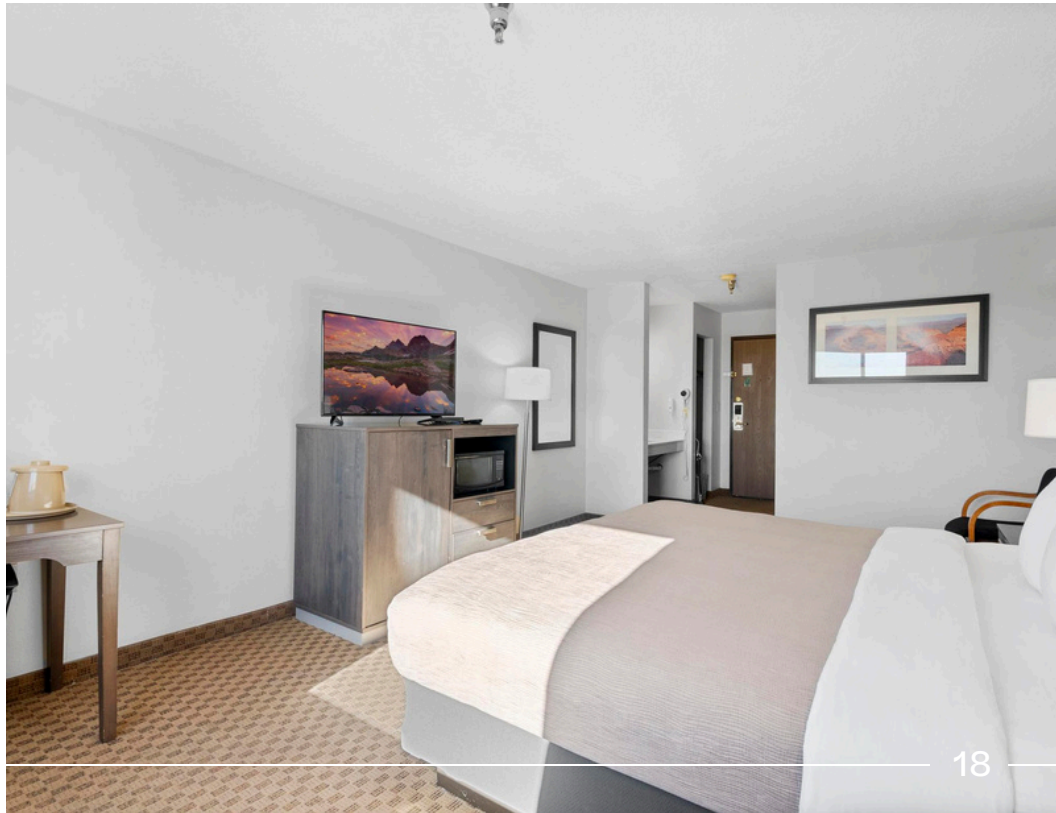
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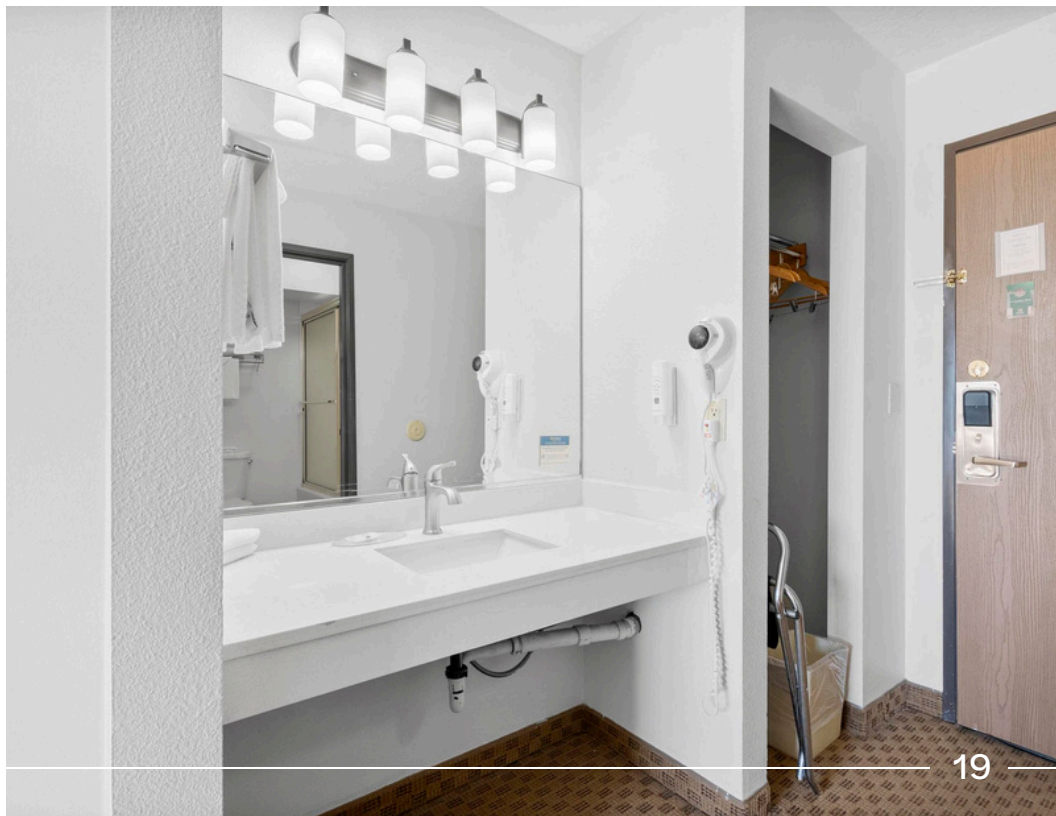
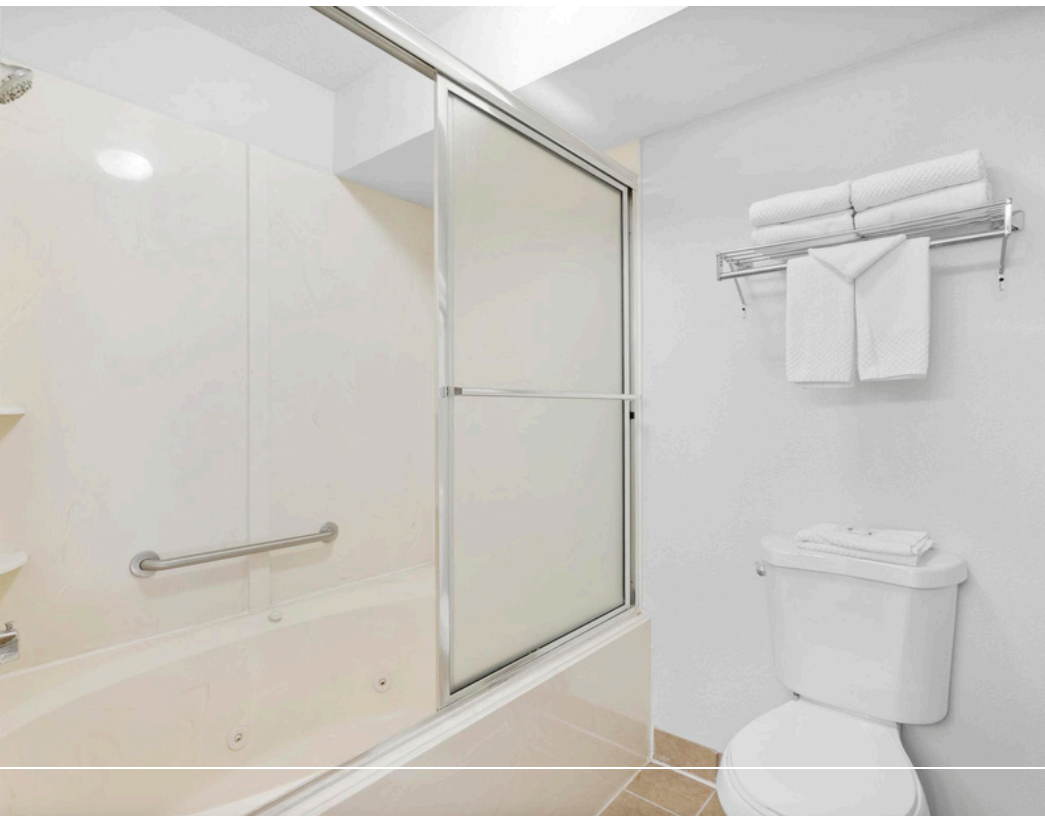
# 1 King, 1 Bath Mini Suite



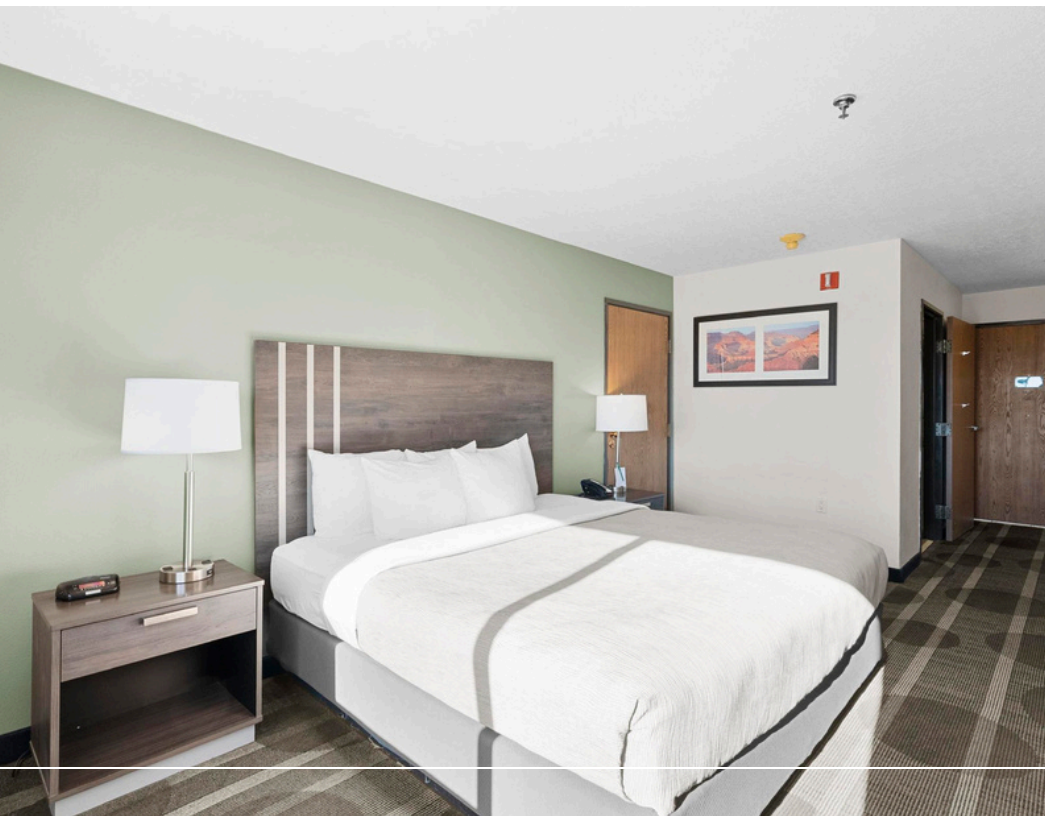
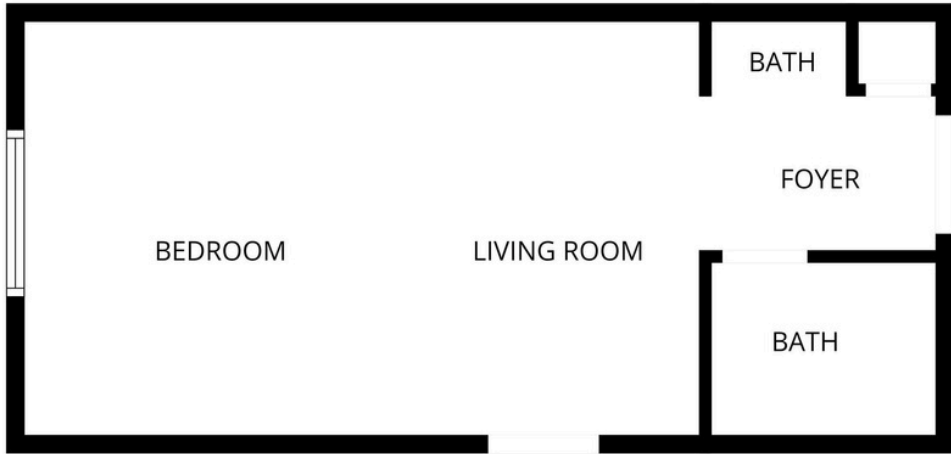
**APEX**



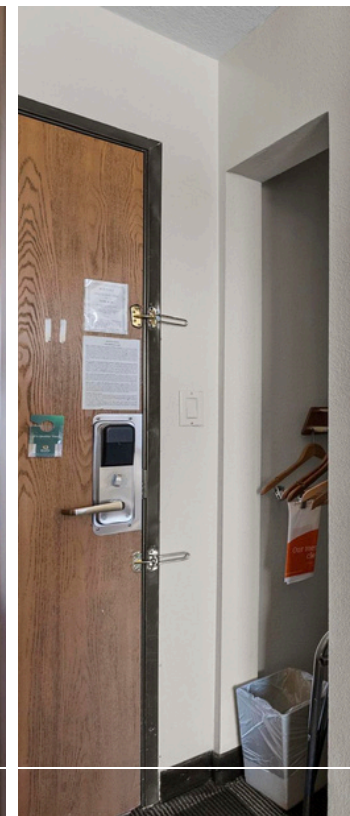
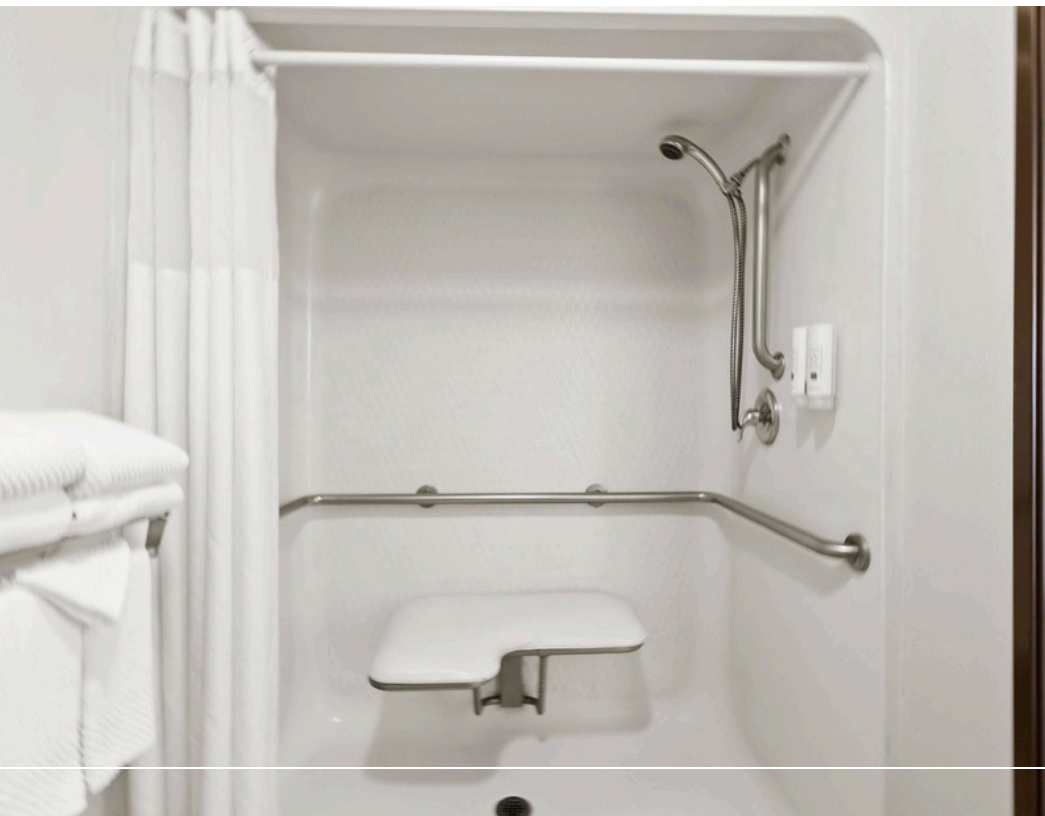
1 King, 1 Bath Mini Suite



# 1 King, 1 Bath Semi-ADA



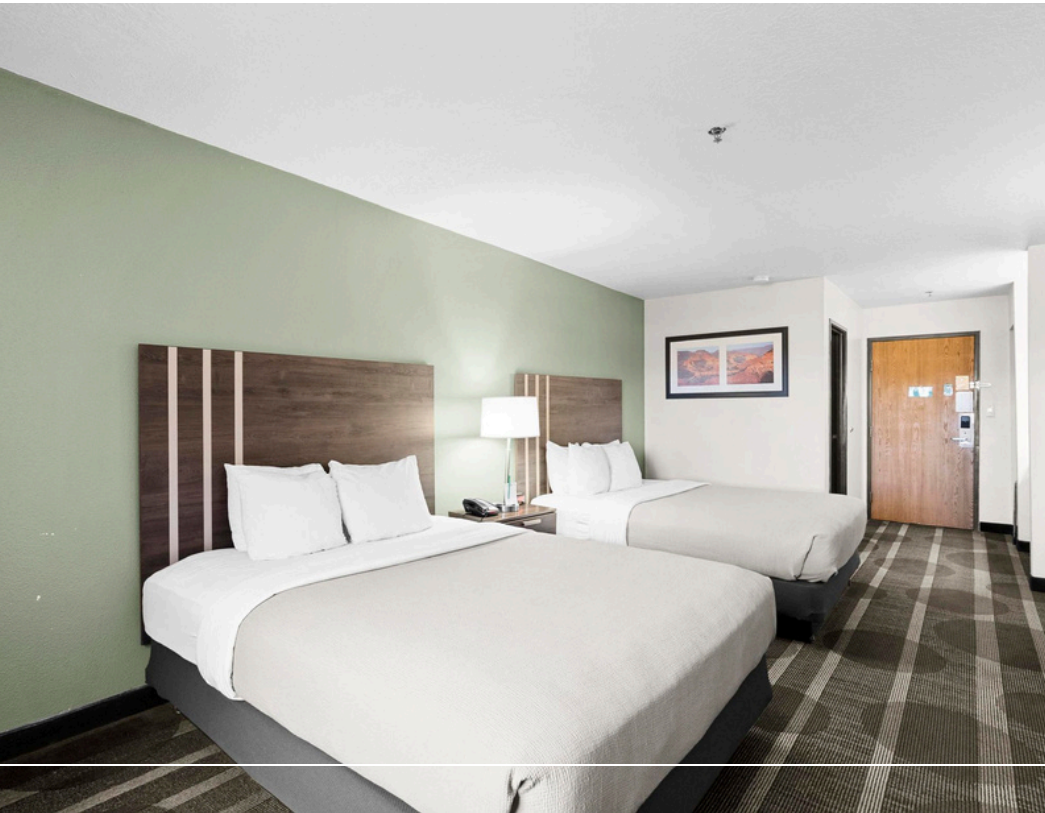
1 King, 1 Bath Semi-ADA



# 2 Queen, 1 Bath

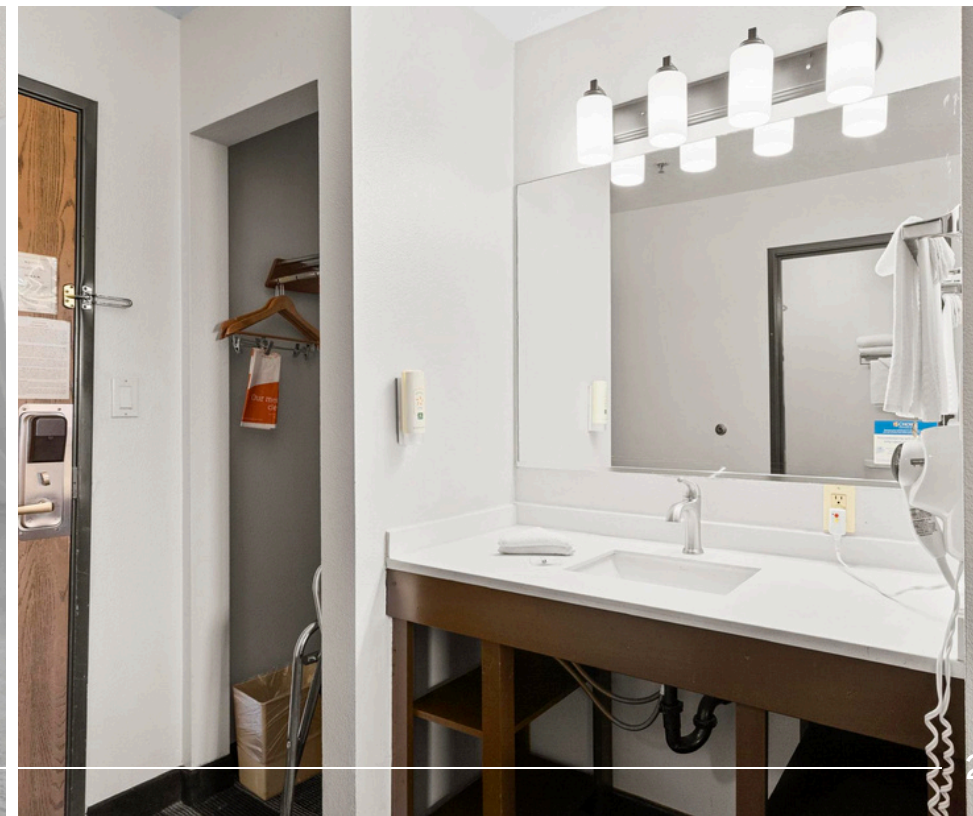
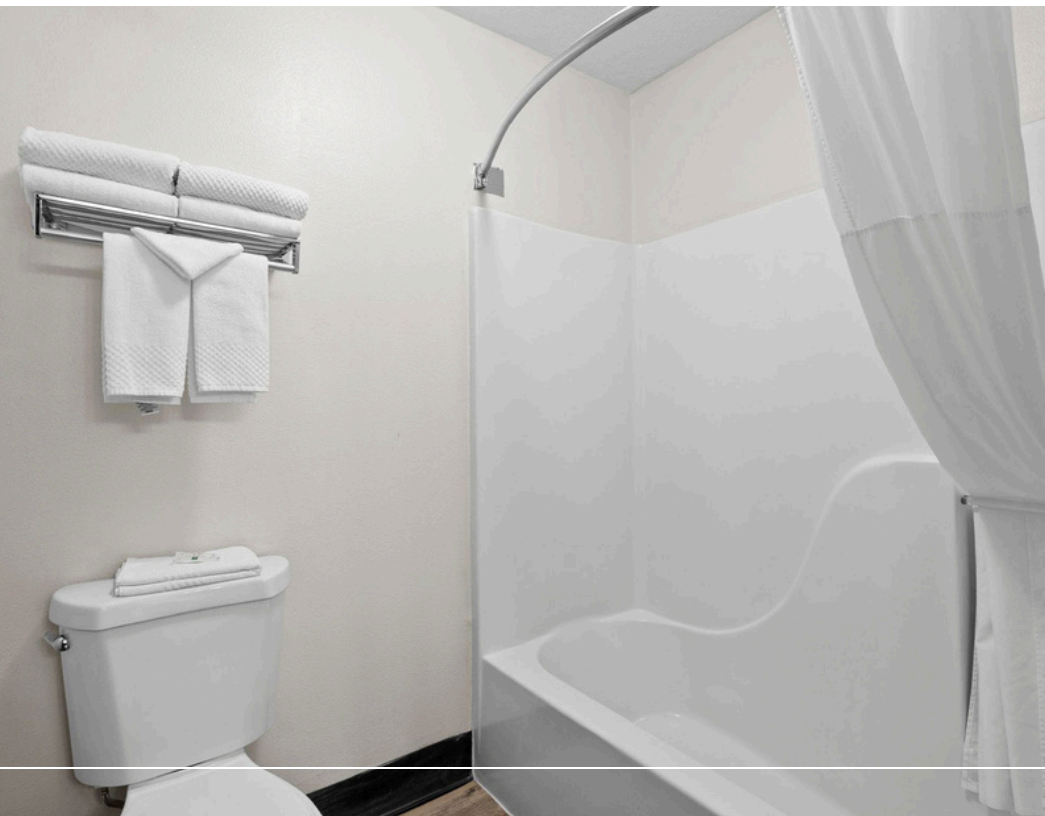


**APEX**



2 Queen, 1 Bath

APEX

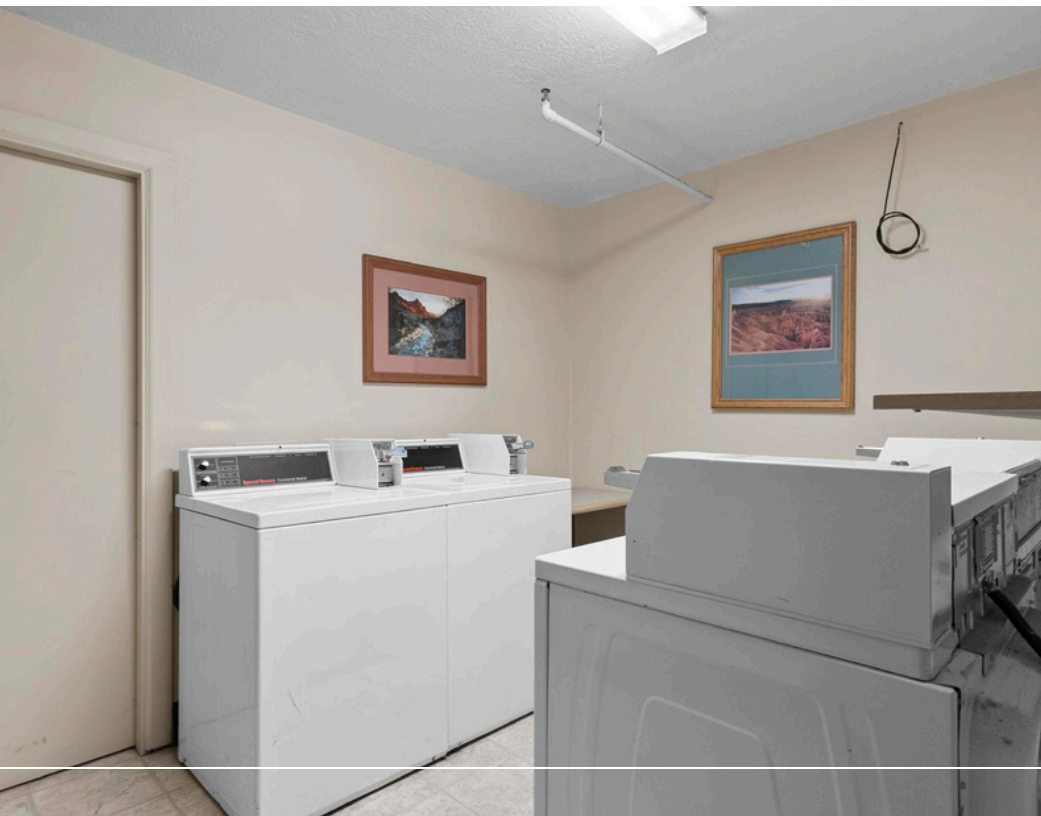


# Pool and Laundry Area

LAUNDRY

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

APEX



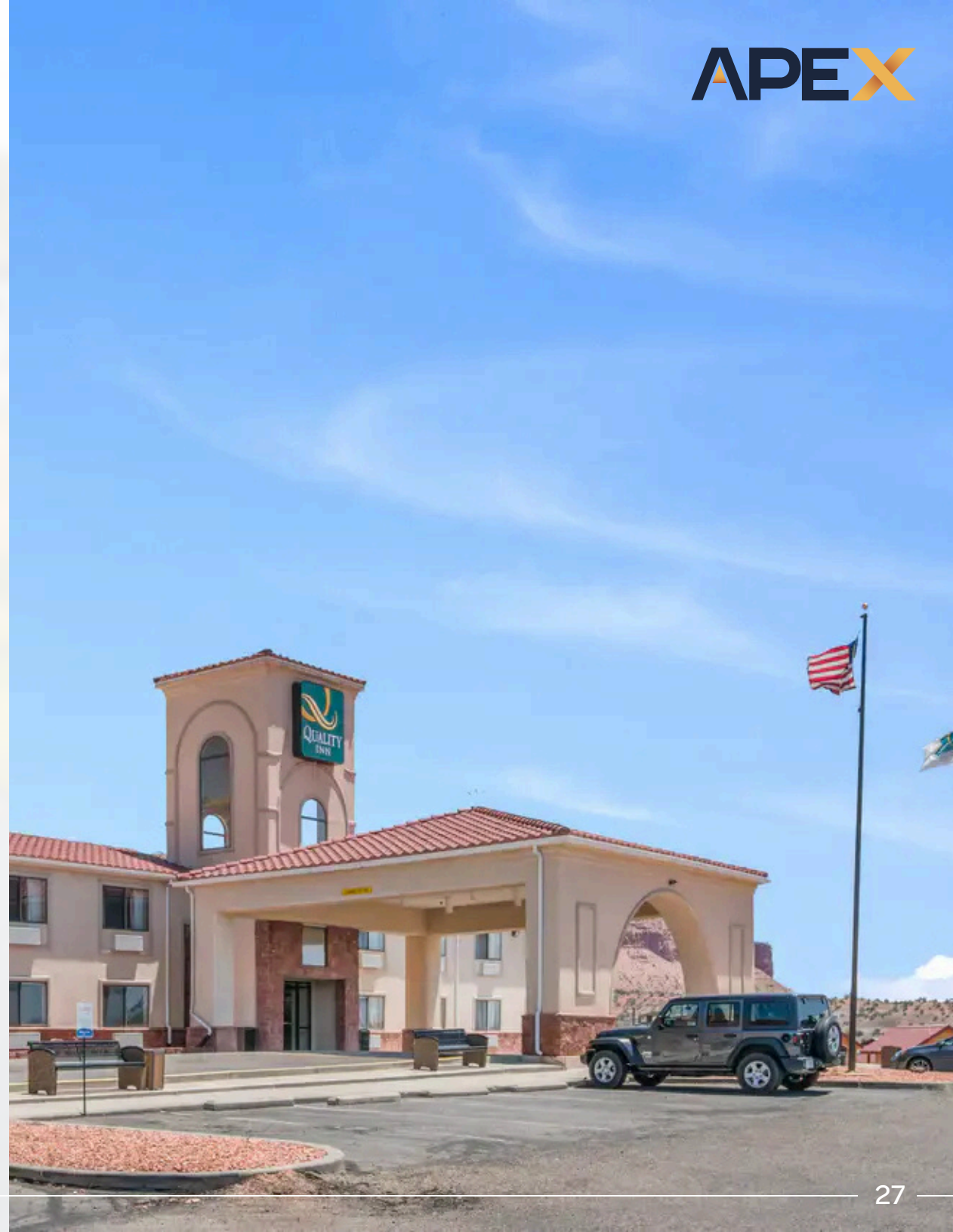
# Pool and Laundry Area





Perfectly positioned along Kanab's highly-trafficked Hwy 89 corridor, this established midscale hotel offers a convenient, year-round lodging experience for national park travelers. Featuring 71 well-appointed rooms and operating under a respected Quality Inn Franchise, the property pairs brand reliability with high-demand location, including a pool, 700 SF of meeting space, room patios, and high-speed internet access.

Set on \$1.78\$ acres within the Zion National Park submarket, the hotel serves as an ideal hub for guests visiting Zion, Bryce Canyon, and the Grand Canyon North Rim. The property includes interior-corridor access, public WiFi, and proximity to Kanab's main commercial artery. An adjacent 0.57-acre parcel could potentially offer meaningful expansion potential for the next operator or investor.





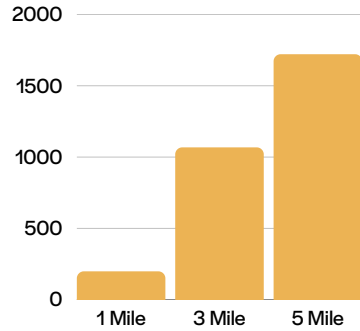
# Demographics & Traffic Count

Established Kanab Tourism Hub with Strong Growth Potential



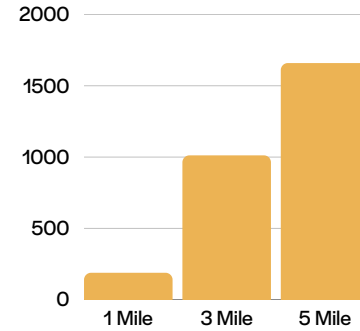
815 E Hwy 89

## 2024 Population



Total Population 2024	
1 Mile	199
3 Mile	1,068
5 Mile	1,721

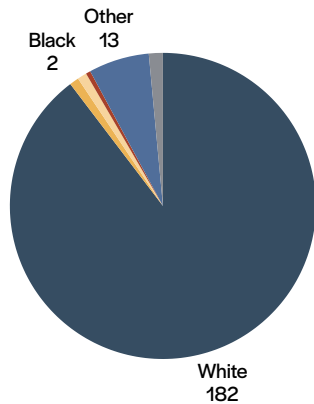
## 2029 Population Projection



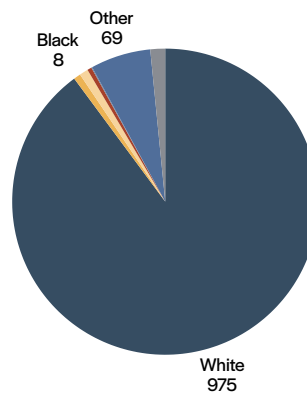
Projection 2029	
1 Mile	189
3 Mile	1,012
5 Mile	1,659

## 2024 Population by Ethnic Group

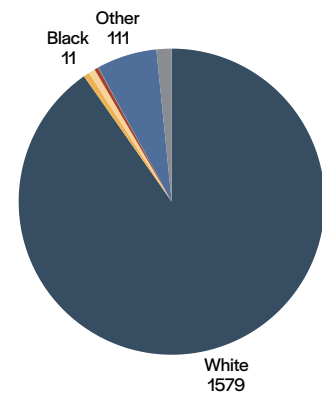
### 2024 Population - 1 Mile



### 2024 Population - 3 Mile



### 2024 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2029 Projection	3,591	7,297	7,496
2024 Estimate	2,976	6,128	6,305
2020 Census	2,116	4,896	5,068
Growth 2024-2029	20.67%	19.08%	18.89%
Growth 2020-2024	40.64%	25.16%	24.41%



## 2024 Avg Household Income

1 Mile: \$79,971 | 3 Mile: \$77,493 | 5 Mile: \$77,606

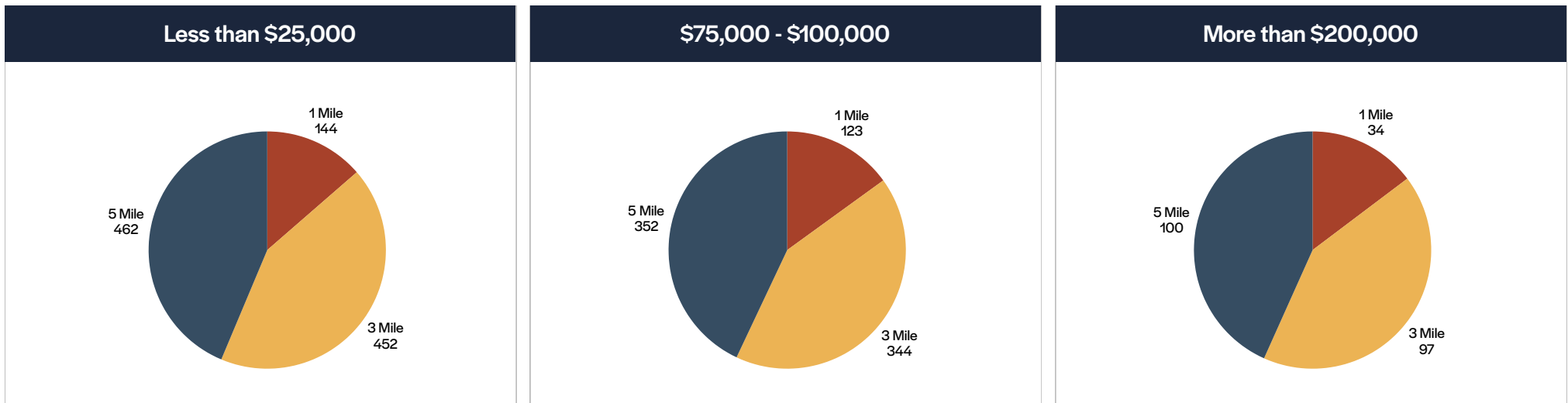


## 2024 Med Household Income

1 Mile: \$56,434 | 3 Mile: \$58,594 | 5 Mile: \$58,530

## 2024 Households by HH Income

1 Mile: 1,212 | 3 Mile: 500 | 5 Mile: 2,545



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income < \$25,000	144	(11.88%)	452	(18.25%)	462	(18.15%)
Income \$25,000-\$50,000	388	(32.01%)	655	(26.44%)	674	(26.48%)
Income \$50,000-\$75,000	228	(18.81%)	369	(14.90%)	380	(14.93%)
Income \$75,000-\$100,000	123	(10.15%)	344	(13.89%)	352	(13.83%)
Income \$100,000-\$125,000	78	(6.44%)	233	(9.41%)	239	(9.39%)
Income \$125,000-\$150,000	42	(3.47%)	108	(4.36%)	113	(4.44%)
Income \$150,000-\$200,000	175	(14.44%)	219	(8.84%)	225	(8.84%)
Income \$200,000+	34	(2.81%)	97	(3.92%)	100	(3.93%)





# Financial **Report**

Established Kanab Tourism Hub with Strong Growth Potential



815 E Hwy 89

INCOME			
Total for Income	\$1,271,715.40	Gross Profit	\$1,271,715.40
EXPENSES			
Total for Supplies	\$214,992.62	Total for Other Income	\$3,478.61
Total for Tax	\$120,027.78	Total for Other Expenses	\$48,452.42
Total for Wages	\$183,461.58	Net Other Income	-\$44,973.81
Total for Expenses	\$1,115,449.86	Net Income	\$111,291.73

**Net Operating Income**  
**\$156,265.54**





# Location **Overview**

Established Kanab Tourism Hub with Strong Growth Potential

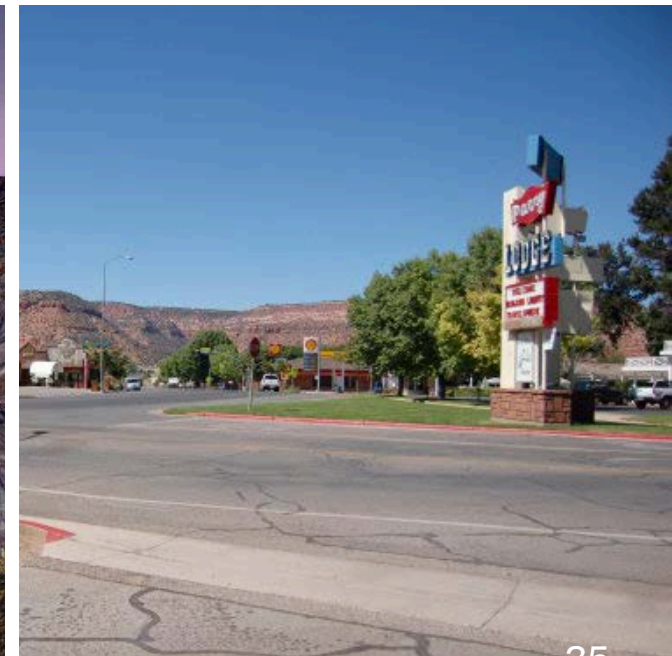
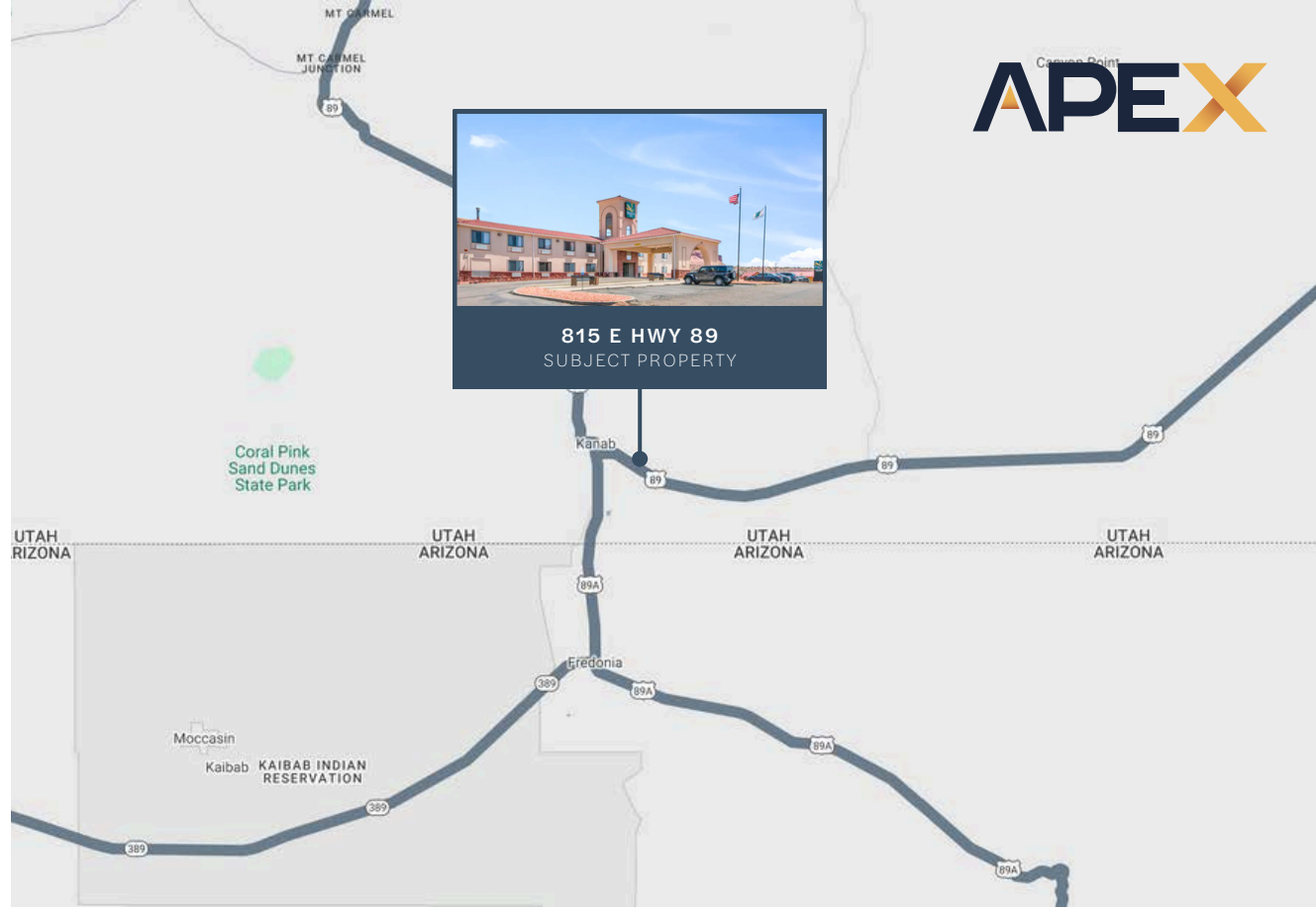


**815 E Hwy 89**



Located on the highly-trafficked Hwy 89 corridor, Kanab, Utah offers a unique mountain-desert setting with unparalleled regional connectivity via US Highway 89. This artery serves as the primary route connecting major national parks, providing consistent visibility, reliable tourist flow, and direct access for travelers visiting Zion National Park, Bryce Canyon, and the Grand Canyon North Rim

Kanab's position within the Zion National Park submarket strengthens its appeal for hospitality and tourism-related businesses. With strong year-round tourism demand, ongoing investment in regional infrastructure, and an established reputation as an adventure basecamp, the area maintains a resilient long-term outlook for commercial and lodging opportunities along this major drive route.



# Area Amenities

# APEX

**sego**  
RESTAURANT



89



815 E HWY 89  
SUBJECT PROPERTY

**SUBWAY**

**GLAZIERS**  
MARKET

E 300 S



BUNTING  
CANYON

PUGH  
CANYON



**Honey's**  
Marketplace

**FAMILY**  
DOLLAR

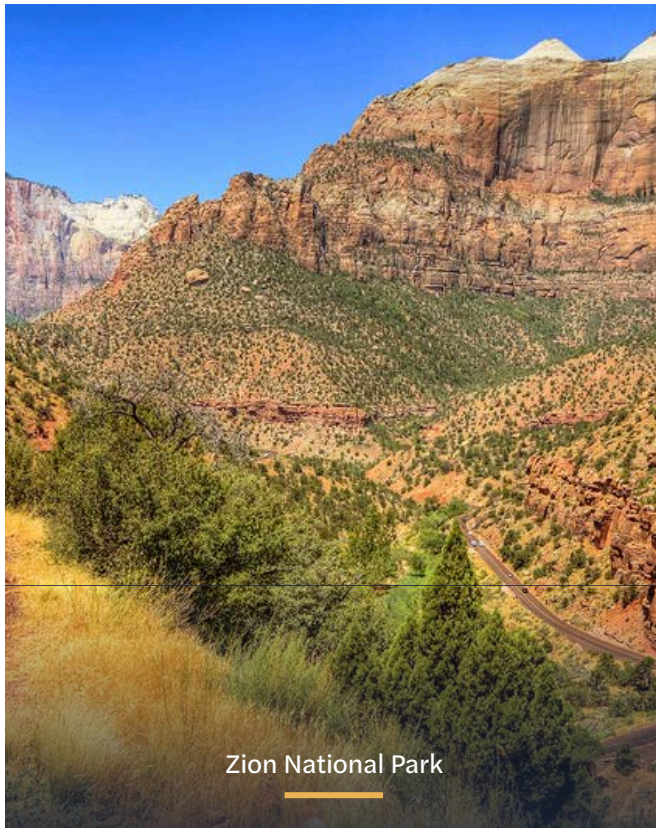
**CROSBY**  
HOME &  
FARM

89

89A

Kanab, Utah is a distinctive and close-knit mountain-desert community located near the Utah-Arizona border, known for its rich pioneer heritage, natural beauty, and strong tourism-driven economy. With a blend of year-round residents, seasonal visitors, and thriving small businesses, Kanab has become one of the most sought-after destinations for those seeking Southwest adventure and a relaxed, high-quality lifestyle. Amenities, destination tourism, and steady commercial activity continues to strengthen its position as a standout adventure hub in the region.

Home to just over 5,000 residents, Kanab offers a unique mix of local shops, family-run restaurants, national park recreation, and iconic attractions such as Zion National Park, world-renowned hiking and canyoneering, and expansive red rock landscapes near the Grand Staircase-Escalante National Monument. The community benefits from its strategic location along US Highway 89—providing essential access to the Colorado Plateau’s major parks—and its strong visitor economy, supported by outdoor recreation, hospitality, and service-oriented industries. Kanab’s balance of natural



Zion National Park

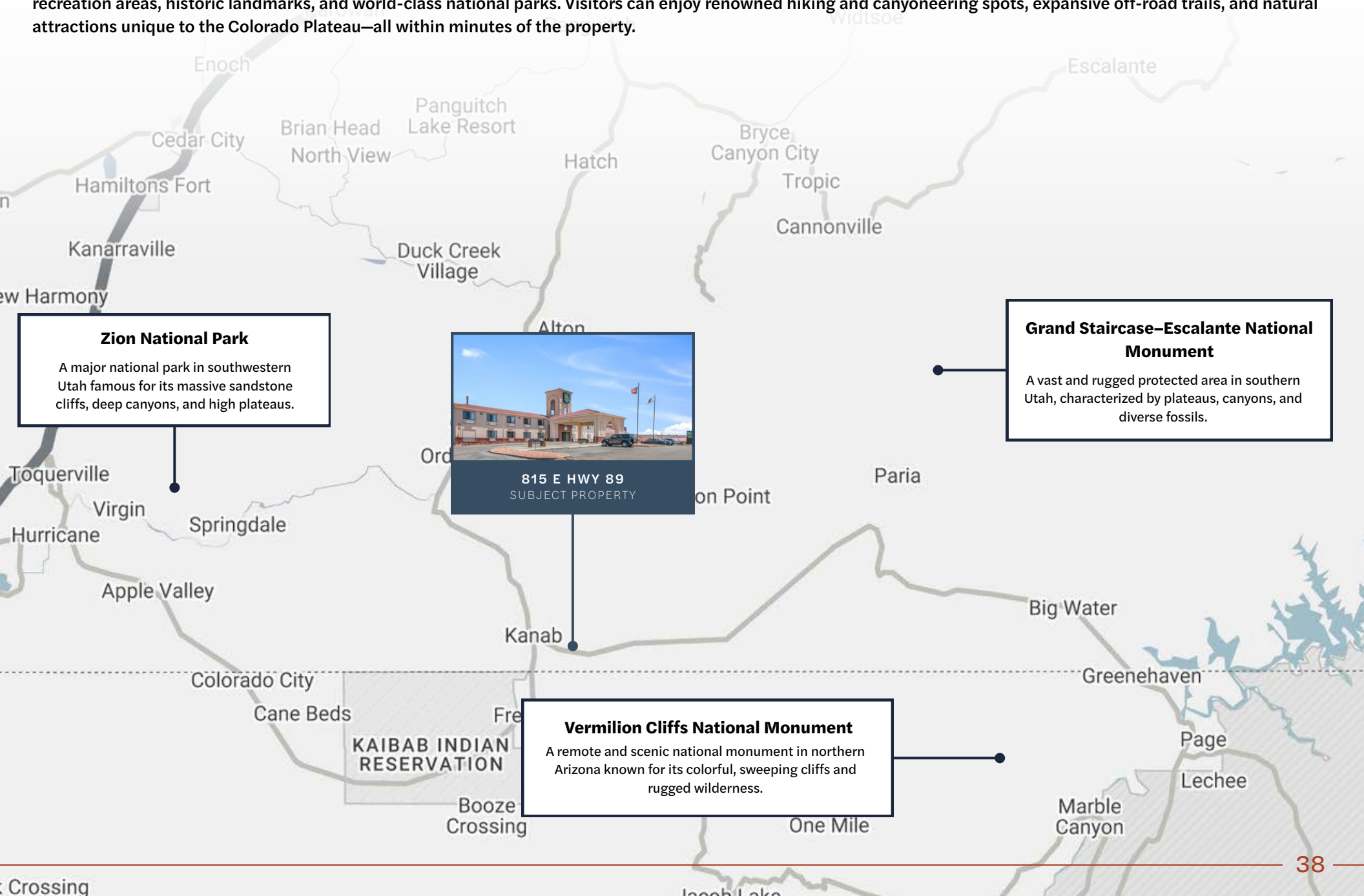


Bryce Canyon National Park



Grand Canyon National Park

Its high-desert mountain location provides convenient access to some of the most iconic destinations in the American Southwest, including nationally recognized recreation areas, historic landmarks, and world-class national parks. Visitors can enjoy renowned hiking and canyoneering spots, expansive off-road trails, and natural attractions unique to the Colorado Plateau—all within minutes of the property.



**Zion National Park**  
A major national park in southwestern Utah famous for its massive sandstone cliffs, deep canyons, and high plateaus.

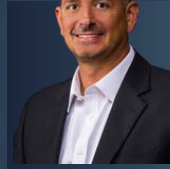


**Grand Staircase-Escalante National Monument**  
A vast and rugged protected area in southern Utah, characterized by plateaus, canyons, and diverse fossils.

**Vermilion Cliffs National Monument**  
A remote and scenic national monument in northern Arizona known for its colorful, sweeping cliffs and rugged wilderness.



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