

10680 S AUTO MALL
DRIVE

SANDY, UTAH 84070

88-Key Branded Hospitality Asset
Along I-15 in the Salt Lake City
South Corridor

APEX
kw SOUTH VALLEY
KELLERWILLIAMS



HOLIDAY INN EXPRESS & SUITES SANDY



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Executive **Summary**

88-Key Branded Hospitality Asset Along I-15
in the Salt Lake City South Corridor



10680 S Auto Mall Drive

10680 S Auto Mall Dr

SANDY, UTAH 84070

The Holiday Inn Express & Suites Sandy is an 88-key, upper-midscale hospitality asset strategically positioned within the Salt Lake City South submarket. Built in 1997 and renovated in 2006, the property operates under a nationally recognized IHG franchise, offering consistent brand performance and operational stability.

Situated on approximately 1.52 acres, the asset benefits from strong regional connectivity, proximity to major transportation corridors, and a high-traffic commercial node. The property caters to both business and leisure travelers, supported by a robust amenity package including a fitness center, business center, pool, and high-speed internet access.

This offering presents an opportunity to acquire a stabilized hospitality asset in a high-growth corridor within the Salt Lake metro, with continued upside through operational efficiencies and market growth.



88
ROOMS



3
STORIES



1.52 AC (±66,211 SF)
LAND AREA



0.66 FAR
BUILDING FAR



93 SPACES (1.06/RM)
PARKING



1997 / 2006
BUILT / RENOVATED

10680 S Auto Mall Dr

SANDY, UTAH 84070

INVESTMENT HIGHLIGHTS

Located in the Salt Lake City South submarket, one of Utah's most active growth corridors

Immediate access to I-15 and major arterials (10600 South corridor)

High-traffic retail and commercial environment

Strong regional tourism and business travel demand drivers

Proximity to Salt Lake City International Airport (±25 minutes)

Positioned within a dense and growing population base with above-average household incomes

Institutional-grade brand affiliation supports occupancy and ADR stability

LOCATION HIGHLIGHTS

88-room upper-midscale hotel asset

Affiliated with Holiday Inn Express (IHG franchise)

Built 1997 | Renovated 2006

3-story wood-frame construction

1.52-acre site (±66,211 SF)

93 surface parking spaces (1.06 per room)

Strong amenity package (fitness center, pool, business center)

Suburban hotel location with excellent car accessibility (score: 100)



Property **Photos**

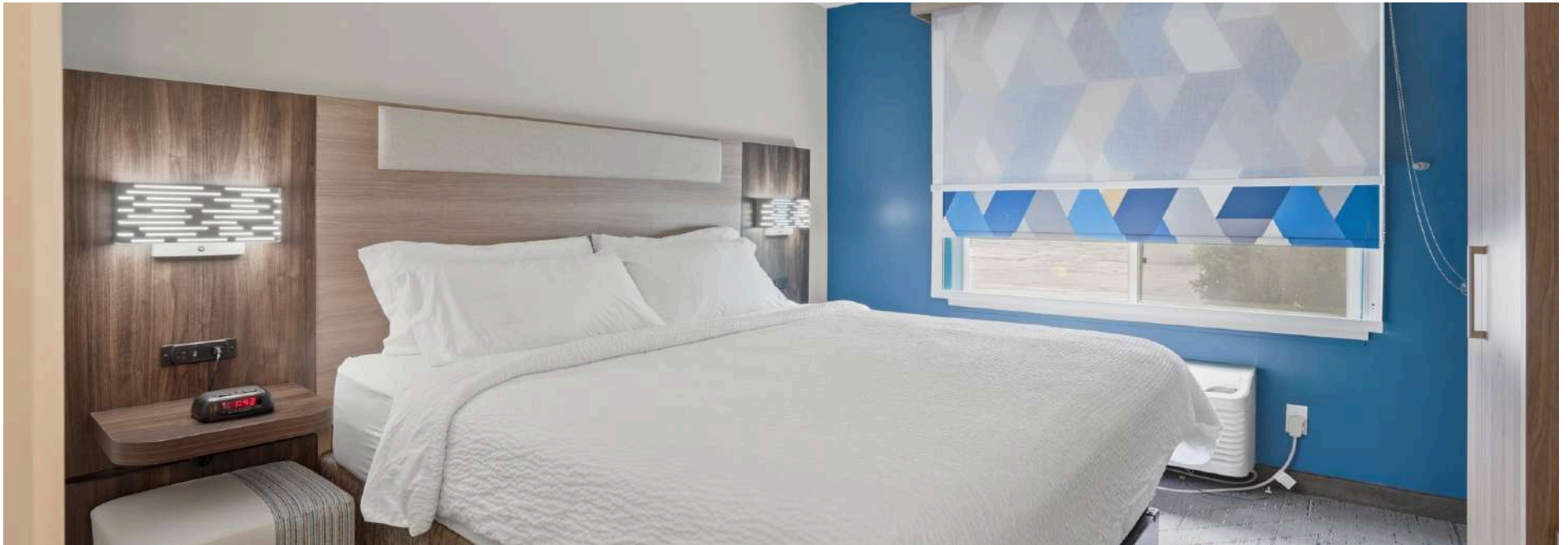
88-Key Branded Hospitality Asset Along I-15
in the Salt Lake City South Corridor



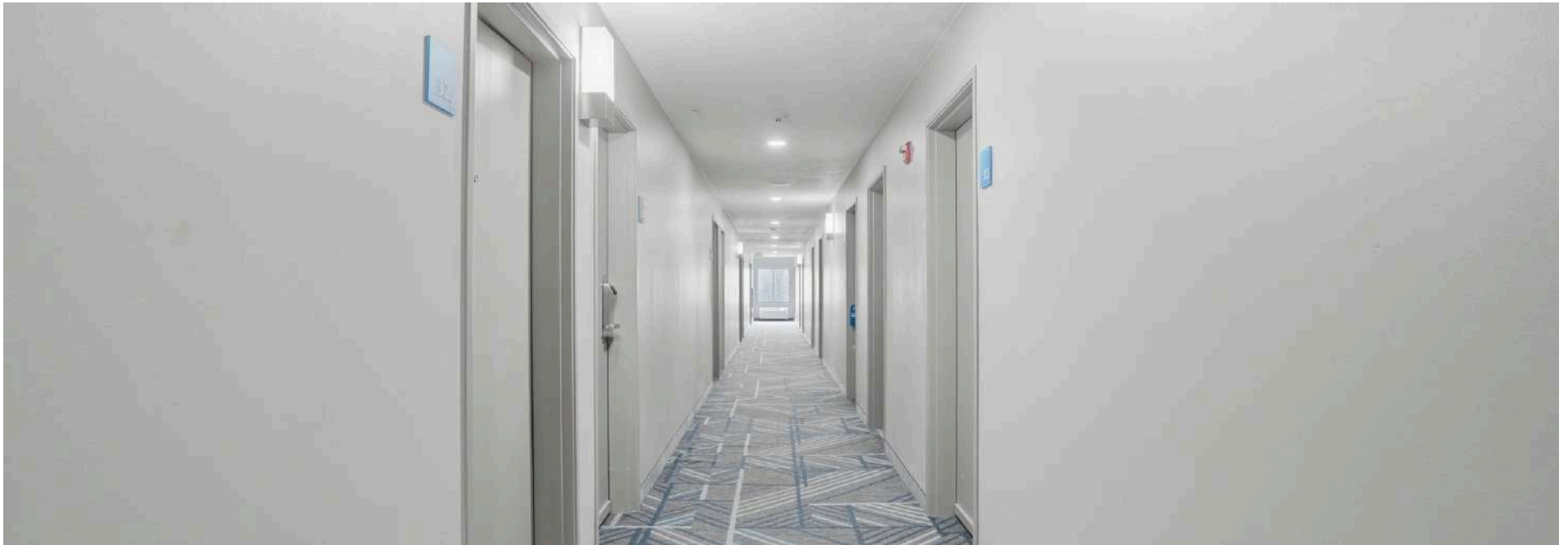
10680 S Auto Mall Drive

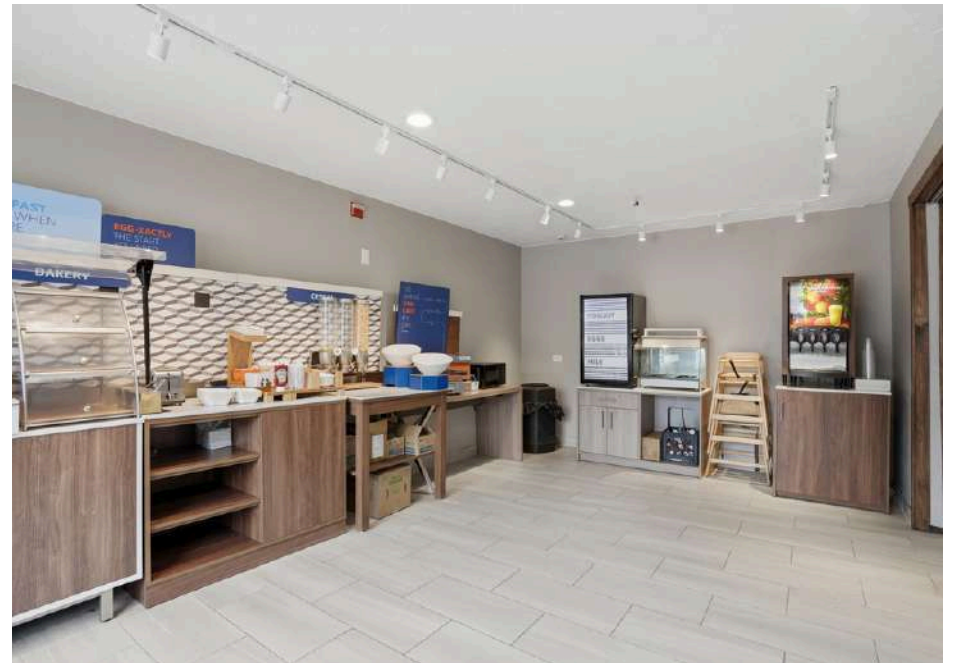














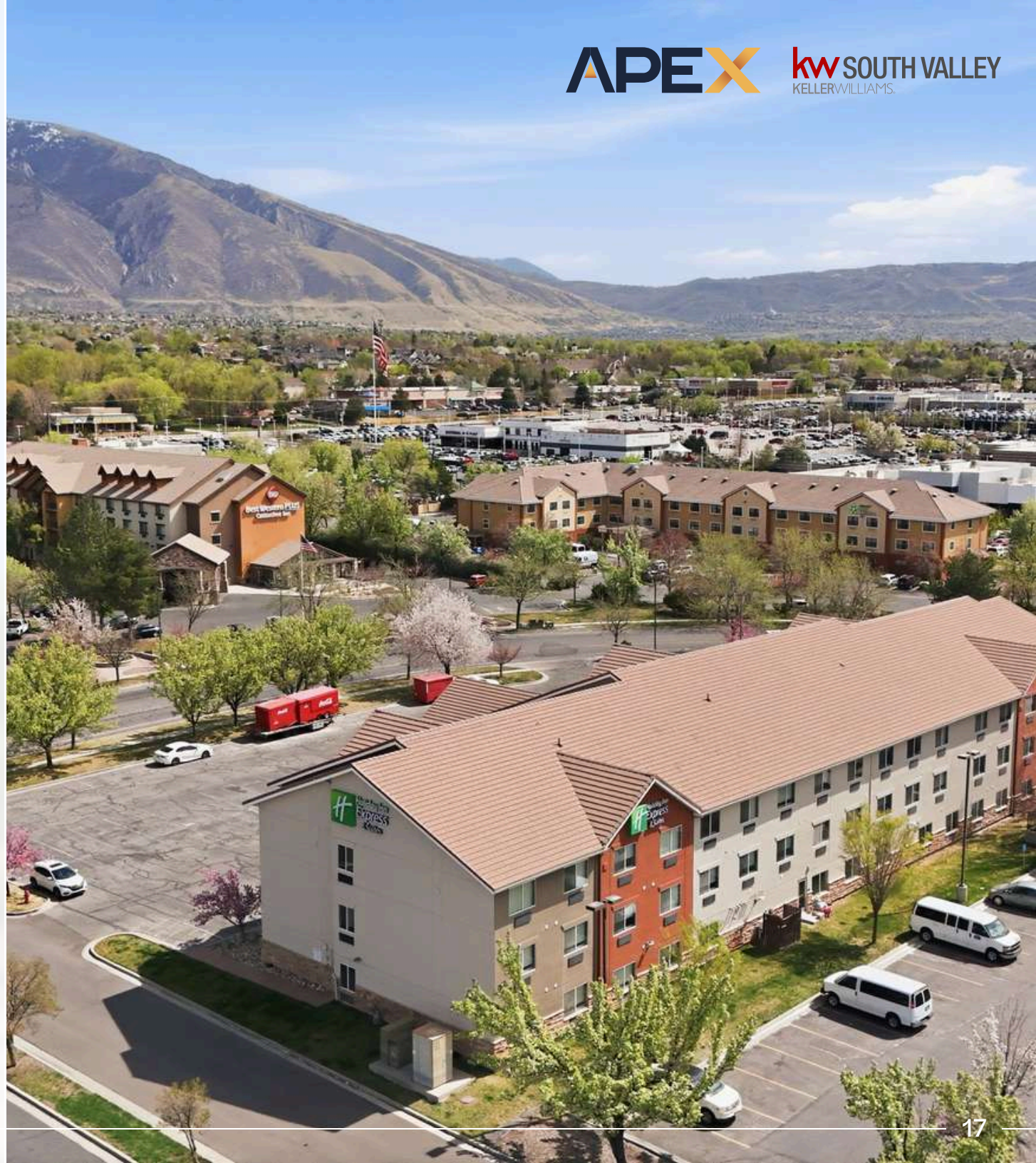






Whether traveling for business or leisure in the Salt Lake City metro, guests benefit from convenient amenities including a fitness center, indoor pool, business center, and well-appointed rooms at Holiday Inn Express & Suites Sandy.

Located just off I-15 along the 10600 South corridor, the property offers immediate access to major employers, retail destinations, and regional attractions. Guests are near South Towne Center, Jordan Commons, and key business hubs, with Salt Lake City International Airport approximately 25 minutes away. The area also provides access to Utah's outdoor recreation, including ski resorts and hiking trails, supporting consistent year-round travel demand.





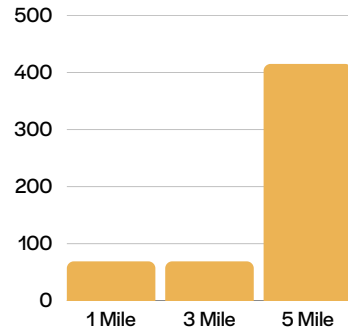
Demographics **Summary**

88-Key Branded Hospitality Asset Along I-15
in the Salt Lake City South Corridor



10680 S Auto Mall Drive

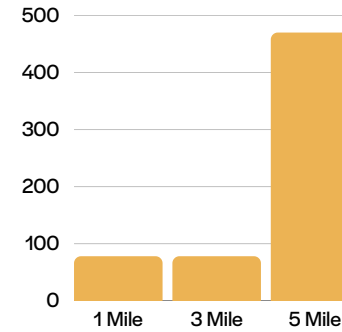
2025 Population



Total Population 2025

| | |
|--------|---------|
| 1 Mile | 9,806 |
| 3 Mile | 103,801 |
| 5 Mile | 297,954 |

20309 Population Projection

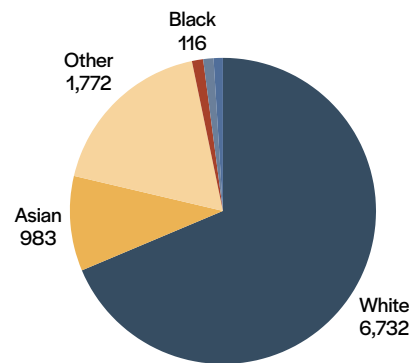


Projection 2029

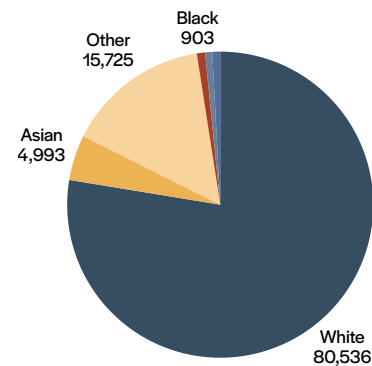
| | |
|--------|---------|
| 1 Mile | 10,006 |
| 3 Mile | 106,089 |
| 5 Mile | 304,716 |

2025 Population by Ethnic Group

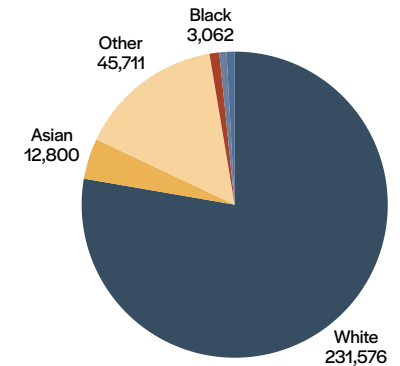
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



| Households | 1 Mile | 3 Mile | 5 Mile |
|------------------|--------|--------|---------|
| 2030 Projection | 3,994 | 36,533 | 100,999 |
| 2025 Estimate | 3,905 | 35,694 | 98,573 |
| 2020 Census | 3,898 | 35,506 | 97,565 |
| Growth 2025–2030 | 2.28% | 2.35% | 2.46% |
| Growth 2020–2025 | 0.18% | 0.53% | 1.03% |



2025 Avg Household Income

1 Mile: \$111,330 | 3 Mile: \$128,689 | 5 Mile: \$136,082

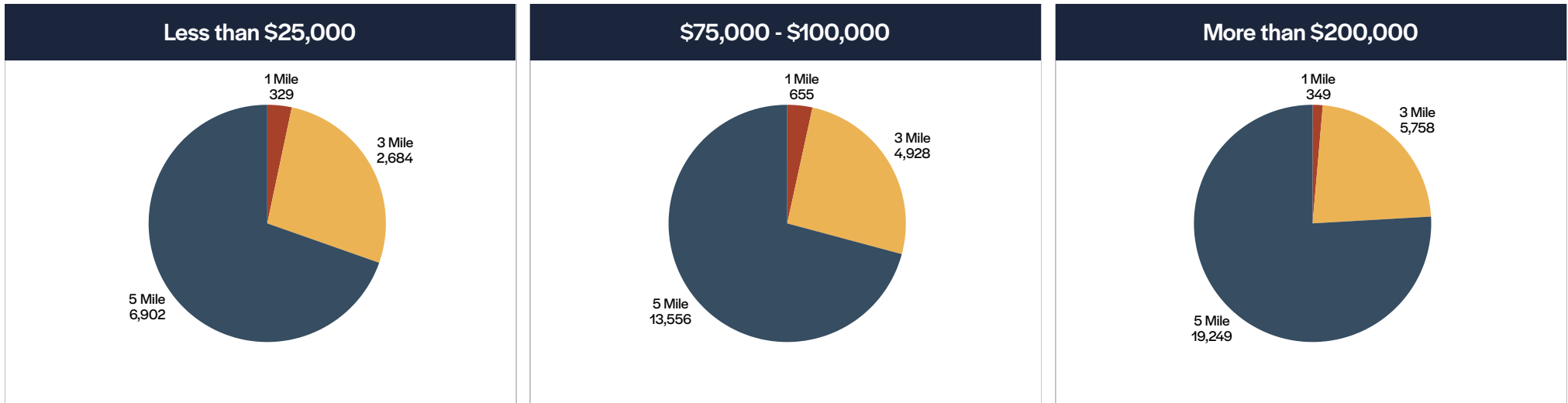


2025 Med Household Income

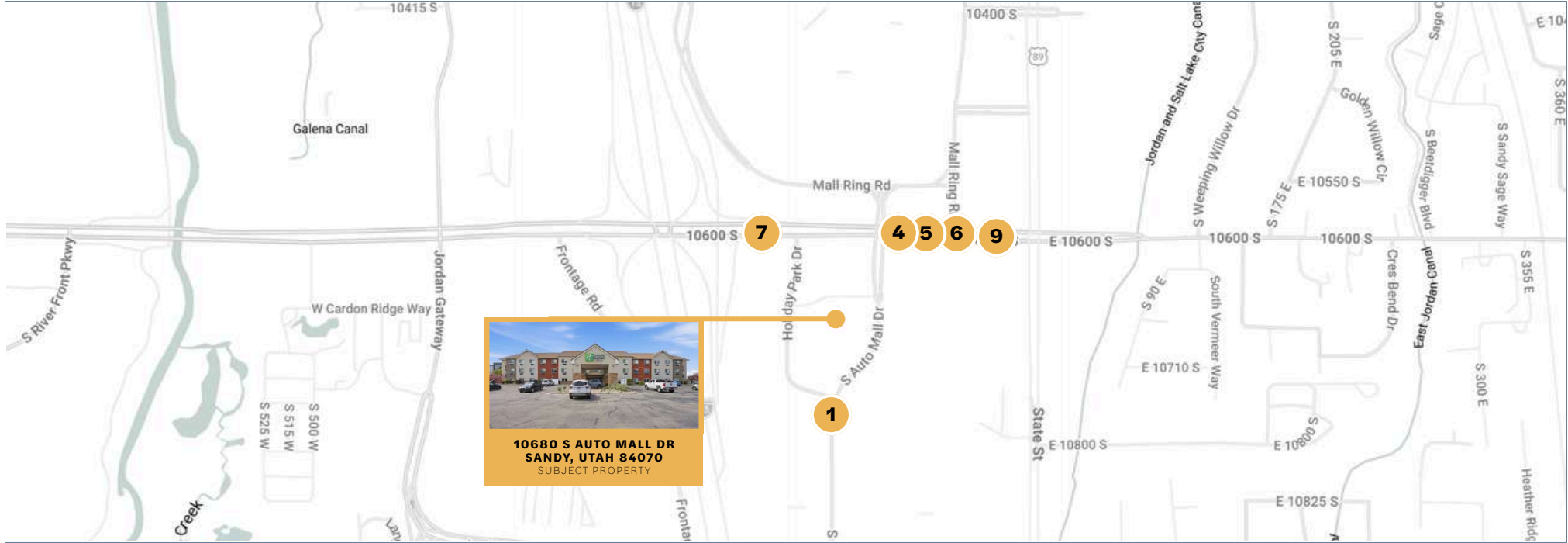
1 Mile: \$94,064 | 3 Mile: \$105,326 | 5 Mile: \$108,577

2025 Households by HH Income

1 Mile: 3,905 | 3 Mile: 35,695 | 5 Mile: 98,573



| 2025 Households by HH Income | 1 Miles | | 3 Miles | | 5 Miles | |
|-------------------------------|---------|--------|---------|--------|---------|--------|
| Income: <\$25,000 | 329 | 8.43% | 2,684 | 7.52% | 6,902 | 7.00% |
| Income: \$25,000 – \$50,000 | 338 | 8.66% | 3,980 | 11.15% | 10,708 | 10.86% |
| Income: \$50,000 – \$75,000 | 786 | 20.13% | 5,161 | 14.46% | 13,728 | 13.93% |
| Income: \$75,000 – \$100,000 | 655 | 16.77% | 4,928 | 13.81% | 13,556 | 13.75% |
| Income: \$100,000 – \$125,000 | 624 | 15.98% | 5,137 | 14.39% | 12,803 | 12.99% |
| Income: \$125,000 – \$150,000 | 308 | 7.89% | 3,017 | 8.45% | 8,293 | 8.41% |
| Income: \$150,000 – \$200,000 | 516 | 13.21% | 5,030 | 14.09% | 13,334 | 13.53% |
| Income: \$200,000+ | 349 | 8.94% | 5,758 | 16.13% | 19,249 | 19.53% |



| # | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Property |
|----|-----------------|--------------------|----------------|------------|------------------|-------------|-----------------------------|
| 1 | Auto Mall Drive | Holiday Park Drive | 0.02 NW | 2021 | 1,000 | AADT | 0.09 |
| 2 | 10600 South | 10600 South | 0.03 E | 2021 | 46,172 | AADT | 0.09 |
| 3 | Auto Mall Drive | — | 0.00 | 2025 | 47,044 | MPSI | 0.10 |
| 4 | 10600 South | S 120 W | 0.07 W | 2025 | 41,857 | MPSI | 0.11 |
| 5 | 10600 South | Centennial Pkwy | 0.02 W | 2024 | 46,378 | MPSI | 0.12 |
| 6 | 10600 South | Centennial Pkwy | 0.02 W | 2025 | 46,113 | MPSI | 0.12 |
| 7 | 10600 South | 10600 South | 0.02 E | 2021 | 44,848 | AADT | 0.14 |
| 8 | W 10600 S | S 120 W | 0.07 W | 2018 | 41,227 | MPSI | 0.14 |
| 9 | W 10600 S | S 120 W | 0.07 W | 2024 | 43,667 | MPSI | 0.14 |
| 10 | N 20 E | E 10800 S | 0.16 S | 2024 | 28,427 | MPSI | 0.20 |



Location **Overview**

88-Key Branded Hospitality Asset Along I-15
in the Salt Lake City South Corridor



10680 S Auto Mall Drive

Sandy



Sandy, Utah is a well-established and growing community within the Salt Lake City South submarket, serving as a key commercial and residential hub in the greater metro area. Located along the I-15 corridor, the city benefits from strong regional connectivity, consistent traffic flow, and direct access to one of the state's most active economic corridors.

The area is supported by a diverse economic base with proximity to Downtown Salt Lake City and the Silicon Slopes technology corridor. Sandy features a strong mix of national retailers, dining, and entertainment destinations, including South Towne Center and Jordan Commons. Its location also provides convenient access to Salt Lake City International Airport and Utah's outdoor recreation, including ski resorts and hiking trails, supporting steady year-round activity.





Area Amenities



AMERICA FIRST FIELD

Sam Miller
MEGAPLEX
THEATRES

MOUNTAIN AMERICA
EXPOSITION CENTER

AT&T
Marshalls
OLD NAVY
TARGET
Chick-fil-A
CVS pharmacy

J
JORDAN
Beetdiggers

MOUNT JORDAN
MOUNTAIN VIEW

THE SHOPS AT SOUTH TOWN

The Commons at Southtown
chili's VANS JCPenney
Starbucks TEXAS ROADHOUSE Panda Express BARNES & NOBLE
Chipotle All Star
Krispy Kreme Olive Garden DQ Burlington

Sam's CLUB
Walmart

ROSEMAN UNIVERSITY
OF HEALTH SCIENCES



20,300
AADT (2024)

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SANDY, UTAH 84070
SUBJECT PROPERTY

COSTCO
WHOLESALE

MOUNTAINSTAR
Lone Peak Hospital

IKEA

IN-N-OUT BURGER **CINEMARK**

Regional Demand Drivers & Access

GREAT SALT LAKE



SLC INTERNATIONAL

SALT LAKE CITY



THE UNIVERSITY of UTAH



SVR
SOUTH VALLEY REGIONAL AIRPORT

FASHION PLACE

OQUIRRH

WEST JORDAN

COTTONWOOD HEIGHTS



**10680 S AUTO MALL DR
SANDY, UTAH 84070
SUBJECT PROPERTY**

PINE CANYON

COPPERTON

SANDY

TOOELE



IKEA

RIVERTON

DRAPER

BLUFFDALE



Silicon SLOPES
UTAH

Outlets
at TRAVERSE MOUNTAIN

LEHI

Sandy, Utah serves as a key commercial and residential hub within the Salt Lake City South submarket, benefiting from its strategic position along the I-15 corridor. The area offers strong regional connectivity, consistent traffic flow, and direct access to one of the most active economic corridors in the state, supporting a steady mix of business and leisure activity.

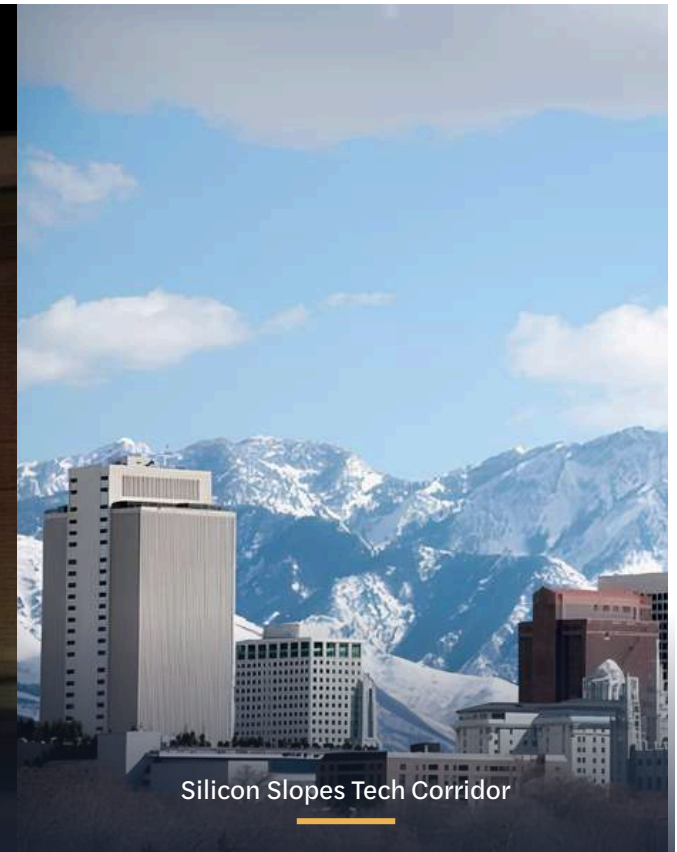
The surrounding market is anchored by major employment centers, retail destinations, and year-round recreation. Proximity to Silicon Slopes, South Towne Center, and Jordan Commons drives consistent consumer activity, while access to Salt Lake City International Airport and nearby ski resorts and outdoor amenities supports ongoing regional and national visitation. These demand drivers position the area for sustained economic growth and long-term hospitality performance.



The Shops at South Town



Jordan Commons



Silicon Slopes Tech Corridor

Salt Lake Community College is one of the largest higher education institutions in Utah, serving a broad student population across multiple campuses in the Salt Lake Valley. The college offers a wide range of academic, technical, and workforce development programs, supporting a steady flow of students, faculty, and visitors throughout the year.



The institution plays a key role in the region's workforce pipeline, with strong connections to local employers and nearby business hubs. Its proximity to major transportation corridors and commercial centers contributes to consistent lodging demand driven by campus events, visiting faculty, and student-related travel.



1948
ESTABLISHED



~27,000
STUDENTS



MULTIPLE CAMPUSES
SALT LAKE VALLEY

Strategically located along the I-15 corridor, the property provides direct access to key regional demand drivers supporting consistent business and leisure travel. Its position along 10600 South offers strong visibility and connectivity to major commercial corridors, capturing traffic from the broader Salt Lake City metro and surrounding suburban markets.

The property benefits from proximity to major retail, entertainment, and employment centers, including South Towne Center and the Silicon Slopes corridor. With Salt Lake City International Airport approximately 25 minutes away and access to year-round outdoor recreation such as ski resorts and hiking trails, the location supports a steady mix of corporate, leisure, and pass-through demand.





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