

175 E CENTER STREET

PANGUITCH, UTAH 84759

40-Key Flagged Hospitality Asset
Near Bryce Canyon Tourism Corridor

APEX
kw SOUTH VALLEY
KELLERWILLIAMS



ECONO LODGE HOTEL

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Executive **Summary**

40-Key Flagged Hospitality Asset
Near Bryce Canyon Tourism Corridor



175 E Center Street

175 E Center St

PANGUITCH, UTAH 84759

The Econo Lodge Panguitch is a 40-room, two-story flagged hospitality asset strategically located along East Center Street in Panguitch, Utah—serving as a key gateway market to Bryce Canyon National Park and Southern Utah’s tourism corridor. Originally constructed in 1963 and renovated in 2014, the property operates under a nationally recognized franchise, offering consistent brand visibility and operational infrastructure.

Positioned on approximately 0.65 acres with direct access to US Highway 89, the asset benefits from steady drive-through traffic and proximity to major regional demand drivers, including national parks, outdoor recreation hubs, and seasonal tourism flows. The property presents investors with a stabilized hospitality investment opportunity with in-place operations and potential upside through operational optimization or repositioning.



40
ROOMS



2
STORIES



±0.65 Acres
LOT SIZE



±11,269 SF
BUILDING SIZE



40 Spaces
PARKING



1963 / 2014
BUILT / RENOVATED

175 E Center St

PANGUITCH, UTAH 84759

INVESTMENT HIGHLIGHTS

Gateway location to Bryce Canyon National Park and Southern Utah tourism corridor

Positioned along East Center Street with connectivity to US Hwy 89

Consistent tourism-driven demand from national parks and outdoor recreation

Limited competitive hotel inventory within Panguitch submarket

Proven hospitality corridor with established lodging demand

Small-town market with high dependency on seasonal travel and tourism flows

Previous sale at a 7.5% cap rate indicating stabilized income profile

LOCATION HIGHLIGHTS

40-key flagged hotel (Econo Lodge franchise)

Two-story construction with exterior corridor access

Renovated in 2014, originally built in 1963

Situated on ±0.65 acres (28,314 SF)

Parking ratio: 1 space per room (40 surface spaces)

On-site amenities include business center, hot tub, and public Wi-Fi

Strong brand recognition under Choice Hotels umbrella

Located in a supply-constrained rural hospitality market



Property **Photos**

40-Key Flagged Hospitality Asset
Near Bryce Canyon Tourism Corridor



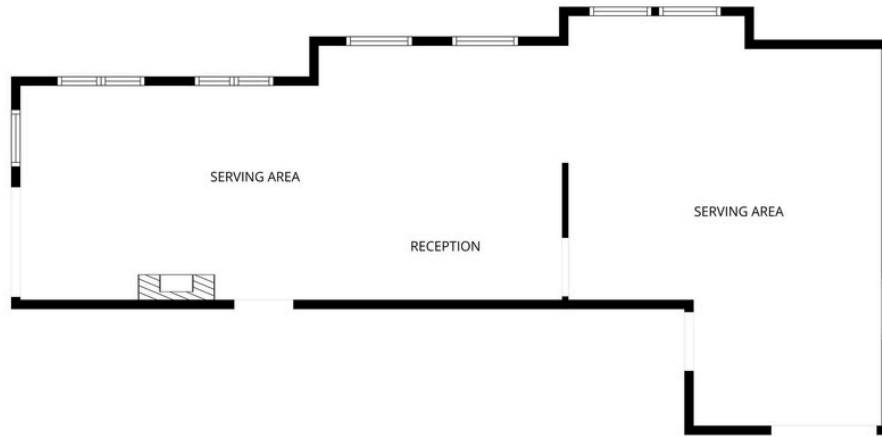
175 E Center Street







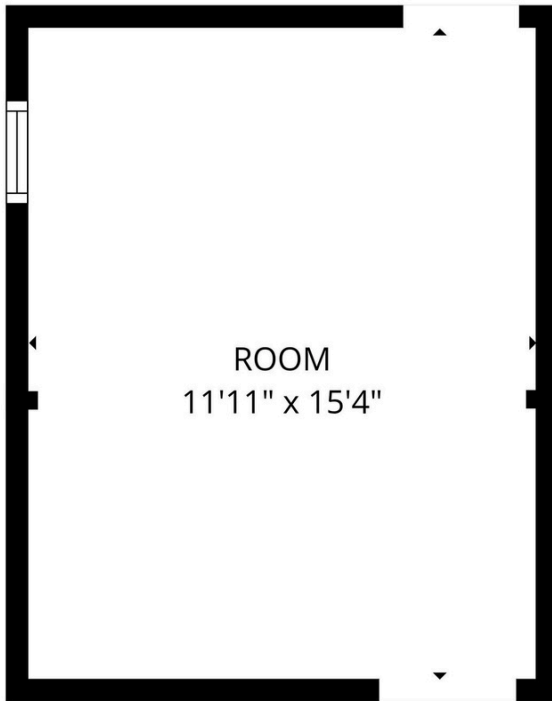
Breakfast and Lobby



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



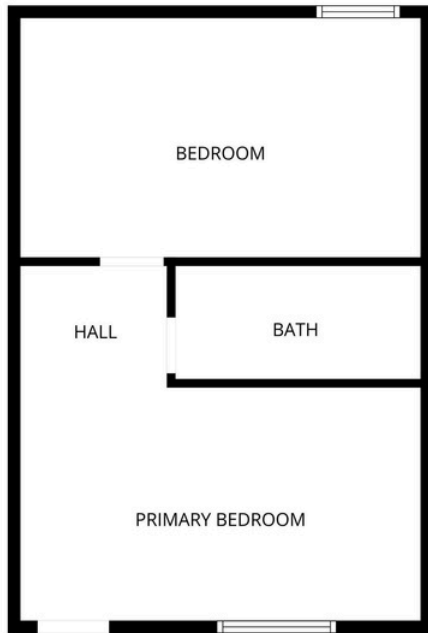




FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



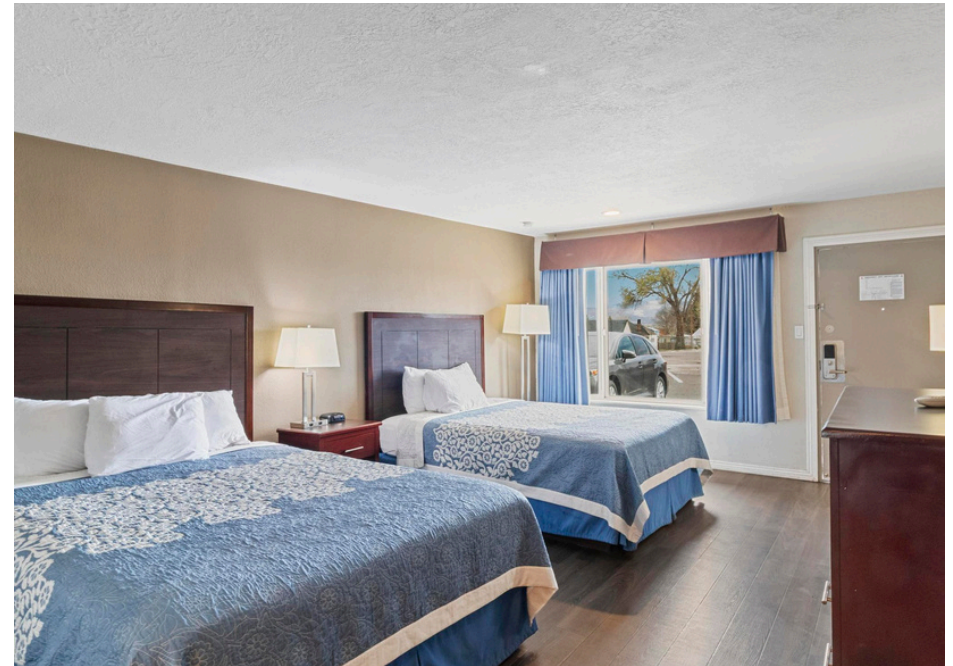
2 Bedroom Suite | 1 King Bed, 1 Queen Bed



2 Bedroom Suite | 1 King Bed, 1 Queen Bed



1 Bedroom | 2 Queen Beds



Econo Lodge

Whether traveling through Southern Utah's tourism corridor or visiting nearby national parks, guests benefit from comfortable accommodations, on-site amenities, and convenient access at Econo Lodge Panguitch.

Located along East Center Street with direct connectivity to US Highway 89, the property offers immediate access to Panguitch's Main Street corridor and surrounding attractions. Guests are within close proximity to Bryce Canyon National Park, Dixie National Forest, and other outdoor destinations, supporting consistent demand from leisure travelers and road-trip visitors.





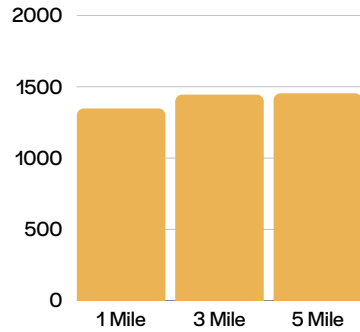
Demographics **Summary**

40-Key Flagged Hospitality Asset
Near Bryce Canyon Tourism Corridor



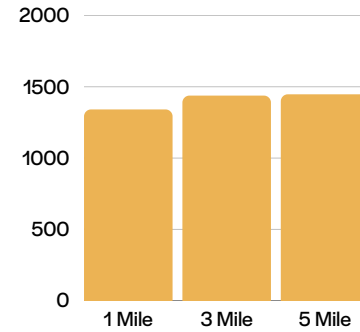
175 E Center Street

2025 Population



Total Population 2025	
1 Mile	1,348
3 Mile	1,445
5 Mile	1,454

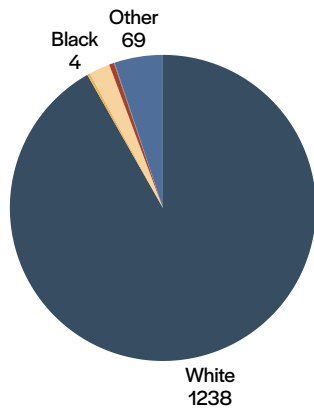
2030 Population Projection



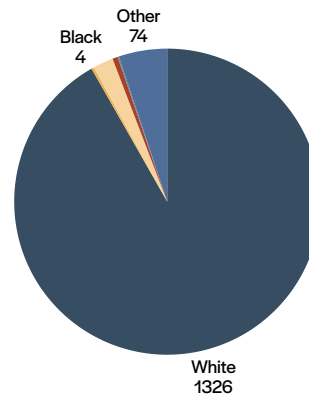
Projection 2030	
1 Mile	1,341
3 Mile	1,438
5 Mile	1,447

2025 Population by Ethnic Group

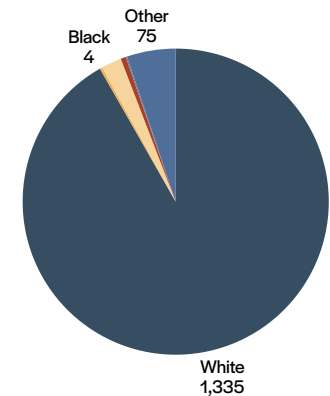
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2030 Projection	480	513	517
2025 Estimate	482	516	519
2020 Census	568	606	610
Growth 2025–2030	-0.41%	-0.58%	-0.39%
Growth 2020–2025	-15.14%	-14.85%	-14.92%



2025 Avg Household Income

1 Mile: \$95,937 | 3 Mile: \$95,797 | 5 Mile: \$96,088

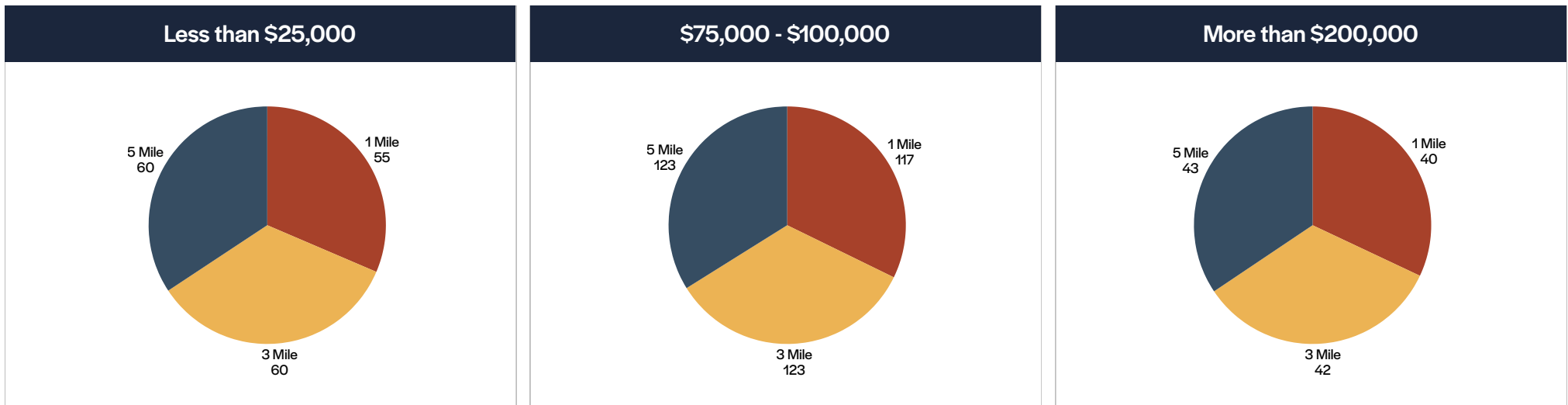


2025 Med Household Income

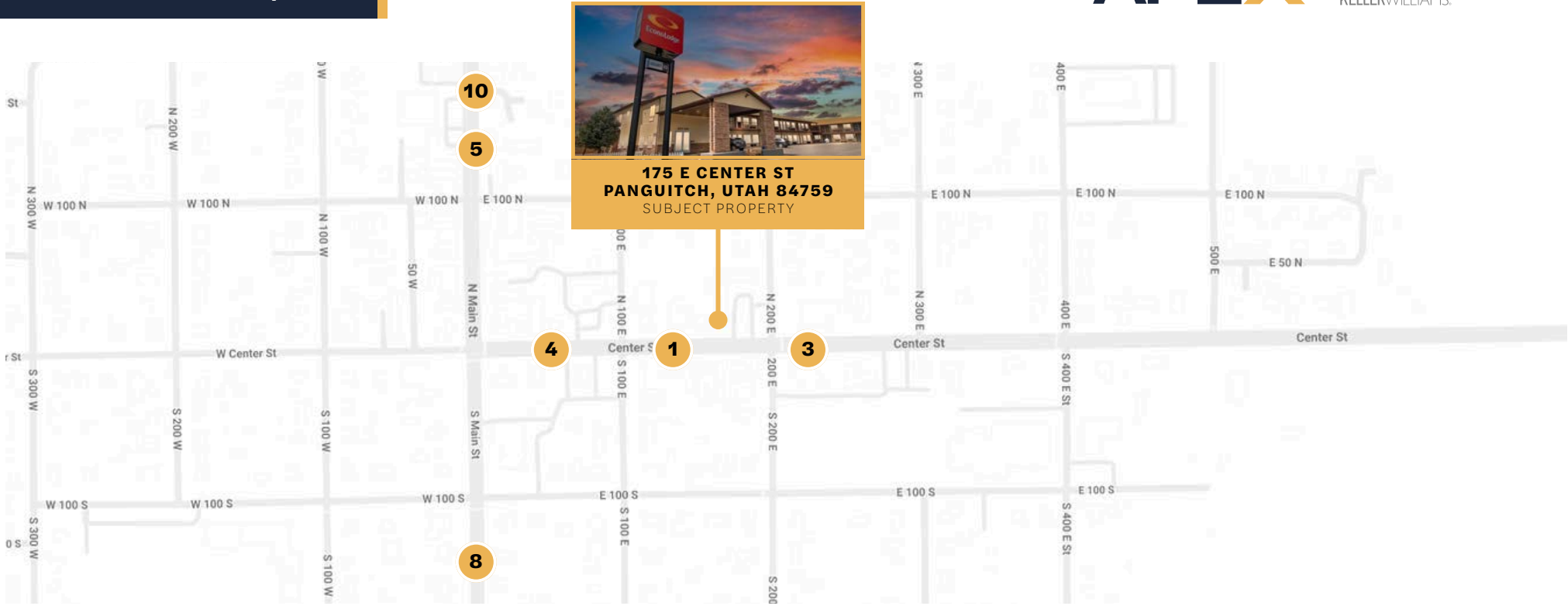
1 Mile: \$76,496 | 3 Mile: \$76,626 | 5 Mile: \$76,626

2025 Households by HH Income

1 Mile: 484 | 3 Mile: 516 | 5 Mile: 518



2025 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	55	11.36%	60	11.63%	60	11.58%
Income: \$25,000 – \$50,000	85	17.56%	91	17.64%	92	17.76%
Income: \$50,000 – \$75,000	95	19.63%	99	19.19%	99	19.11%
Income: \$75,000 – \$100,000	117	24.17%	123	23.84%	123	23.75%
Income: \$100,000 – \$125,000	11	2.27%	13	2.52%	13	2.51%
Income: \$125,000 – \$150,000	42	8.68%	46	8.91%	46	8.88%
Income: \$150,000 – \$200,000	39	8.06%	42	8.14%	42	8.11%
Income: \$200,000+	40	8.26%	42	8.14%	43	8.30%



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	East Center Street	—	0.00	2025	4,471	MPSI	0.06
2	East Center Street	N 200 E	0.05 W	2025	4,411	MPSI	0.08
3	East Center Street	N 200 E	0.05 W	2021	4,914	AADT	0.08
4	E Center St	N 100 E	0.05 E	2018	7,706	MPSI	0.14
5	North Main Street	200 North	0.09 NW	2021	2,583	AADT	0.22
6	South Main Street	W 300 S	0.05 S	2024	3,002	MPSI	0.37
7	South Main Street	W 300 S	0.05 S	2024	3,081	MPSI	0.37
8	South Main Street	W 300 S	0.05 S	2025	3,003	MPSI	0.37
9	US Hwy 89	E Center St	0.00	2018	5,826	MPSI	0.41
10	North Main Street	W 400 N	0.04 S	2025	2,306	MPSI	0.44



Location **Overview**

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175 E Center Street

Panguitch

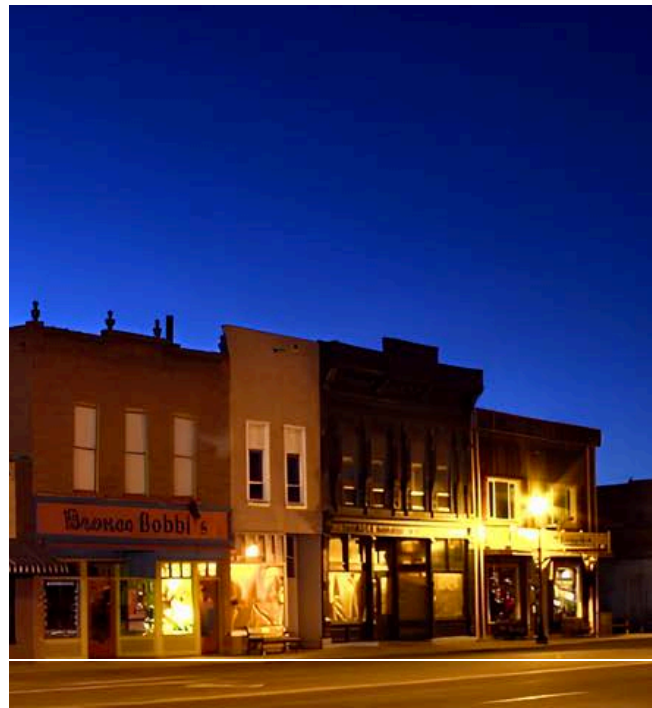
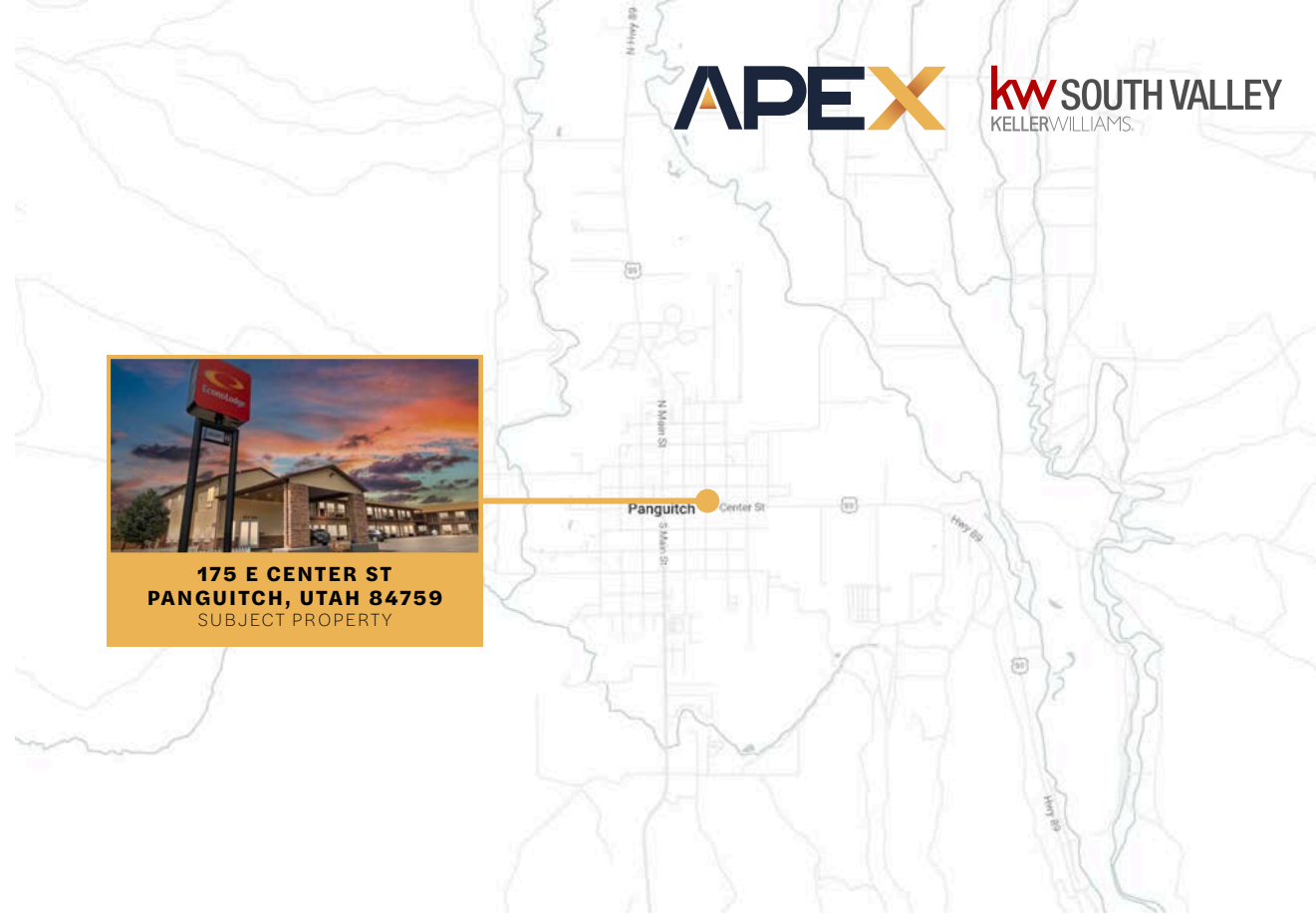


Panguitch, Utah is a historic small-town community located along U.S. Highway 89, serving as a key stop within Southern Utah's tourism corridor. Known for its proximity to Bryce Canyon National Park, the area attracts consistent visitor traffic from travelers exploring the region's national parks, scenic byways, and outdoor recreation destinations.

The city offers a charming downtown environment with local shops, dining, and lodging options, supported by steady drive-through tourism and seasonal visitation. Its central location provides convenient access to major outdoor attractions, positioning Panguitch as a reliable base for leisure travelers and road-trip visitors throughout the year.



175 E CENTER ST
PANGUITCH, UTAH 84759
SUBJECT PROPERTY





4,471
MPSI



175 E CENTER ST
PANGUITCH, UTAH 84759
SUBJECT PROPERTY



4,914
AADT

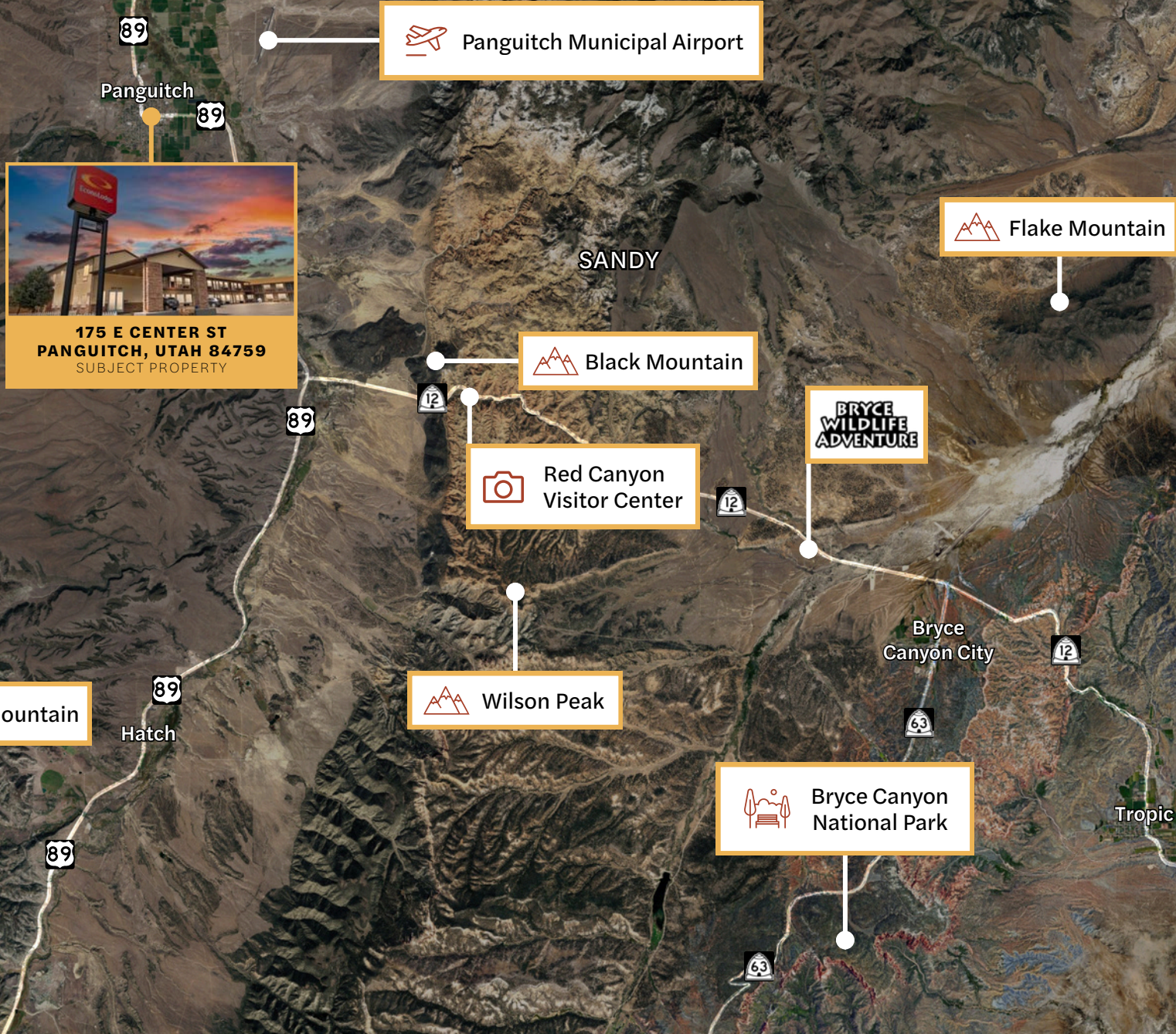
Center St.

Area Amenities

Aerial map of Panguitch, Utah, with callout boxes for various amenities and the subject property. The map shows a grid of streets and surrounding fields. A yellow dot on the map indicates the location of the subject property at 175 E Center St. White lines connect callout boxes to their respective locations on the map. Highway 89 is visible running north-south and east-west.

- TRIPLE C ARENA**
800 N. Main Panguitch, Utah
- GARFIELD COUNTY FAIR**
- Panguitch City Park**
- SUBWAY**
- FAMILY DOLLAR**
- ACE Hardware**
- HENRIE'S DRIVE-IN**
- Intermountain Health**
- EAGLES**
PANGUITCH ELEMENTARY - PANGUITCH ELEMENTARY
- Joe's Main Street Market**
- Panguitch High School & Middle School**
- 175 E CENTER ST
PANGUITCH, UTAH 84759
SUBJECT PROPERTY**
- Panguitch Drug Co.**
FRIENDLY SERVICE

Regional Demand Drivers & Access



Panguitch, Utah is a historic and tourism-driven community located in Garfield County, serving as a gateway to some of Southern Utah's most visited natural destinations. Positioned along U.S. Highway 89, the city benefits from steady pass-through traffic and regional connectivity between major national parks and scenic byways. Its small-town charm, historic downtown, and proximity to outdoor recreation make it a consistent stop for travelers exploring the surrounding region.

The local economy is largely supported by tourism, hospitality, and small business activity, with demand driven by nearby attractions such as Bryce Canyon National Park and Dixie National Forest. Panguitch's accessibility to these destinations, combined with its role as a regional service hub, supports year-round visitation and lodging demand. This positioning provides long-term support for commercial and hospitality assets within the area.



Bryce Canyon National Park



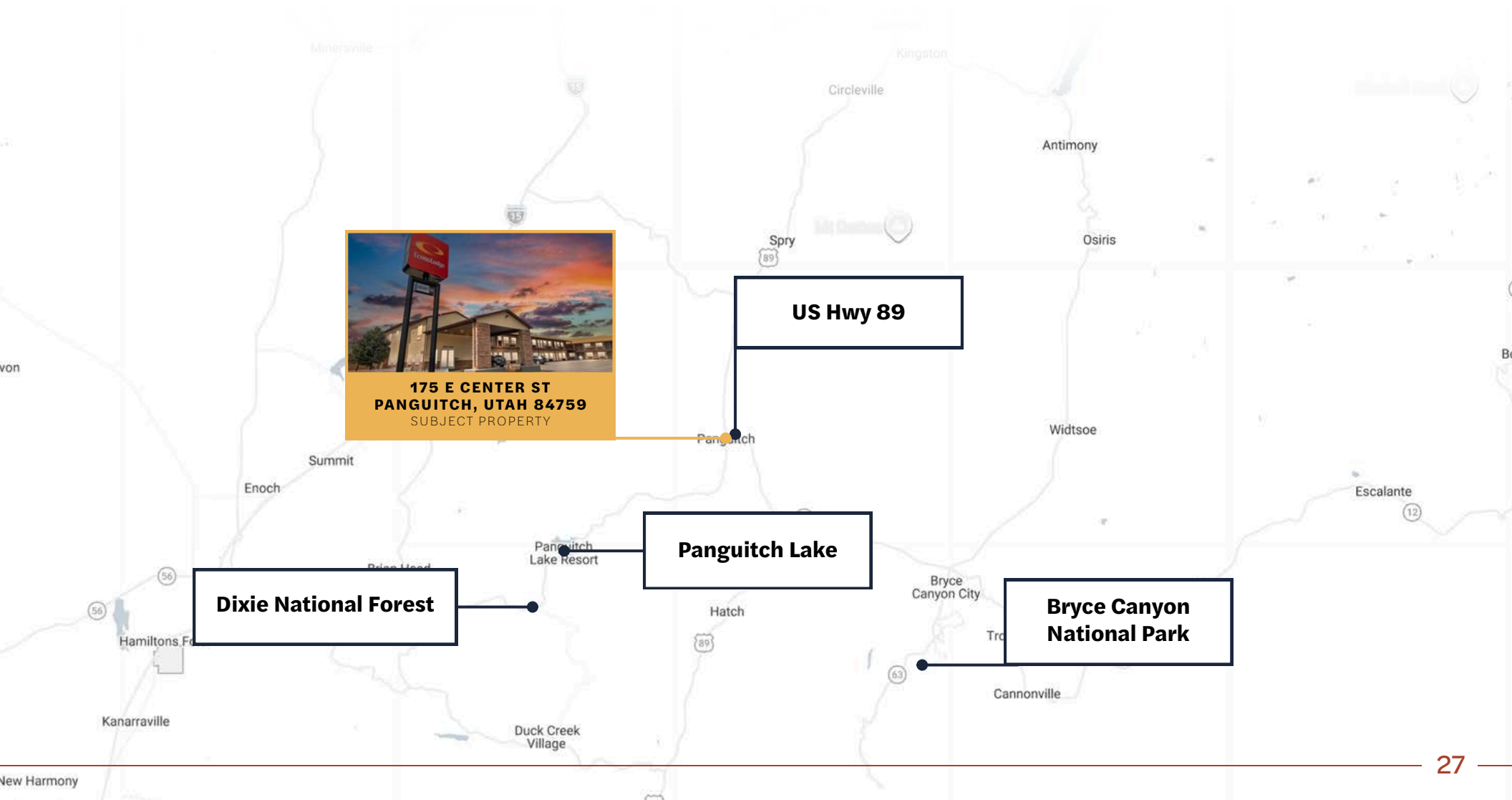
Dixie National Forest



Panguitch Lake

Strategically located along U.S. Highway 89, the property provides direct access to key tourism demand drivers supporting consistent transient lodging demand. The location captures drive-to travelers, outdoor enthusiasts, and national park visitors moving through Southern Utah's primary north-south corridor.

The property benefits from proximity to Bryce Canyon National Park and surrounding recreation areas, as well as regional access routes connecting to Zion National Park and other destinations. With limited new hotel supply in the immediate market, the location supports strong visibility, accessibility, and long-term tourism-driven demand.





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