

295 N MAIN STREET

— GLENDALE, UTAH 84729 —

Boutique Hospitality Asset in
Southern Utah Tourism Corridor

APEX



HISTORIC SMITH HOTEL BED & BREAKFAST

03 Executive Summary

29 Location Overview

06 Property Photos

25 Demographics Summary



TRENTON BRIGHT
Team Lead

(435) 820-6801
trent@apex-cre.com
UT License: 7961776



TYLER CARLISLE
Listing Specialist

(801) 833-817
tyler@apex-cre.com
UT License: 13435653-SA00



SHERI OSBORNE
Buyer Specialist

(801) 884-8816
sheri@apex-cre.com
UT License: 223875-SA00

This document, including the attached Offering Memorandum, contains confidential information relating to the property and the seller and has been prepared and distributed by Apex Commercial Real Estate Services, operating under KW Commercial. The recipient of this information acknowledges and agrees to the following:

- *Confidentiality Obligation:* Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of Apex Commercial Real Estate Services or the property owner.
- *Purpose of Use:* Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- *Non-Disclosure Agreement:* This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- *Return or Destruction:* Upon the request of Apex Commercial Real Estate Services or the conclusion of the evaluation process, Recipient shall promptly return all copies of this document and its contents or, at Apex Commercial Real Estate Services' option, destroy such materials.
- *No Rights Granted:* This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing or reviewing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



Executive **Summary**

Historic Smith Hotel Bed & Breakfast

Boutique Hospitality Asset in Southern Utah Tourism Corridor



295 N Main Street

295 N Main Street

GLENDALE, UTAH 84729

Nestled in the quiet and scenic town of Glendale, Utah, the Historic Smith Hotel Bed & Breakfast presents a rare opportunity to own a character-rich, boutique hospitality asset in the heart of Southern Utah's tourism corridor. Originally built in 1927, this beautifully preserved three-story property blends timeless charm with modern guest comforts, offering an intimate and inviting retreat for travelers.

Situated on approximately 1.49 acres, the property features eight well-appointed guest rooms, each designed to provide a cozy and memorable stay. Guests enjoy a variety of amenities including private balconies, patios, and high-speed internet access, while the property maintains a peaceful, smoke-free environment.

The hotel benefits from ample on-site parking with a strong parking ratio, making it convenient for guests traveling through the region. Located along Main Street, the property offers accessibility while still maintaining a quiet, small-town atmosphere that appeals to tourists seeking a more personalized lodging experience.

Positioned within close proximity to some of Southern Utah's most sought-after outdoor destinations, this bed and breakfast is ideally suited to capture demand from travelers exploring national parks, hiking trails, and scenic byways. The surrounding area continues to see steady growth projections, further supporting long-term hospitality demand.

Whether operated as a traditional bed and breakfast, a boutique inn, or repositioned for a unique hospitality concept, the Historic Smith Hotel offers a compelling blend of history, charm, and upside potential in a highly desirable travel region.



1.49 AC (±65,035 SF)
LAND AREA



3,540 SF
BUILDING SIZE



8
ROOMS



3
STORIES



Ample guest parking in gravel lot
PARKING



1927
YEAR BUILT

295 N Main Street

GLENDALE, UTAH 84729

INVESTMENT HIGHLIGHTS

Positioned in Southern Utah’s tourism corridor near national parks and outdoor destinations

Boutique hospitality asset with limited local competition

Growing regional population with projected increases through 2029

Strong appeal to experiential and leisure travelers

Flexible use: traditional B&B, boutique inn, or themed hospitality concept

Located in a quiet, small-town environment with increasing tourism demand

Accessible via key regional corridors connecting to larger Utah markets

LOCATION HIGHLIGHTS

Historic 1927 construction with preserved architectural character

Eight (8) guest rooms across three stories

±1.49-acre site with strong on-site parking

Independent operation with flexible repositioning potential

Guest amenities include balconies, patios, and high-speed internet

Smoke-free property

Located directly along Main Street for accessibility and visibility



Property **Photos**

Historic Smith Hotel Bed & Breakfast

Boutique Hospitality Asset in Southern Utah Tourism Corridor



295 N Main Street

















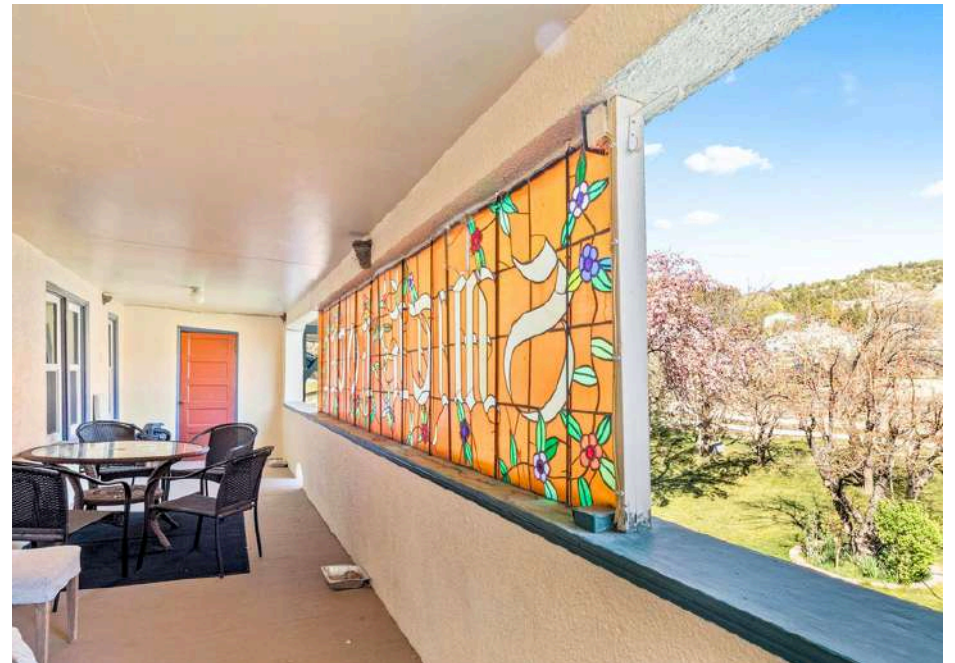












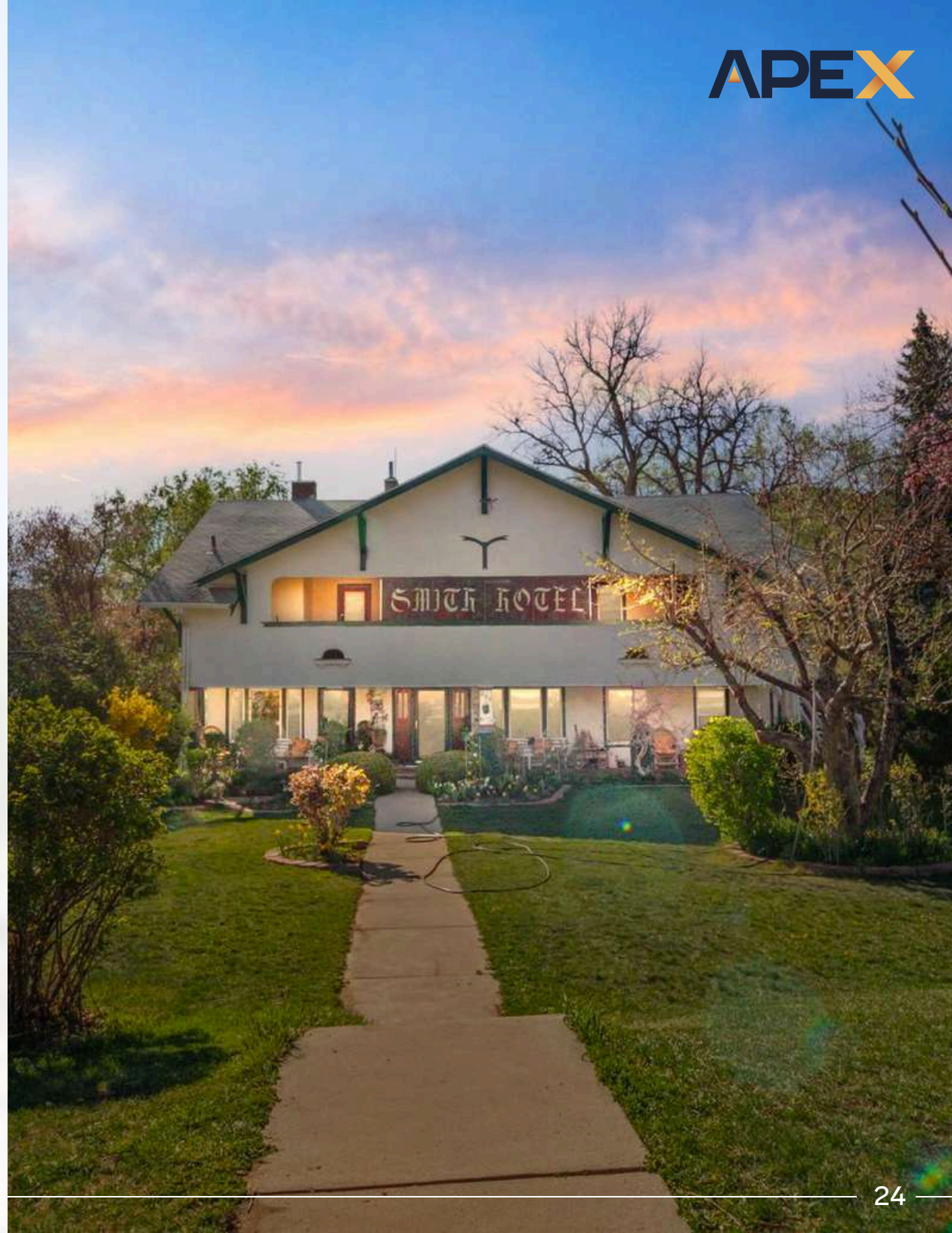






Located in Kane County, Glendale, Utah is a small but strategically positioned community within Southern Utah's highly active tourism corridor. Situated along U.S. Highway 89, the town serves as a key pass-through location for travelers heading to major national destinations including Zion National Park, Bryce Canyon National Park, and the Grand Staircase–Escalante National Monument. This positioning supports consistent year-round visitation, driven by outdoor recreation, scenic travel routes, and experiential tourism demand.

Despite its small population base, Glendale benefits from its proximity to larger regional hubs such as Kanab and Orderville, which provide additional dining, lodging, and service amenities. The area's economy is largely supported by tourism, hospitality, and regional travel, creating a steady flow of transient visitors. With limited local lodging inventory and continued growth in Southern Utah tourism, Glendale presents a compelling opportunity for boutique hospitality assets to capture demand within an underserved market.





Demographics **Summary**

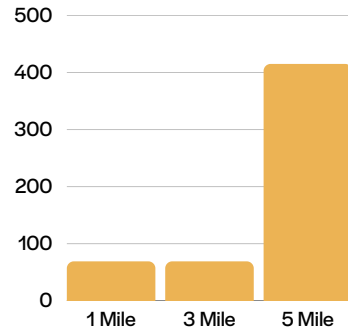
Historic Smith Hotel Bed & Breakfast

Boutique Hospitality Asset in Southern Utah Tourism Corridor



295 N Main Street

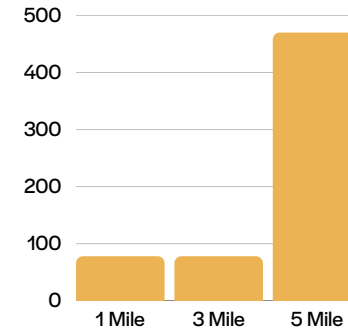
2024 Population



Total Population 2024

1 Mile	69
3 Mile	69
5 Mile	415

2029 Population Projection

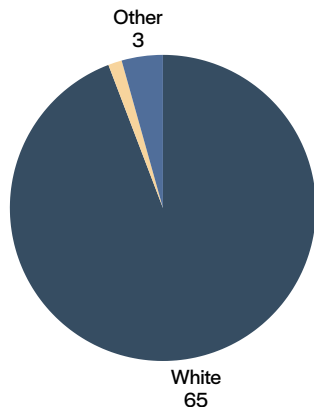


Projection 2029

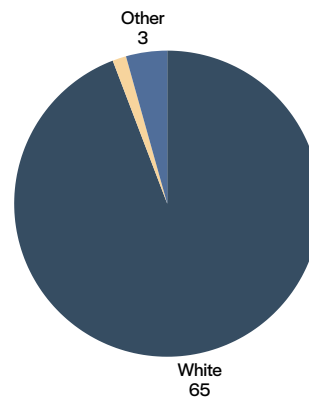
1 Mile	78
3 Mile	78
5 Mile	470

2024 Population by Ethnic Group

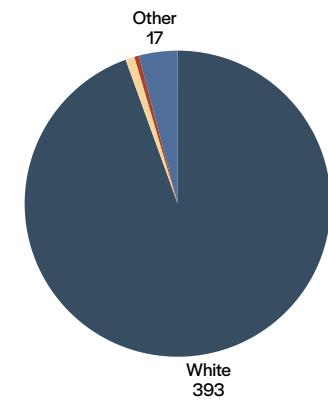
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2029 Projection	28	28	166
2024 Estimate	24	24	146
2020 Census	27	27	164
Growth 2024–2029	16.67%	16.67%	13.70%
Growth 2020–2024	-11.11%	-11.11%	-10.98%



2024 Avg Household Income

1 Mile: \$86,065 | 3 Mile: \$86,065 | 5 Mile: \$82,722

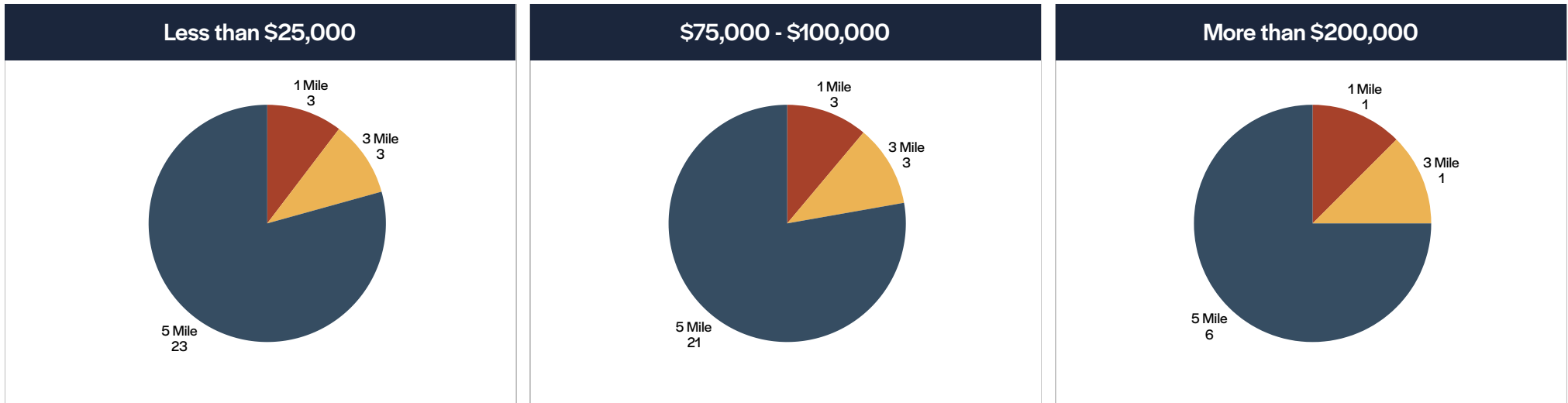


2024 Med Household Income

1 Mile: \$69,374 | 3 Mile: \$69,374 | 5 Mile: \$67,788

2024 Households by HH Income

1 Mile: 23 | 3 Mile: 23 | 5 Mile: 151



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	3	(13.04%)	3	(13.04%)	23	(15.23%)
Income: \$25,000 – \$50,000	3	(13.04%)	3	(13.04%)	20	(13.25%)
Income: \$50,000 – \$75,000	7	(30.43%)	7	(30.43%)	45	(29.80%)
Income: \$75,000 – \$100,000	3	(13.04%)	3	(13.04%)	21	(13.91%)
Income: \$100,000 – \$125,000	3	(13.04%)	3	(13.04%)	17	(11.26%)
Income: \$125,000 – \$150,000	1	(4.35%)	1	(4.35%)	8	(5.30%)
Income: \$150,000 – \$200,000	2	(8.70%)	2	(8.70%)	11	(7.28%)
Income: \$200,000+	1	(4.35%)	1	(4.35%)	6	(3.97%)



Location **Overview**

Historic Smith Hotel Bed & Breakfast

Boutique Hospitality Asset in Southern Utah Tourism Corridor



295 N Main Street

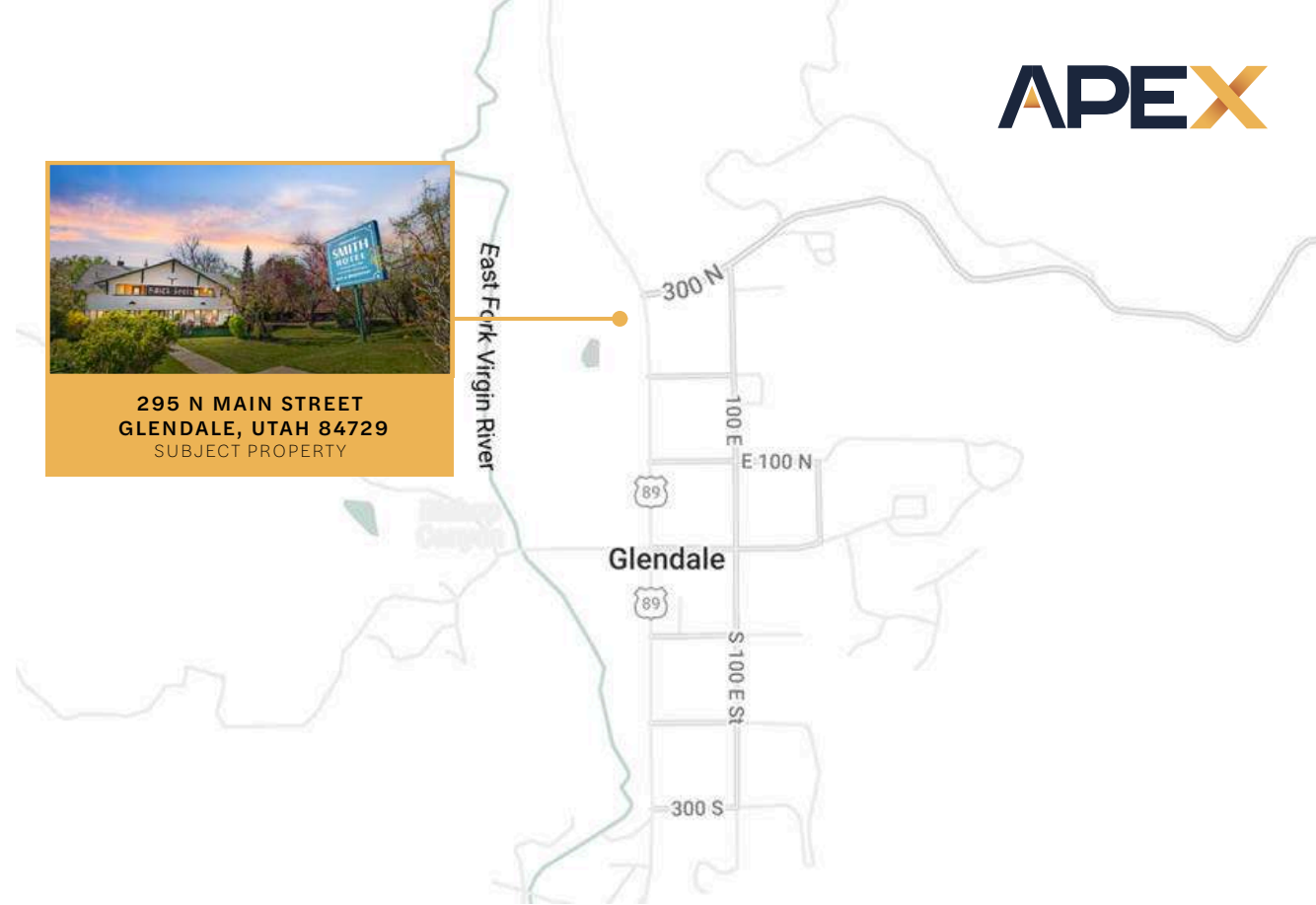
Glendale

Glendale, Utah, is a strategically positioned community in Southern Utah, recognized for its strong regional connectivity, scenic natural setting, and role as a gateway within the Long Valley area. Located along U.S. Highway 89, Glendale provides direct access to key destinations including Zion National Park and Bryce Canyon, supporting consistent movement of travelers, seasonal residents, and local commerce. Its proximity to world-class outdoor recreation, heritage tourism, and agricultural operations makes it an attractive location for commercial uses tied to hospitality, short-term rentals, and long-term investment.

Residents and visitors benefit from access to rugged landscapes, local heritage sites, and a quiet rural environment, while remaining connected to larger service centers in Kanab and Cedar City. The area supports steady demand driven by national park visitation, regional road trips, and a stable mix of ranching and tourism-related industries. With a combination of accessibility, scenic appeal, and strategic location, Glendale continues to serve as a vital contributor to Southern Utah's recreational and economic landscape.



**295 N MAIN STREET
GLENDALE, UTAH 84729**
SUBJECT PROPERTY






286
MPSI (2025)



Area Amenities



295 N MAIN STREET
GLENDALE, UTAH 84729
SUBJECT PROPERTY

 **286**
MPSI (2025)

Grand Staircase-
Escalante National
Monument

Bishop Canyon



 Glendale City Park



Regional Demand Drivers & Access



286
MPSI (2025)

GLENDALE



295 N MAIN STREET
GLENDALE, UTAH 84729
SUBJECT PROPERTY

ORDERVILLE

**MT CARMEL
JUNCTION**



Zion National Park
East Entrance

SUGAR & KNOLL
chicken
SUBWAY
Shell
Chevron

MAVERIK

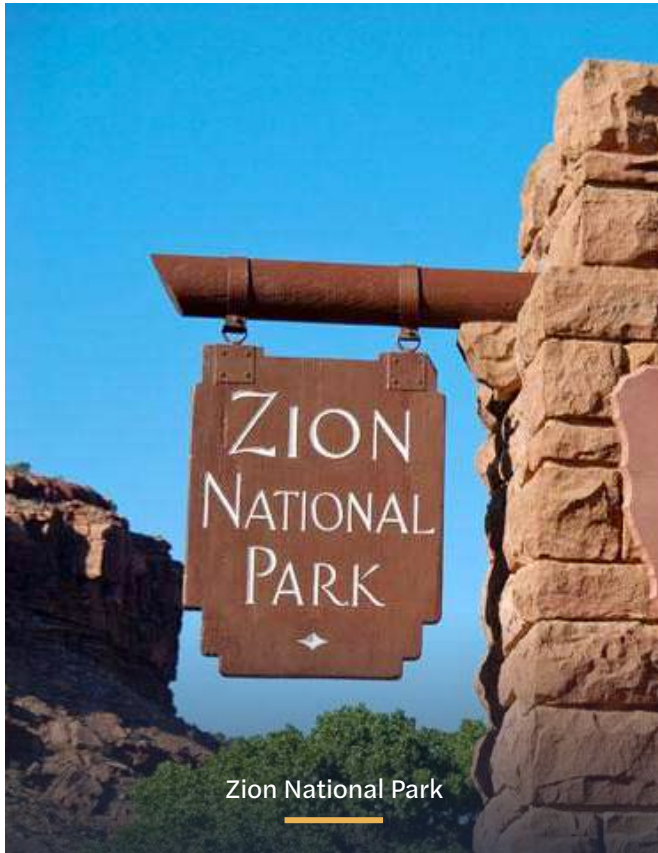
**7
ELEVEN** Honey's
Marketplace
Discover what's new in your market

Kane County
Hospital

KANAB

Glendale, Utah, thrives as a premier scenic and recreational hub in the heart of Long Valley, serving as a primary economic engine for the surrounding rural corridor, including Orderville and Mount Carmel. Boasting a central location, Glendale attracts thousands of visitors annually, creating a robust and reliable flow of nature-driven economic activity. Situated along the Virgin River, Glendale is known for its quiet pastoral beauty, iconic landscapes such as the White Cliffs, and proximity to hidden slot canyons. Its unique position as a gateway between major national parks supports a wide range of outdoor recreation, drawing both domestic and international travelers seeking hiking, history, and rural-based experiences.

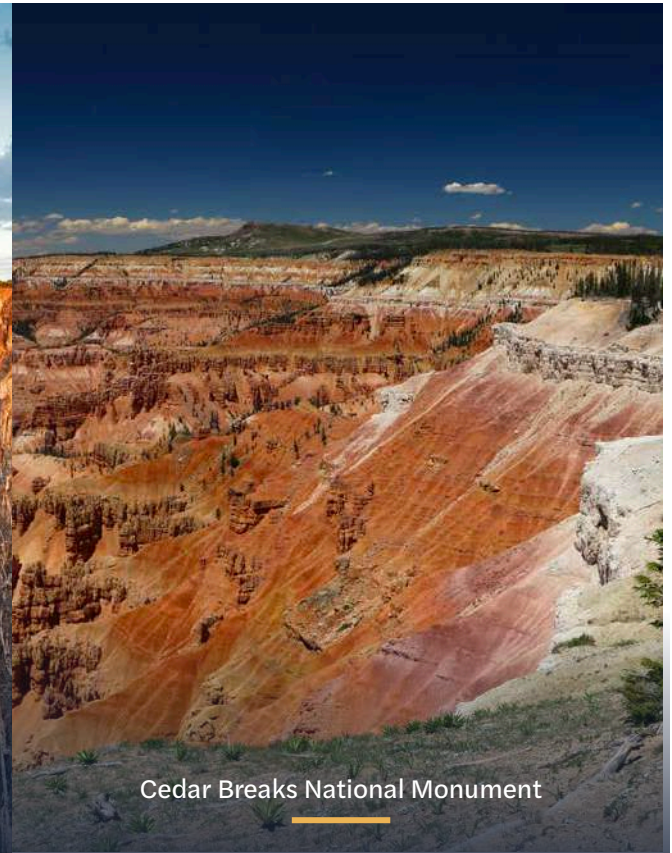
For investors, proximity to Glendale's natural assets represents a fundamental advantage. The town's sustained appeal, diverse tourism output, and rising regional recognition as a tranquil alternative to larger hubs continue to support long-term value for commercial and residential-oriented assets in the surrounding submarket.



Zion National Park



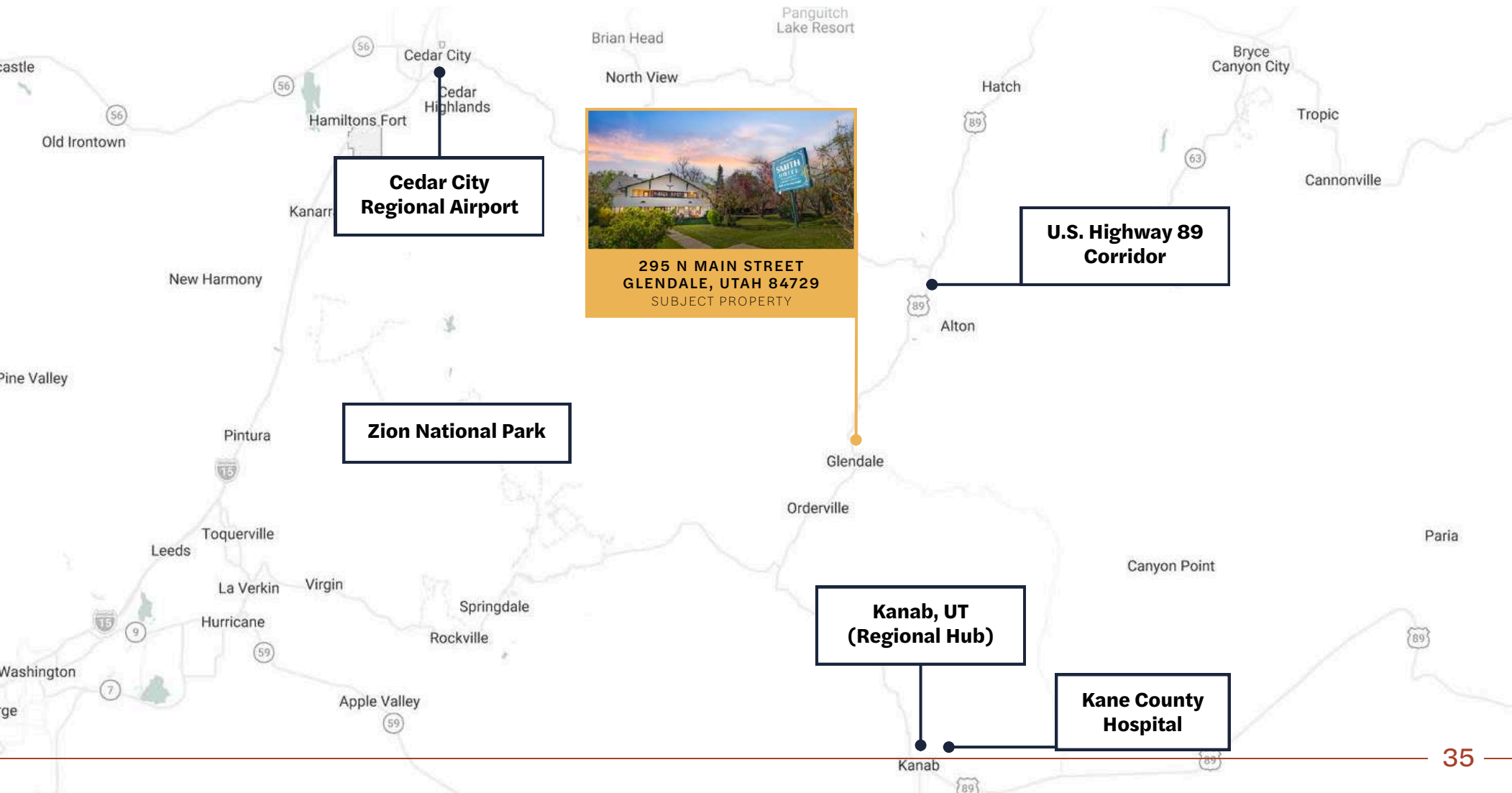
Bryce Canyon National Park



Cedar Breaks National Monument

Strategically located along the U.S. Highway 89 corridor, the property provides direct access to Glendale's key regional demand drivers that support consistent transient and tourism-related lodging demand. The asset benefits from visibility along a primary north-south route, capturing national park travelers, outdoor enthusiasts, and business visitors moving between Kanab, Panguitch, and surrounding Southern Utah markets. Its position within Glendale allows for convenient access to local heritage sites, rural services, and mountain activity, reinforcing its role as a functional lodging option for both short-term stays and adventure-based travel.

Nearby access to outdoor recreation, including the Virgin River and proximity to destinations such as Zion and Bryce Canyon National Parks, contributes to seasonal tourism demand. Combined with access to Cedar City Regional Airport and the broader regional economy, the property is well positioned to capture a mix of leisure travelers, road-trippers, 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.



APEX



TRENTON BRIGHT
Team Lead
(435) 820-6801
trent@apex-cre.com
UT License: 7961776



TYLER CARLISLE
Listing Specialist
(801) 833-817
tyler@apex-cre.com
UT License: 13435653-SA00



SHERI OSBORNE
Buyer Specialist
(801) 884-8816
sheri@apex-cre.com
UT License: 223875-SA00

The information contained in this Offering Memorandum is proprietary and strictly confidential. It has been prepared by Apex Commercial Real Estate Services, operating under KW Commercial, and is intended solely for review by the party receiving it directly from Apex Commercial Real Estate Services or KW Commercial. This Offering Memorandum may not be reproduced, distributed, or made available to any other person or entity without the prior written consent of Apex Commercial Real Estate Services.

By accepting and reviewing this Offering Memorandum, the recipient agrees to hold and treat all information contained herein in the strictest confidence. If the recipient does not wish to pursue the subject property, this Offering Memorandum and any related materials should be returned to Apex Commercial Real Estate Services.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information regarding the subject property and to establish only a preliminary level of interest among prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Apex Commercial Real Estate Services and KW Commercial have not made any independent investigation and make no warranty or representation with respect to the accuracy or completeness of the information contained herein. This includes, but is not limited to, the income or expenses of the property, projected financial performance, the size or square footage of the property and improvements, the presence or absence of environmental conditions (including contaminants, PCBs, or asbestos), compliance with local, state, or federal regulations, the physical condition of the property, or the financial condition or business prospects of any tenant or occupant.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, neither Apex Commercial Real Estate Services nor KW Commercial has verified such information and makes no representations or warranties as to its accuracy or completeness.

All prospective purchasers must take appropriate measures to verify all information contained herein. Prospective purchasers shall be responsible for their own costs and expenses associated with investigating the property. Buyers are strongly encouraged to conduct their own independent due diligence and seek advice from qualified professionals, including legal, financial, tax, engineering, and environmental advisors, regarding any matters related to the property. Apex Commercial Real Estate Services and KW Commercial act solely as real estate marketing agents and intermediaries between buyers and sellers and are not qualified to provide legal, accounting, engineering, or other professional advice.

Any rent or income information contained in this Offering Memorandum, other than actual historical collections where expressly stated, represents projections or estimates that may or may not be achieved. Apex Commercial Real Estate Services and KW Commercial make no representations regarding the likelihood of such projections being realized. Prospective purchasers should conduct their own independent analysis regarding the potential financial performance of the property, including any applicable local, state, or federal laws that may affect rental income or property operations.