



*Bluff Dwellings*  
RESORT & SPA



**54**  
TOTAL ROOMS

**2625 SOUTH HIGHWAY 191** 📍 **BLUFF, UT 84512**

LUXURIOUS RETREAT NESTLED AMONG ANCIENT SANDSTONE CLIFFS



**2625 SOUTH HIGHWAY 191** 📍 **BLUFF, UT 84512**



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# SECTION 1: SUMMARY

2625 SOUTH HIGHWAY 191 © BLUFF, UT 84512





# PROPERTY SUMMARY

**14**

**BUILDINGS**

**54**

**TOTAL ROOMS**

**16**

**ACRE PROPERTY**

**25,000**

**SF COMMON SPACE**







 **Bluff**  
**DWELLINGS**  
*Resort & SPA*

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# AMENITIES



☉ Dining Restaurant – Cedar Shack Café



☉ HóZhó Spa



☉ Lounge Areas



☉ Fitness Center



☉ Outdoor Swimming Pool



☉ Dwelling or Tipi Accommodations



☉ Conference Center



☉ Business Center



☉ 24-hour front desk



☉ Concierge services



# PROPERTY OVERVIEW

2625 SOUTH HIGHWAY 191 📍 BLUFF, UT 84512

Bluff Dwellings Resort & Spa in Bluff, Utah, offers a luxurious retreat nestled among ancient sandstone cliffs. This resort combines modern amenities with a historical ambiance inspired by ancestral Puebloan architecture. Guests can enjoy extended stay discounts, a full-service spa, and proximity to national parks and monuments like Arches, Bryce Canyon, and Zion. The resort features 54 rooms designed to blend seamlessly into the natural surroundings, providing a unique and immersive experience.

The resort features various well-appointed rooms, including the Triple Queen Pueblo, Tower Suite Pueblo, King Room Dwelling, and Family Dwelling. Each room is designed with custom-made furnishings, rainwater showerheads, and private patios offering spectacular views of the surrounding cliffs. For guests seeking a more adventurous stay, the resort offers four glamping tipis, representing traditional Native American habitation styles







## HÓZHÓ SPA

A wellness center that provides customized massages and native botanical products

## OUTDOOR POOL

Ideal for relaxation with views of the majestic sandstone cliffs.

## CONFERENCE ROOM

State-of-the-art facilities that can accommodate up to 120 guests, making it perfect for corporate events and retreats

## DINING

The Cedar Shack restaurant offers a taste of southwestern cuisine



# INVESTMENT BENEFITS

## Growing Tourism Market

With its unique location and offerings, Bluff Dwellings is well-positioned to capitalize on the growing interest in experiential travel and cultural tourism.

## Strong Brand and Management

Founded by passionate local owners, Jared and Spring Berrett, the resort is built on a foundation of strong community ties and a deep appreciation for the surrounding landscape

## Comprehensive Amenities

The resort's extensive amenities and services ensure high guest satisfaction and repeat business.

## Unique Cultural Experience

The resort is designed to reflect over 3,000 years of Native American history, with structures inspired by ancient Puebloan architecture. Guests can enjoy Native American dinner shows and educational programs that provide insight into the local heritage







# LOBBY

2625 SOUTH HIGHWAY 191 📍 BLUFF, UT 84512







Bluff  
DWELLINGS  
*Resort & SPA*

# HÓZHÓ SPA







# OUTDOOR AMENITIES

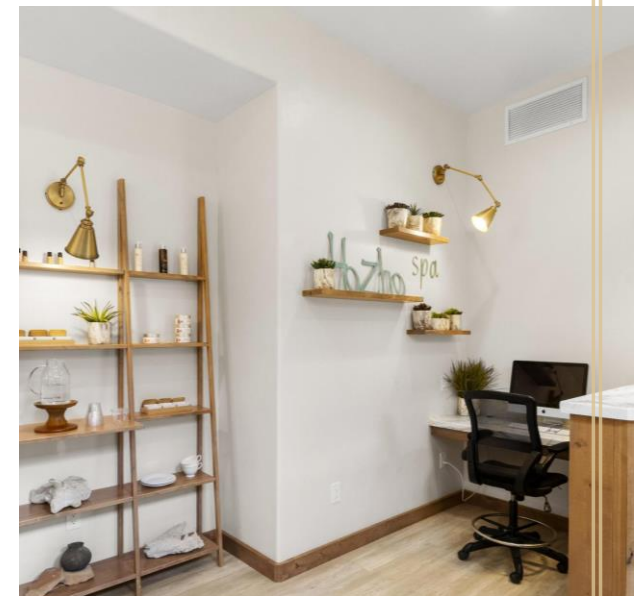






# AMENITIES

2625 SOUTH HIGHWAY 191 📍 BLUFF, UT 84512





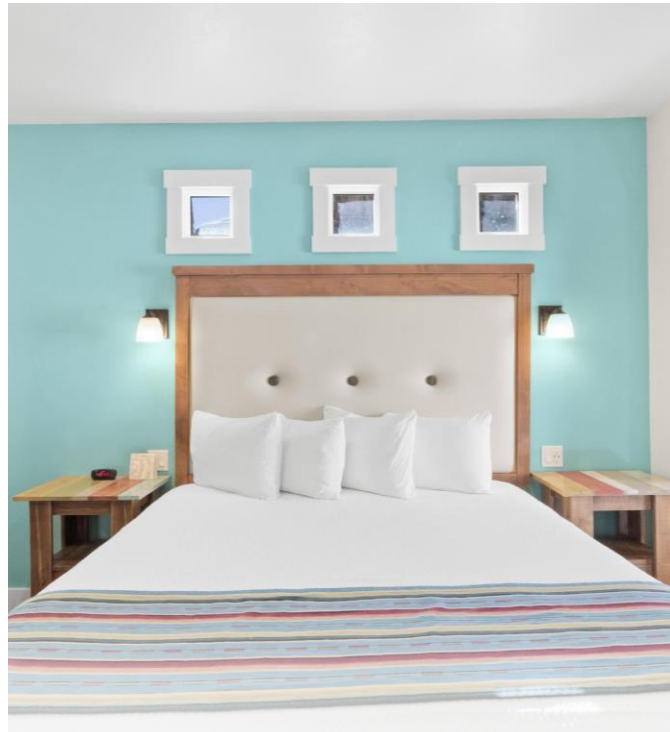
# SECTION 2: ROOMS

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1 BUNKBED, 2 QUEEN, 1 KING, 2 BATH, LARGE FAMILY SUITE



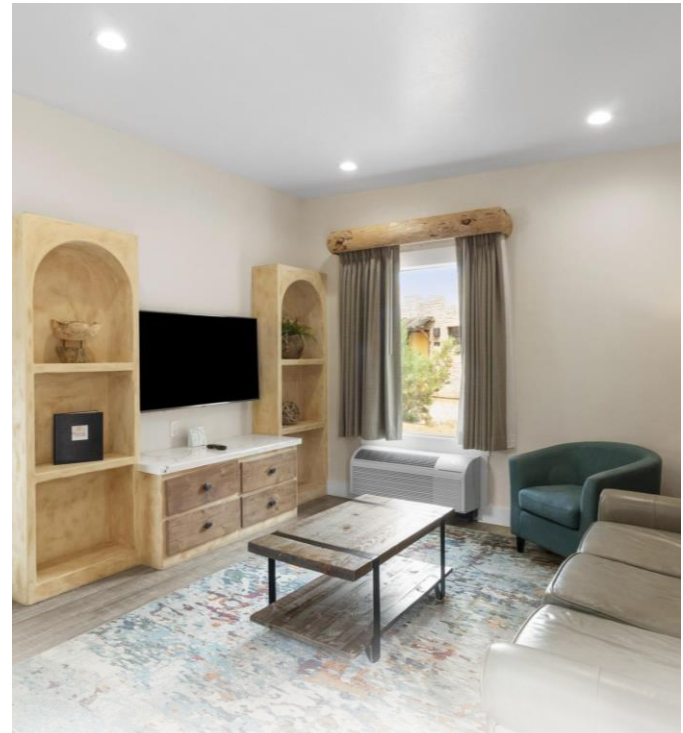


1 KING, 1 BATH, COUCH





# 1 KING, 1 BATH, SUITE





1 KING, 1 LOFTED QUEEN, 1 BATH, TOWER SUITE



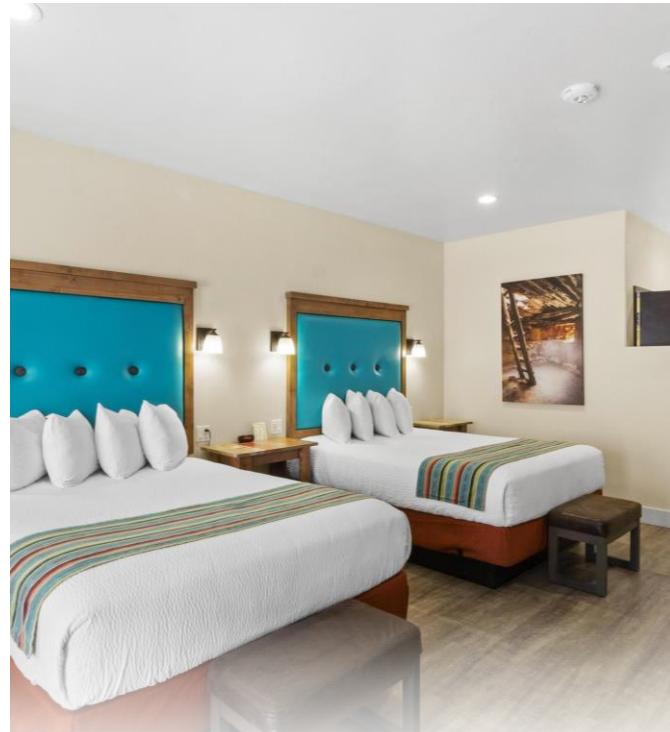


1 KING, 1 QUEEN, TWIN BUNKBEDS, 2 BATH, SUITE



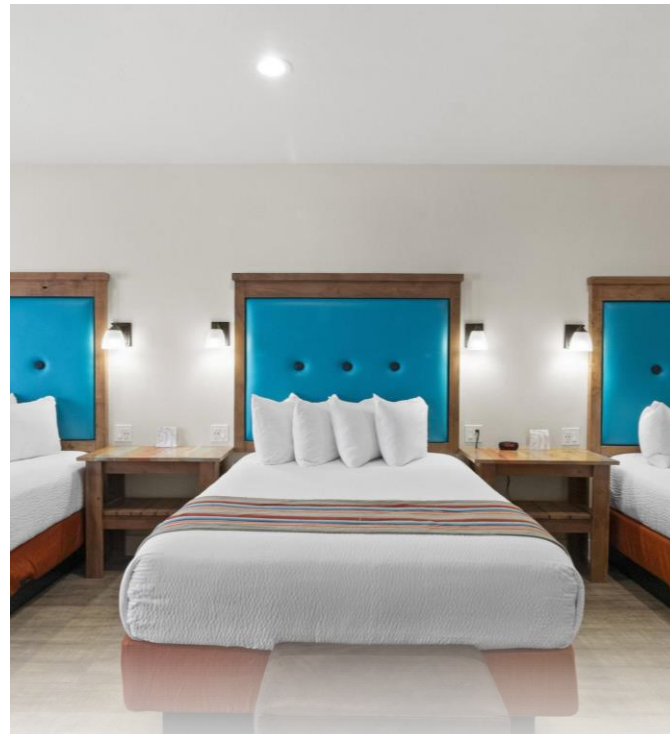


2 QUEEN, 1 BATH





3 QUEEN, 1 BATH





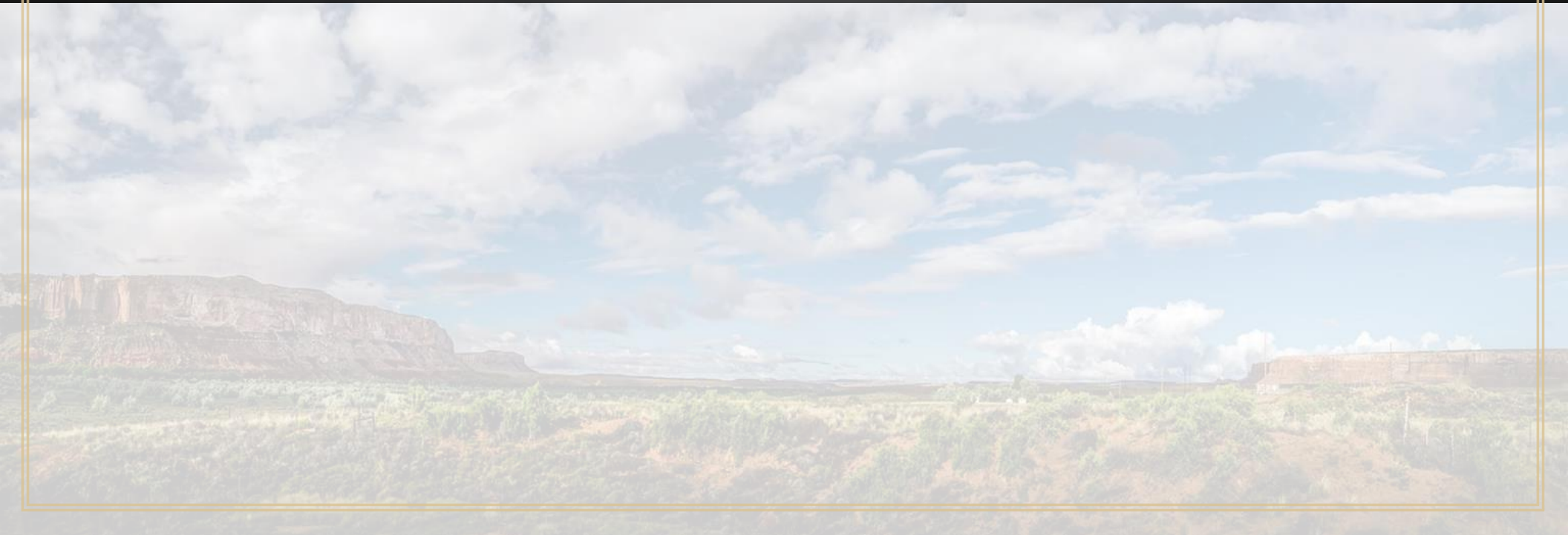
# TEEPEE (1 KING, 1 BATH)





# SECTION 2: AREA OVERVIEW

52 ROOM DESERT ROSE RESORT ■ BLUFF, UT 84512





# BLUFF, UTAH

Nominated as one of Budget Travel Magazine's coolest towns, Bluff is nestled between dramatic sandstone bluffs, and the San Juan River on the Trail of the Ancients Scenic Byway in southeastern Utah. The Navajo reservation borders our town weaving the culture of the Navajo people with Bluff's eclectic style. Surrounding Bluff you will find jaw-dropping scenic vistas such as Monument Valley, Bears Ears National Monument, and Goosenecks State Park. In Bluff, you'll find the Bluff Fort and the Bears Ears Education Center.

## SAN JUAN COUNTY DEMOGRAPHICS



**14,610**  
POPULATION



**\$137,700**  
MEDIAN HOME VALUE



**\$52,400**  
AVG HH INCOME



Few towns have a more colorful past. Ancestral Puebloans established the area's first settlements around 650 A.D. Some of the Southwest's most impressive prehistoric rock art and ruins lie in or near Bluff. The Ancestral Puebloans may have chosen this site because of the Twin Rocks formation at the town's north end, and the twin alcoves visible in the bluffs across the San Juan River.



# ACTIVITIES & RESOURCES

## Bears Ears National Monument

Named for two tall buttes that resemble the top of a bear's head, the creation of Bears Ears National Monument in 2016 made history as it honored five Native American tribes – Navajo, Hopi, Zuni, Ute Mountain Ute, and the Uintah-Ouray Ute Tribe, who sought to have their traditional lands set aside for preservation and continued cultural, recreational and scientific use.

Designated as a National Monument in 2016 by President Obama, the Bears Ears National Monument originally encompassed 1.3 million acres.



## Bluff Fort Historic Site

The original Bluff Fort has been rebuilt and lovingly restored through the efforts of the Hole in the Rock Foundation ([www.HIRF.org](http://www.HIRF.org)) and is open to visitors free of charge. You can learn more about why the pioneers came to Bluff and their arduous journey over the Hole-in-the-Rock trail. One of the original cabins, the Barton Cabin, may still be seen at the Bluff Fort. You will also find one of the original wagons used in the Hole-in-the-Rock Expedition. Replicas of the original log cabins and the Meetinghouse have been constructed to give the visitor a glimpse of pioneer life on the San Juan in the 1880's.



## Canyonlands National Park

The park was once called home by a variety of Native American cultures from the Paleo-Indian and Archaic cultures to the Fremonts and Ancestral Puebloan (Anasazi) people. These occupants hunted large game and edible plants within the area; they also cultivated the land with corn and other grains. Many of the remains and ruins of these cultures still stand in Canyonlands. One such remain is "The Great Gallery," which features well-preserved, life-sized human figures in the rock walls. The National Park Service features an excellent guide on the archeology of a good guide Horseshoe Canyon art.



## Comb Ridge















Just a few miles west of Bluff is Comb Ridge, a steep ridge running 80 miles in a north/south direction from Kayenta, Arizona to the foothills of the Abajo Mountains near Blanding, Utah. Tilted at almost 20 degrees and over one mile wide, the name comes from the jagged appearance of the ridge which is similar in shape to a rooster's comb. This natural marvel is a classic example of what geologists call a monocline, or a step-like bend of the earth's rock layers in one direction. This blunt rock extension occurred nearly 65 million years ago, when tectonic plates buried deep under the earth's surface slipped, leaving a rugged scar across once smooth stone..

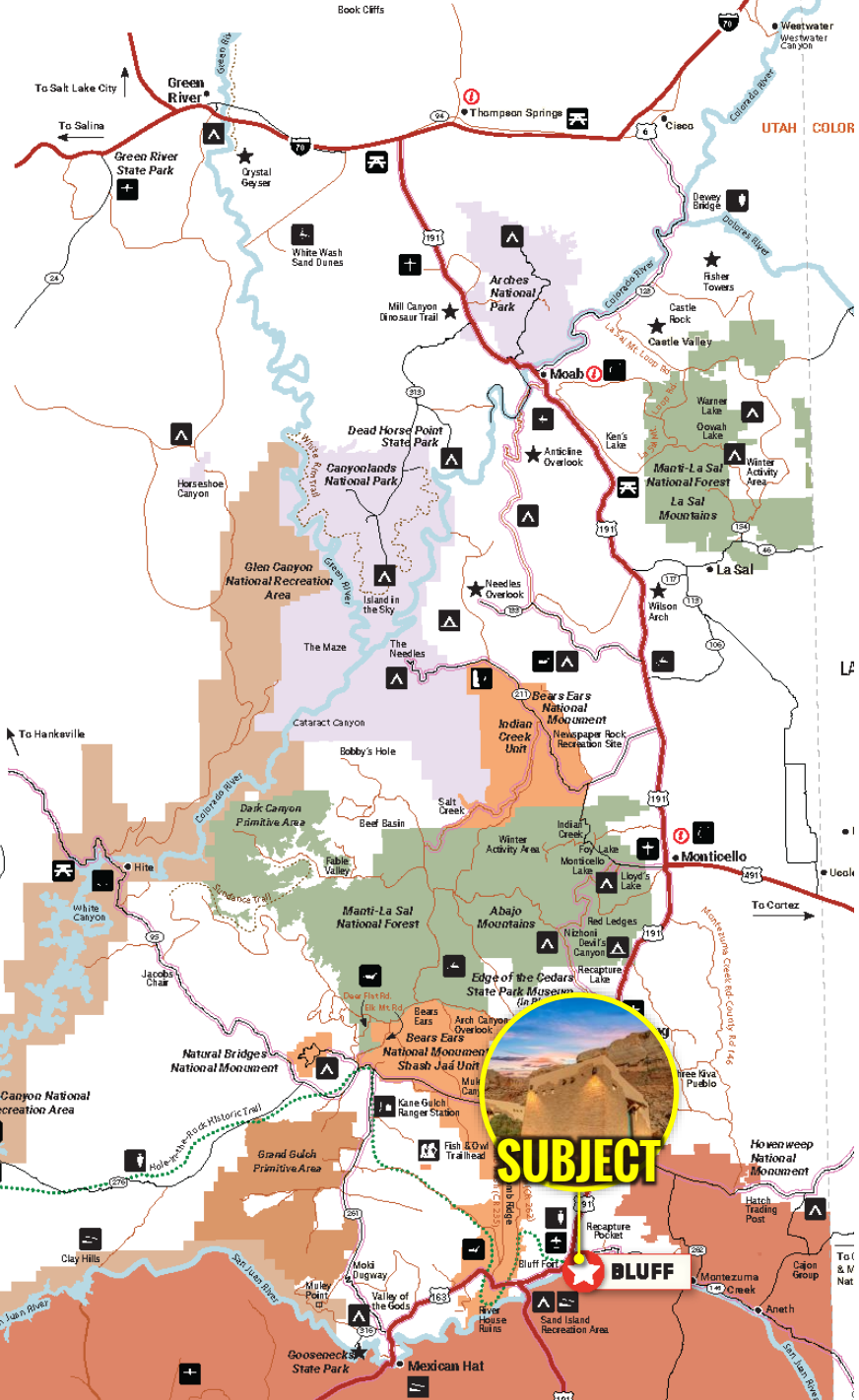




# AREA MAP

**MAP LEGEND**

-  Campground
-  Airstrip
-  Rest Area
-  Historical Site
-  Golf Course
-  ATV Area
-  Boat Ramp
-  Marina
-  Point of Interest
-  Horseback Riding
-  Rock Climbing
-  Ranger Station
-  Scenic Attraction
-  Visitor's Center



## BLUFF UTAH

*Bluff offers exceptional lodging, dining, and shopping, and is a great base to unpack and explore southeastern Utah.*

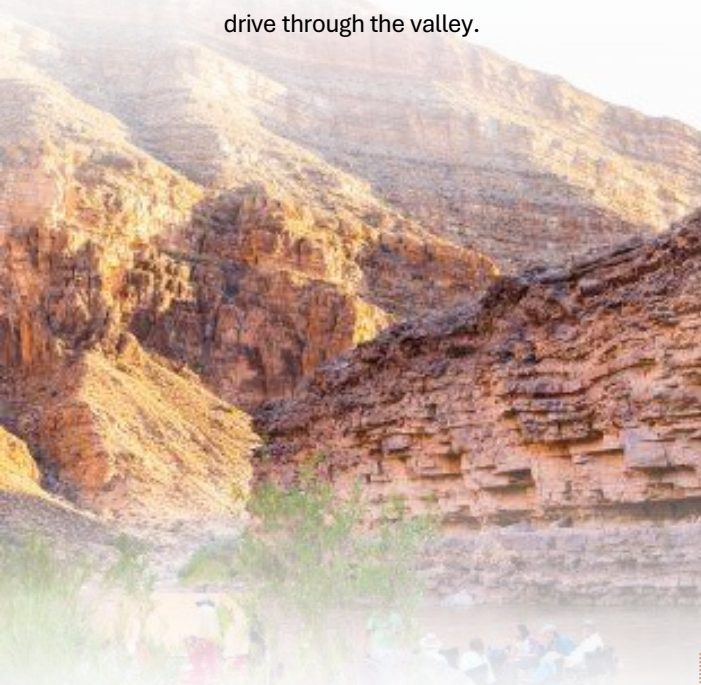
Nestled between sandstone bluffs and the San Juan River on the Trail of the Ancients Scenic Byway is Bluff Utah. People have found and been drawn to this river valley for thousands of years. Bluff offers exceptional lodging, dining, and shopping, and is a great base to unpack and explore southeastern Utah. We are the closest town to the Bears Ears National Monument. Iconic Monument Valley, Four Corners, Goosenecks State Park, Valley of the Gods, and Natural Bridges National Monument are less than an hour from Bluff.



# NEARBY ATTRACTIONS

## MONUMENT VALLEY

Located about 24 miles to the south of Bluff, Monument Valley is famous for its iconic red rock buttes and mesas. You can take guided tours to explore the area or enjoy the scenic drive through the valley.

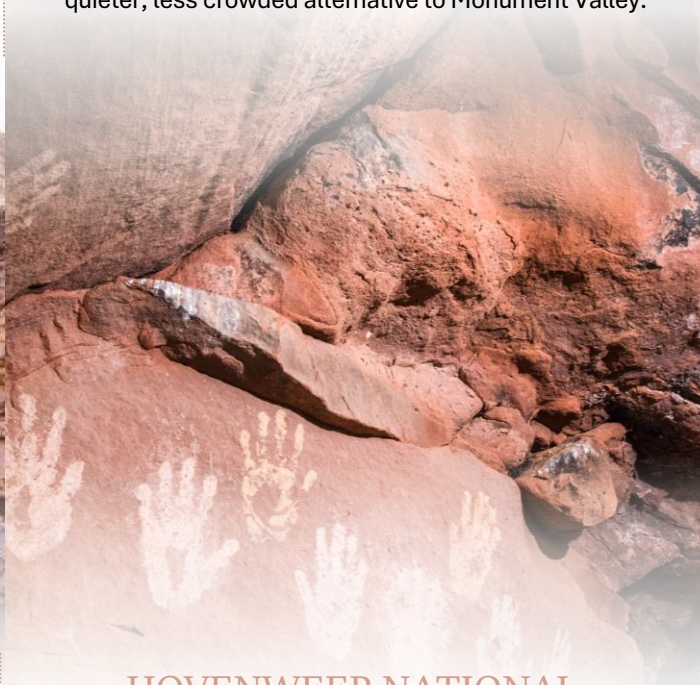


## SAN JUAN RIVER

If you enjoy river activities, you can go rafting or kayaking on the San Juan River. There are various tour operators in the area that can guide you on river adventures.

## VALLEY OF THE GODS

This is another stunning red rock landscape with towering buttes and pinnacles. It's just north of Bluff and offers a quieter, less crowded alternative to Monument Valley.

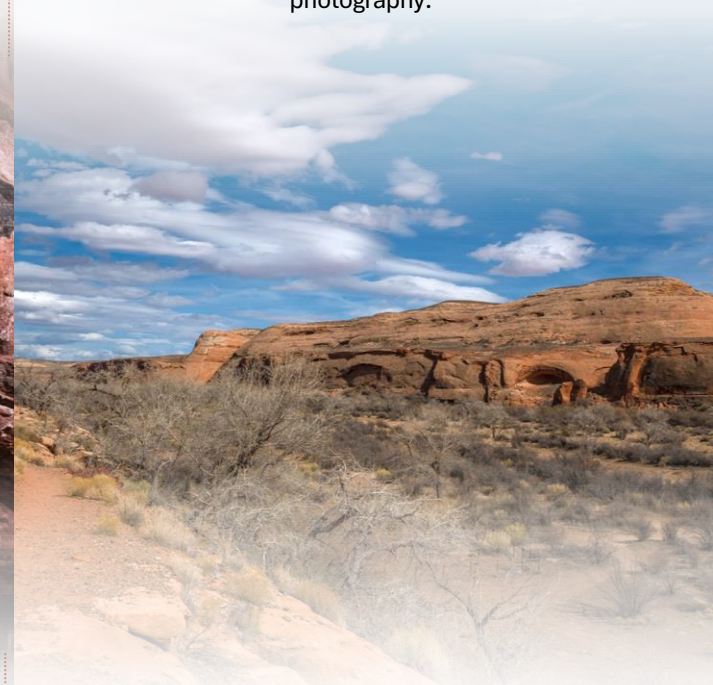


## HOVENWEEP NATIONAL MONUMENT

Around 40 miles to the north of Bluff, Hovenweep protects a collection of ancient Ancestral Puebloan ruins and petroglyphs. It's a great place for hiking and exploring history.

## GOOSENECKS STATE PARK

Just a short drive to the west of Bluff, this park overlooks the deep and winding San Juan River canyons. It's a great spot for photography.



## EDGE OF THE CEDARS

This museum in Blanding, which is not too far from Bluff, showcases a significant collection of Ancestral Puebloan artifacts and has outdoor ruins to explore.



# DISTANCE TO ATTRACTIONS



PARK	DISTANCE (Mi.)
Arches National Park	106
Canyonlands National Park	174
Clay Hills Launch Site	86
Comb Ridge	8
Dead Horse State Park	131
Four Corners	48
Gooseneck State Park	25
Grand Canyon	25
San Juan River	4
Valley of the Gods	15





# COMPILATION

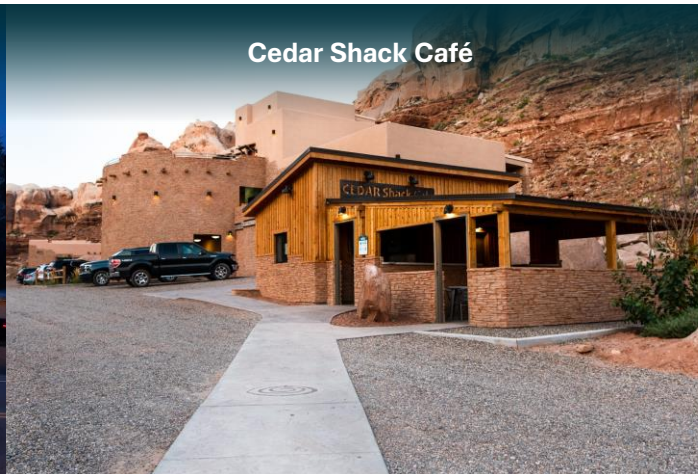
## NEARBY RESTAURANTS

Whether passing through or staying overnight, be sure to dine in one Bluff's restaurants. You'll find a quality dining experience unsurpassed in southeastern Utah. Bluff has amazing key lime pie, vegan burgers, steaks, BBQ, sage-infused chicken, Navajo tacos, and delicious coffee. Try the deli or pizza at our convenience store for something fast and fresh.

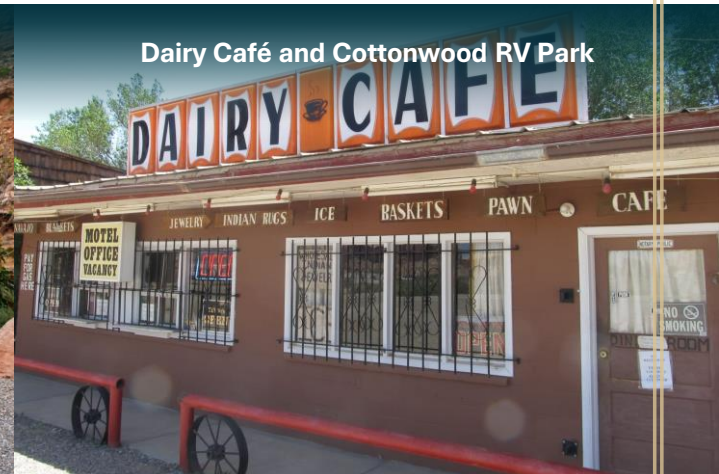
Canyon Smokehouse



Cedar Shack Café



Dairy Café and Cottonwood RV Park



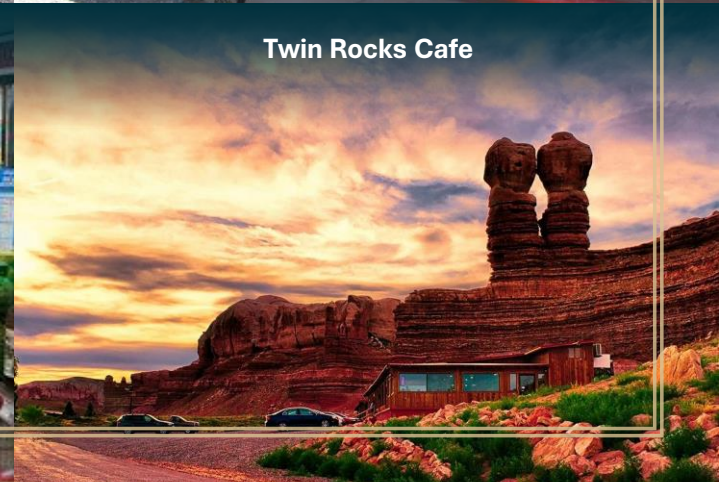
Duke's



K&C Gas and Convenience Store



Twin Rocks Cafe





# APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

## OUR VISION

*Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.*

### Commercial Loans Provided By APEX Capital Markets

**SBA 7A**

**SBA 504**

**CONVENTIONAL**

**CMBS**

**BRIDGE  
LOANS**

**CONSTRUCTION  
LOANS**

**SAM IVEY**

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