

# 1349 IDAHO STREET

ELKO, NEVADA 89801

63-Key, Two-Story Independent  
Hospitality Asset



HIGH-DEMAND CORRIDOR

**kwvip**  
KELLERWILLIAMS. REALTY

**APEX**

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# Executive **Summary**

63-Key, Two-Story Independent Hospitality Asset



**1349** Idaho Street

# 1349 Idaho Street

## HIGH-DEMAND CORRIDOR

The property is a 63-key, two-story, independent hospitality asset currently operating as Stay Express Inn / Budget Inn. Built in 1945 and extensively renovated in 2024, the motel consists of 25,593 SF situated on 0.90 acres (APN: 001-292-001). The asset offers surface parking, highly functional room layouts, and an efficient two-building footprint. Positioned along Elko's primary corridor—Idaho Street—the property benefits from strong visibility, steady mining-driven demand, and close proximity to the airport, downtown, and regional event venues.



**\$70.33**

Price per SF



**0.90**

LOT AC



**2**

STORIES



**63**

TOTAL ROOMS



**1945**

BUILT



# Property **Photos**

63-Key, Two-Story Independent Hospitality Asset



**1349** Idaho Street





Lobby



KW VIP  
KELLERWILLIAMS REALTY

APEX



2 Queen, 1 Bath

KWVIP  
KELLERWILLIAMS. REALTY

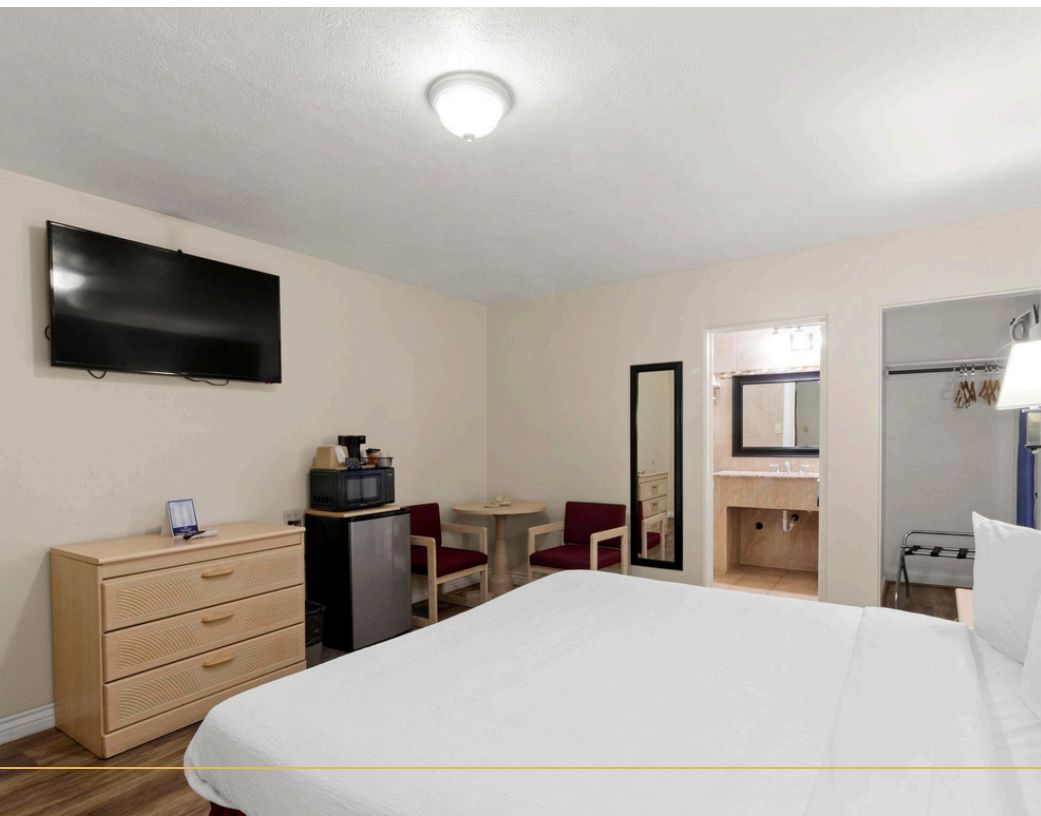
APEX



1 King, 1 Bath

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KELLERWILLIAMS, REALTY

APEX

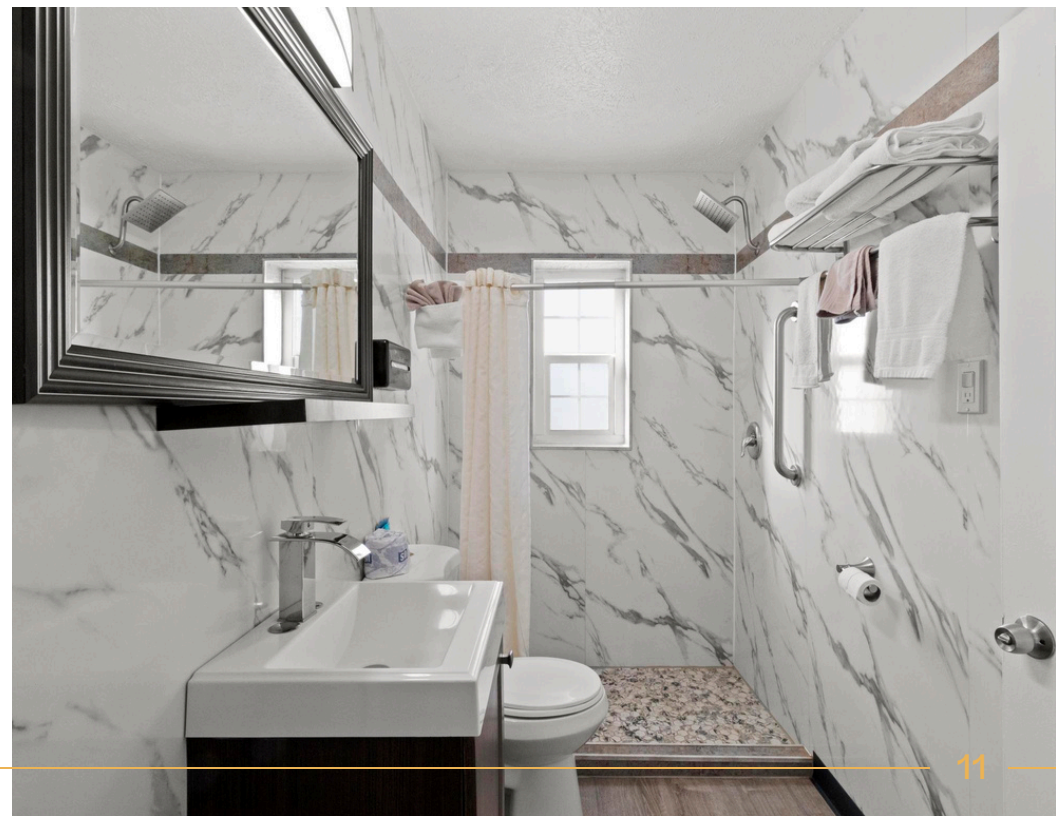


1 King, 1 Queen, 1 Bath

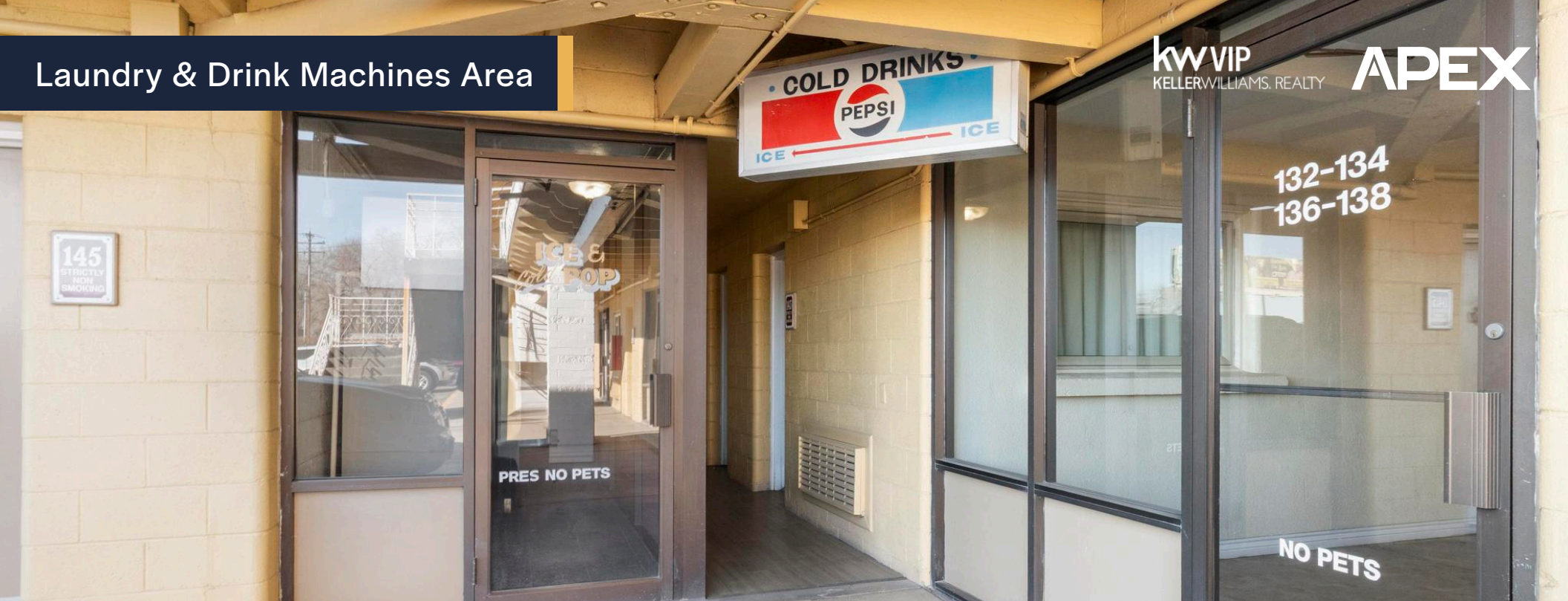


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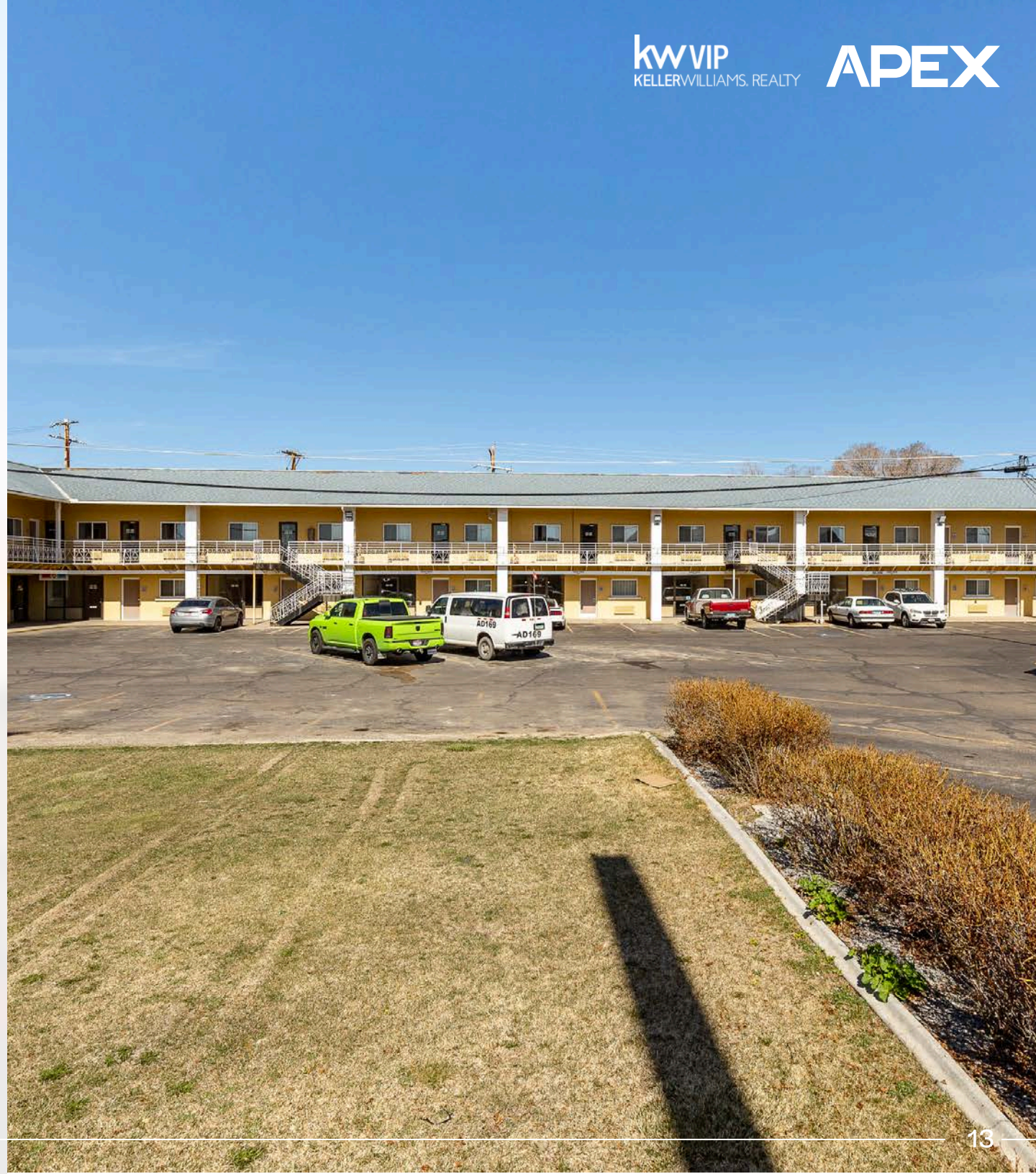
APEX



# Laundry & Drink Machines Area



This 63-key, fully renovated hospitality asset, currently operating as Stay Express Inn, offers established revenue stability driven by contracts with multiple mining companies, which account for nightly rentals averaging approximately 60% of total room inventory, contributing to an impressive ~73% annual occupancy (significantly outperforming Elko's 60.7% market average). Strategically located just one block from Interstate 80 and two miles from Elko Regional Airport, the property ensures exceptional accessibility for both regional and transient travelers. The asset benefits from high visibility and is within walkable proximity to major convention venues, the downtown core, restaurants, cultural sites, and signature events like the Elko Mining Expo and the National Cowboy Poetry Gathering. A significant 2024 capital improvement program has elevated this turnkey asset's operational competitiveness. The efficient 25,593 SF layout across two buildings maximizes operational flow and land use. This compelling investment is offered at \$3,000,000, implying a valuation well below the submarket's average of \$93,000 per key.





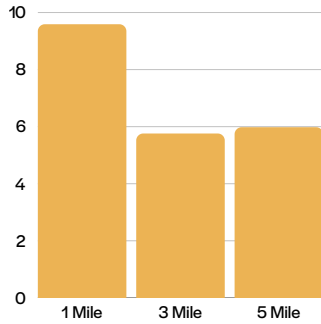
# Demographic and **Traffic Count Report**

63-Key, Two-Story Independent Hospitality Asset



**1349** Idaho Street

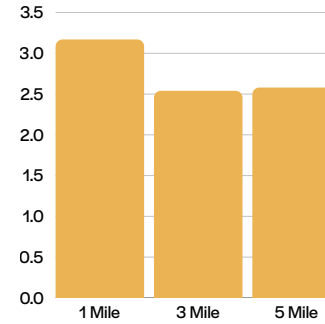
## 2024 Population Estimate



### Growth 2020 - 2024

1 Mile	9.59%
3 Mile	5.76%
5 Mile	5.98%

## 2029 Population Projection



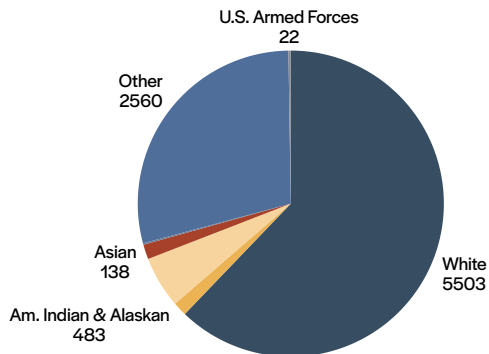
### Growth 2024 - 2029

1 Mile	3.17%
3 Mile	2.54%
5 Mile	2.58%

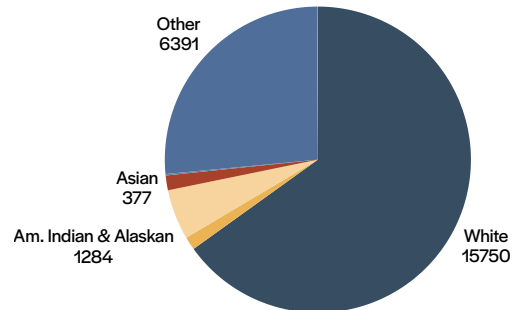
## 2024 Population by Hispanic Origin

1 Mile: 2,994 | 3 Mile: 7,534 | 5 Mile: 7,951

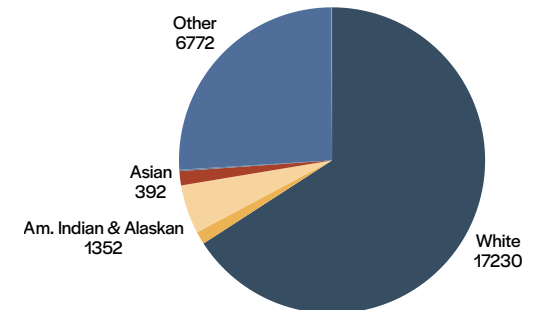
### 2024 Population - 1 Mile



### 2024 Population - 3 Mile



### 2024 Population - 5 Mile



Households	1 Miles		3 Miles		5 Miles	
2029 Projection	3,711		9,477		10,221	
2024 Estimate	3,597		9,244		9,966	
2020 Census	3,262		8,688		9,350	
Growth 2024 - 2029	3.17%		2.52%		2.56%	
Growth 2020 - 2024	10.27%		6.40%		6.59%	
Owner Occupied	1,904	(52.93%)	5,583	(60.40%)	6,159	(61.80%)
Renter Occupied	1,693	(47.07%)	3,661	(39.60%)	3,807	(38.20%)



## 2024 Avg Household Income

1 Mile: \$83,128 | 3 Mile: \$97,827 | 5 Mile: \$98,479

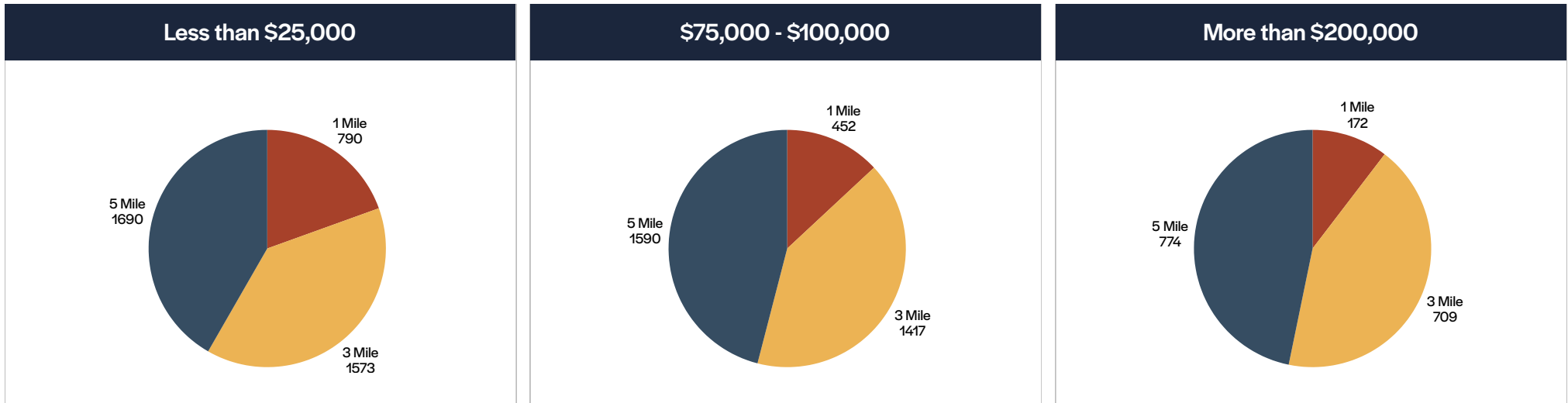


## 2024 Med Household Income

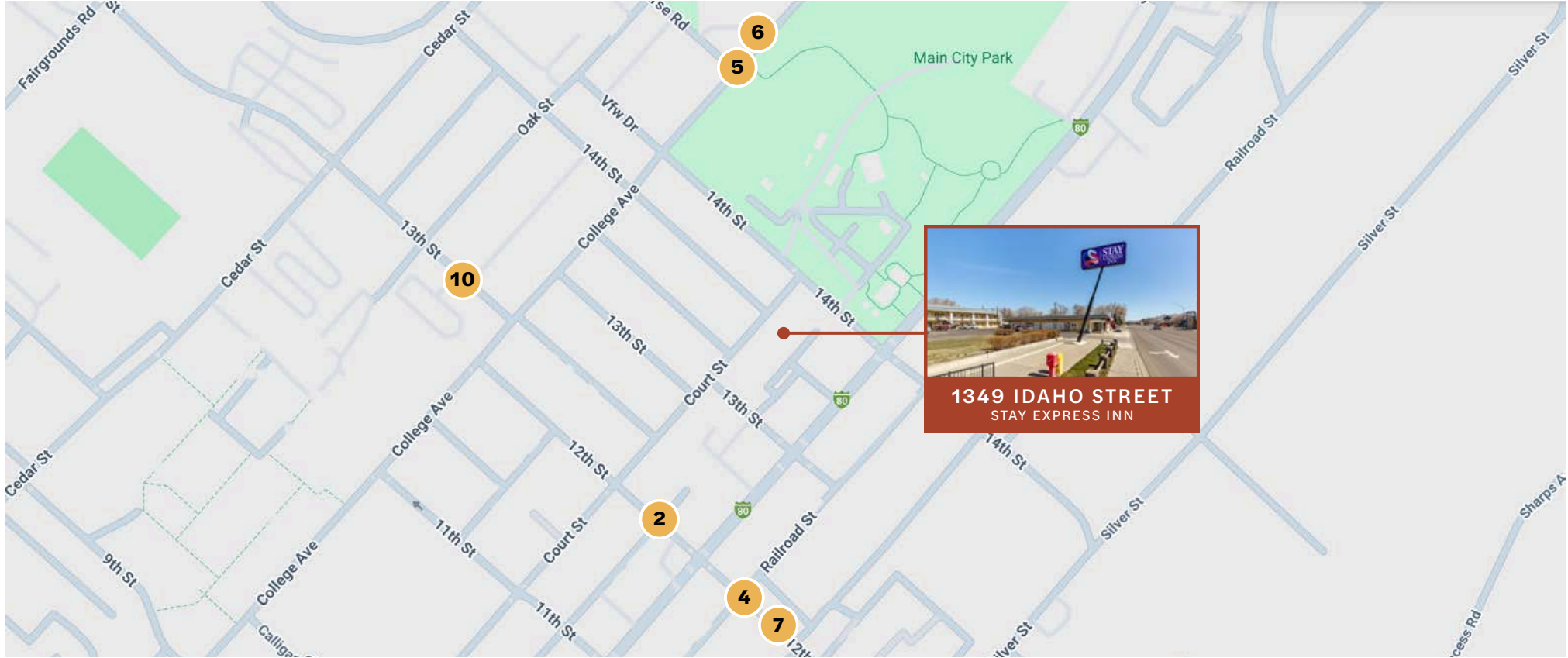
1 Mile: \$67,614 | 3 Mile: \$84,377 | 5 Mile: \$85,062

## 2024 Households by HH Income

1 Mile: 3,596 | 3 Mile: 9,245 | 5 Mile: 9,966



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income < \$25,000	790	21.97%	1,573	17.01%	1,690	16.96%
Income \$25,000-\$50,000	603	16.77%	1,257	13.60%	1,315	13.19%
Income \$50,000-\$75,000	566	15.74%	1,261	13.64%	1,338	13.43%
Income \$75,000-\$100,000	452	12.57%	1,417	15.33%	1,590	15.95%
Income \$100,000-\$125,000	418	11.62%	1,278	13.82%	1,366	13.71%
Income \$125,000-\$150,000	373	10.37%	955	10.33%	1,003	10.06%
Income \$150,000-\$200,000	222	6.17%	795	8.60%	890	8.93%
Income \$200,000+	172	4.78%	709	7.67%	774	7.77%



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	12th St	Ct St	0.02 NW	2023	3,073	MPSI	0.10
2	12th Street	Ct St	0.02 NW	2025	3,102	MPSI	0.10
3	12th Street	Railroad St	0.02 SE	2025	13,230	MPSI	0.15
4	12th Street	Railroad St	0.02 SE	2024	13,223	MPSI	0.15
5	College Avenue	Golf Course Rd	0.05 SW	2019	1,800	AADT	0.16
6	College Ave	Golf Course Rd	0.05 SW	2022	1,939	MPSI	0.17
7	12th St	Railroad St	0.02 NW	2018	12,024	MPSI	0.18
8	13th Street	Cedar St	0.02 NW	2023	1,443	MPSI	0.21
9	13th St	Oak St	0.00 NW	2023	1,499	MPSI	0.21
10	13th Street	Oak St	0.00 NW	2025	1,495	MPSI	0.21



3,102 VPD

Court Street

14th Street

Idaho Street



1349 IDAHO STREET  
SUBJECT PROPERTY





# Location **Overview**

63-Key, Two-Story Independent Hospitality Asset

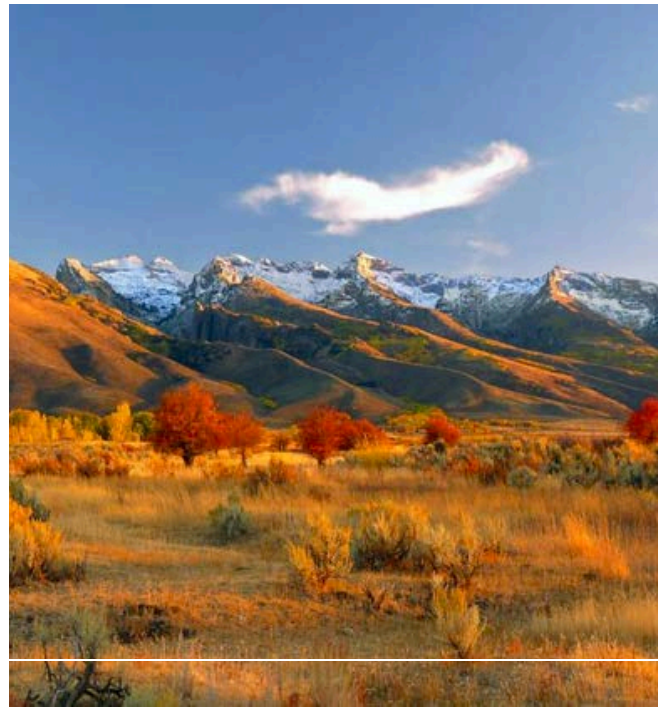


**1349** Idaho Street



Known as the hub of northeastern Nevada, Elko is a vibrant city that blends modern amenities with the rugged beauty of the High Desert. Surrounded by the Ruby Mountains and the Humboldt River, it offers a unique mix of small-town charm and outdoor adventure.

Elko is home to Great Basin College and features a lively downtown with local shops, dining, and cultural attractions. Its location provides easy access to hiking, fishing, skiing, and the scenic trails of the Ruby Mountains, as well as annual events like the National Cowboy Poetry Gathering.



# Area Amenities



Elko Regional Airport

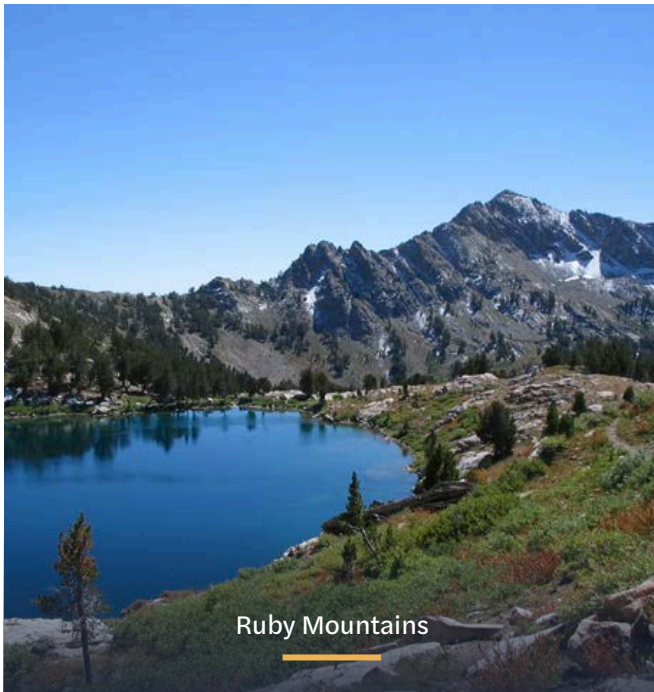


1349 IDAHO STREET  
STAY EXPRESS INN



Elko is the county seat of Elko County, located in northeastern Nevada. Known as the heart of the Ruby Mountains and the High Desert, it has grown into a vibrant community with strong mining, agriculture, and tourism sectors. With a population of over 20,000 residents, Elko offers a unique blend of small-town charm and modern amenities.

The city serves as a regional hub for commerce and culture, featuring a lively downtown with local dining, shopping, and annual events such as the National Cowboy Poetry Gathering. Outdoor recreation is a way of life in Elko, with world-class hiking, fishing, and skiing nearby, plus access to historic trails and scenic byways that showcase Nevada's rugged beauty.



Ruby Mountains



Western Folklife Center



Northeastern Nevada Museum

The University of Nevada, Las Vegas (UNLV) is a public, urban R1 research university located just east of the Strip in Las Vegas, Nevada. It offers bachelor's, master's, and doctoral degrees across more than 300 programs, with academic strengths in Hospitality Management (globally recognized), Law, Medicine, and Architecture. As one of Nevada's top-tier research institutions and the most diverse campus in the state, it serves around 33,000 students and is a federally recognized Hispanic-Serving Institution and Asian American, Native American and Pacific Islander-Serving Institution.



UNR is a top public R1 research university and land-grant institution known for its affordability and research in regional areas like earthquake engineering and water resources. Home to the Wolf Pack (NCAA D-I, Mountain West Conference), the university provides academic excellence and a unique student experience nestled near the Sierra Nevada and Lake Tahoe.



**1874**  
ESTABLISHED



**~ 21,000**  
STUDENTS



**1,290**  
FACULTY



Its central location provides easy access to the Northeastern Nevada Museum (located directly on Idaho Street) and the Western Folklife Center (home to the National Cowboy Poetry Gathering)—along with Ruby Mountains' premier hiking, fishing, and winter recreation (known as the "Swiss Alps of Nevada"), the nearby California Trail Interpretive Center, and the Elko Convention & Visitors Authority event venues. Visitors also enjoy Basque-influenced dining at historic restaurants (like the famous Picon Punch), local casinos, and cultural attractions that showcase the rich Western and mining heritage of Northeastern Nevada.

**Ruby Mountains**  
A short, scenic drive for world-class hiking, fishing, and heli-skiing.

**Northeastern Nevada Museum**  
A major regional attraction drawing over a million visitors annually.



**Western Folklife Center**  
The home base for the annual National Cowboy Poetry Gathering, celebrating Western culture.

**Cowboy Arts & Gear Museum**  
A short drive to the Cowboy Arts & Gear Museum for exhibits and workshops on leather stamping and silver engraving.

**Sherman Station Visitor's Center**  
A short drive to immersive exhibits detailing the California Trail pioneers' stories.



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