

1509 E 6TH STREET

WELLS, NEVADA 89835

±21,698 SF Commercial Owner-User /
Investment Opportunity

kwwip
KELLERWILLIAMS, REALTY

APEX



FORMERLY QUALITY INN & SUITES

LISTING PRICE: \$3,200,000

Table of Contents

03 Executive Summary

05 Property Photos

09 Demographics and Traffic Count

14 Location Overview



JUSTIN SCOTT
Listing Agent

justin@apex-cre.com
951-314-3404
License#: S.0203614

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to 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 the Disclosing Party.
- 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 Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's 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 this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.



Executive **Summary**

±21,698 SF Commercial Owner-User / Investment Opportunity

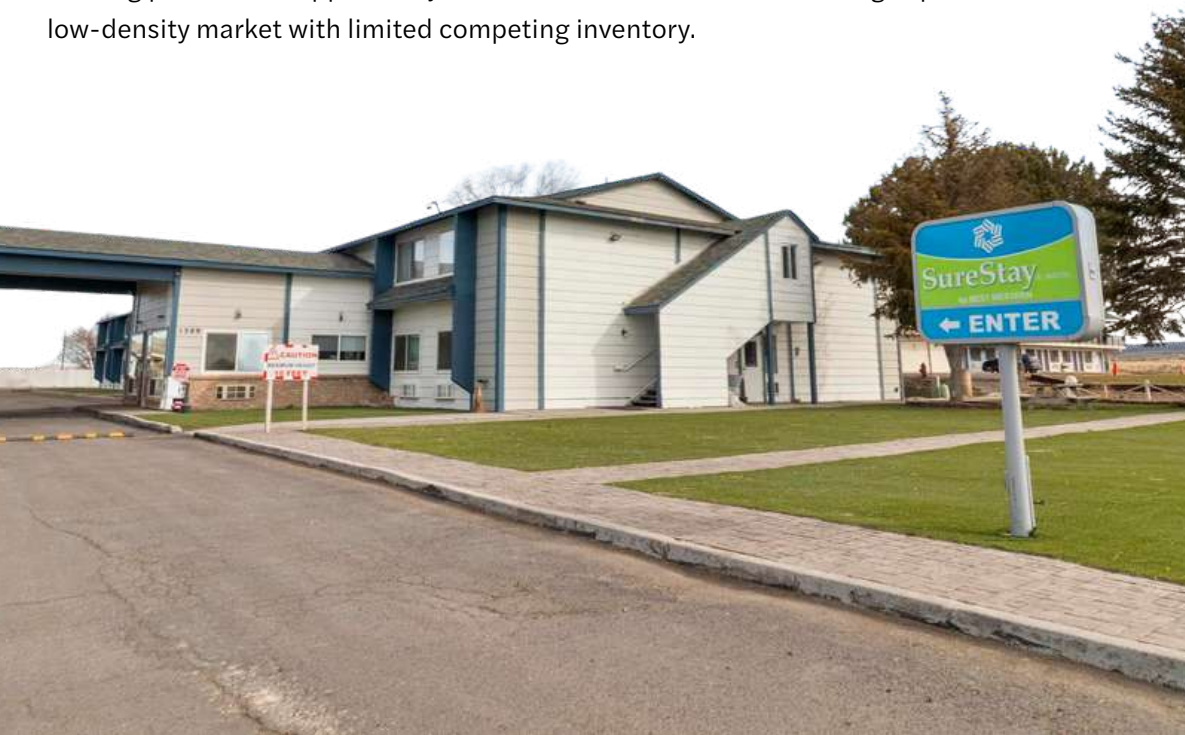


Property Summary

1509 E 6th Street WELLS, NEVADA 89835

1509 E 6th Street is a commercial property located in the City of Wells, Nevada, positioned along one of the area's primary east-west corridors. The asset benefits from close proximity to Interstate 80, providing strong accessibility and visibility for local and interstate traffic. Wells serves as a key stopover community for travelers, logistics operators, and regional commerce in northeastern Nevada.

The property is situated on approximately ± 1.09 acres of land and includes a $\pm 21,698$ square foot building. The site configuration allows for convenient access, on-site parking, and flexible use potential depending on zoning and buyer strategy. This offering presents an opportunity for investors or owner-users seeking exposure in a low-density market with limited competing inventory.



$\pm 21,698$ SF
TOTAL BUILDING SIZE



56 Guest Rooms
FORMER QUALITY INN & SUITES



± 1.09 Acres
TOTAL LAND AREA



TC Zoning
FLEXIBLE USE POTENTIAL



**Immediate Access
to I-80**
STRONG CONNECTIVITY



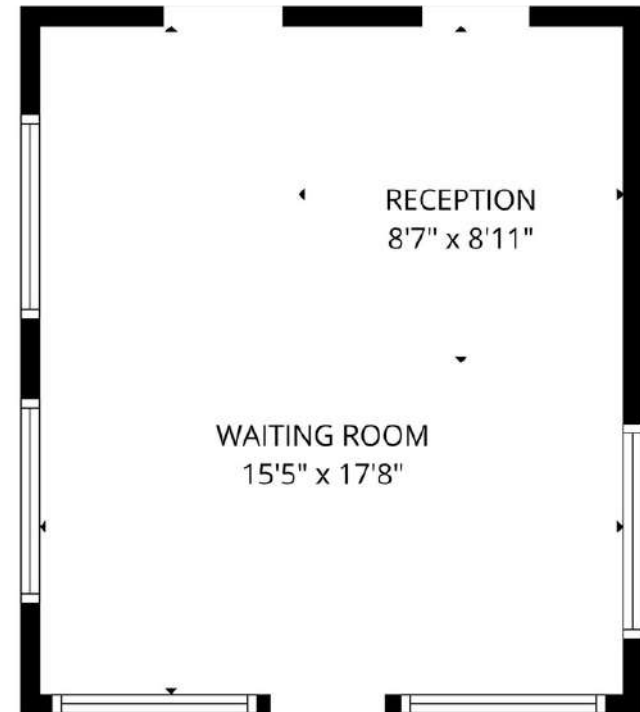
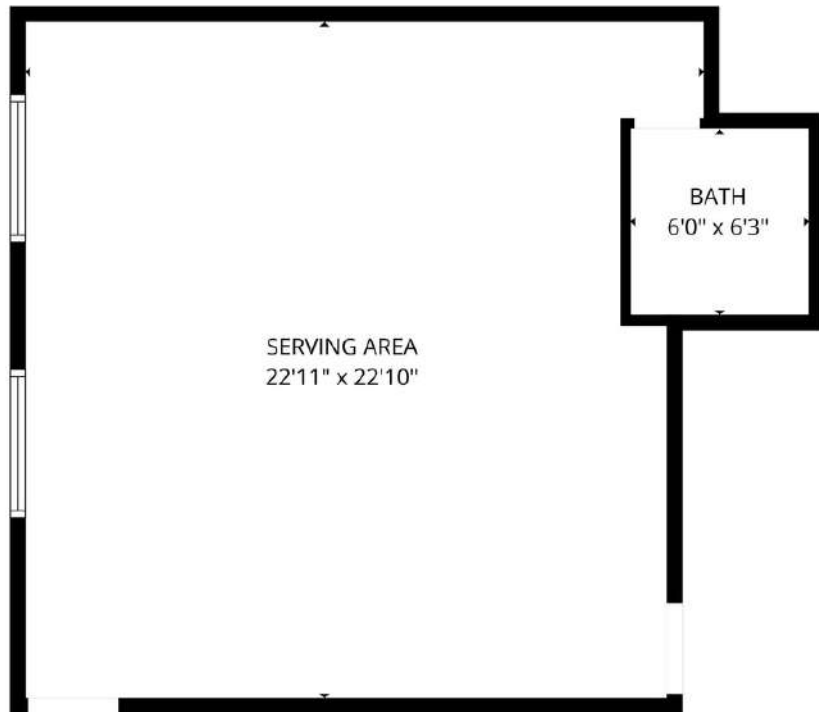
Property **Photos**

±21,698 SF Commercial Owner-User / Investment Opportunity

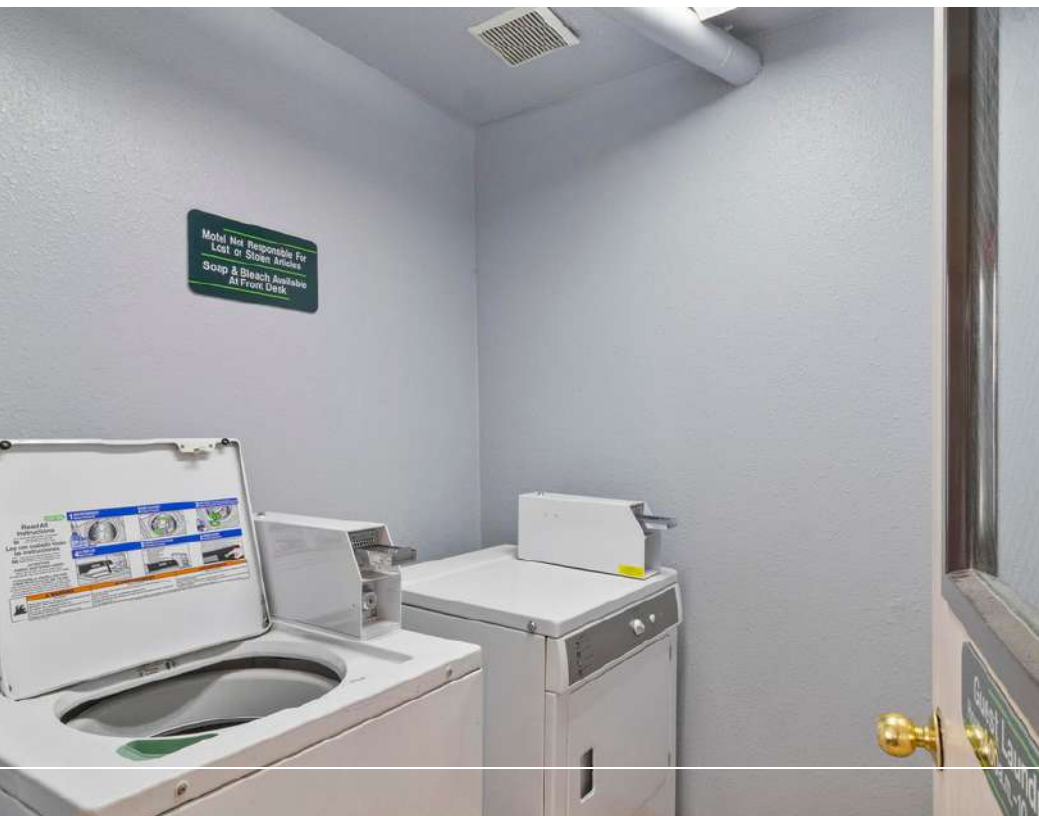




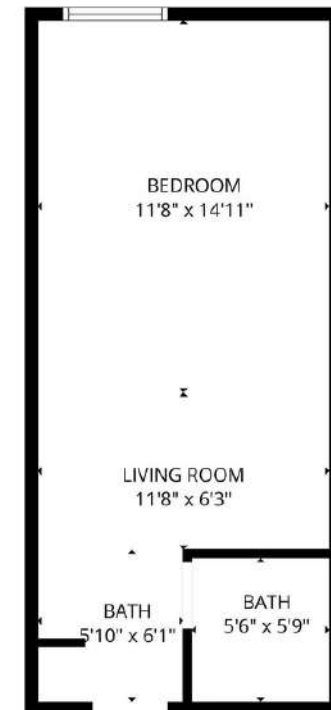
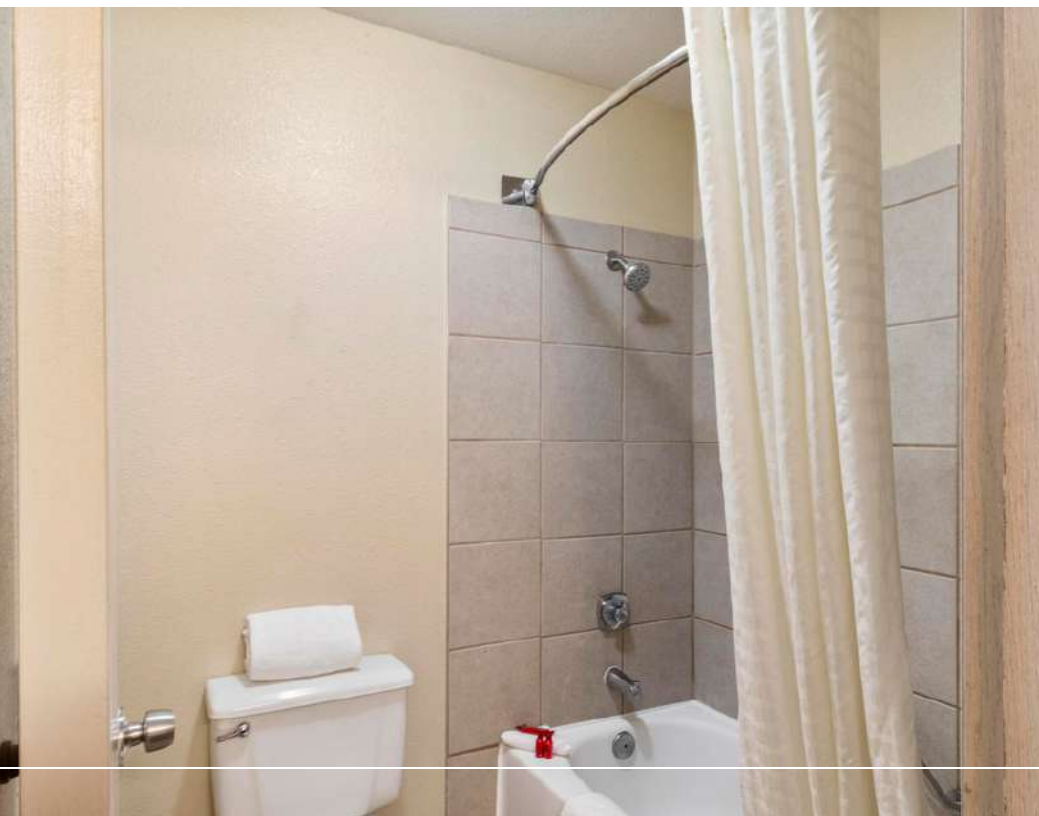
Lobby & Breakfast Room



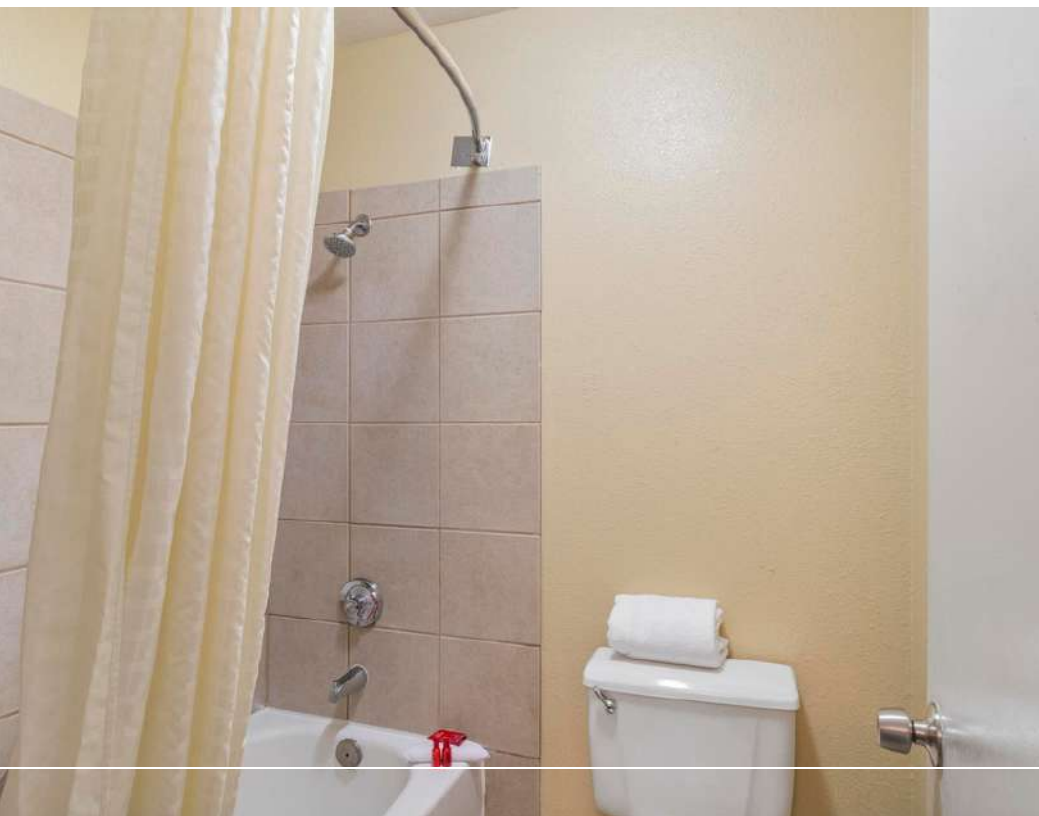
Guest Laundry & Hallways



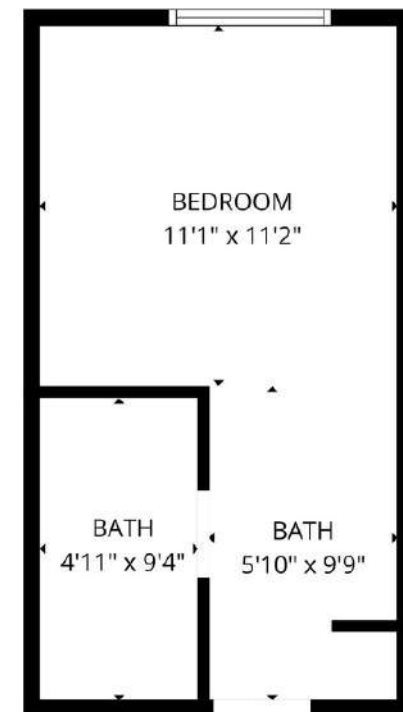
2 Queen, 1 Bath Suite



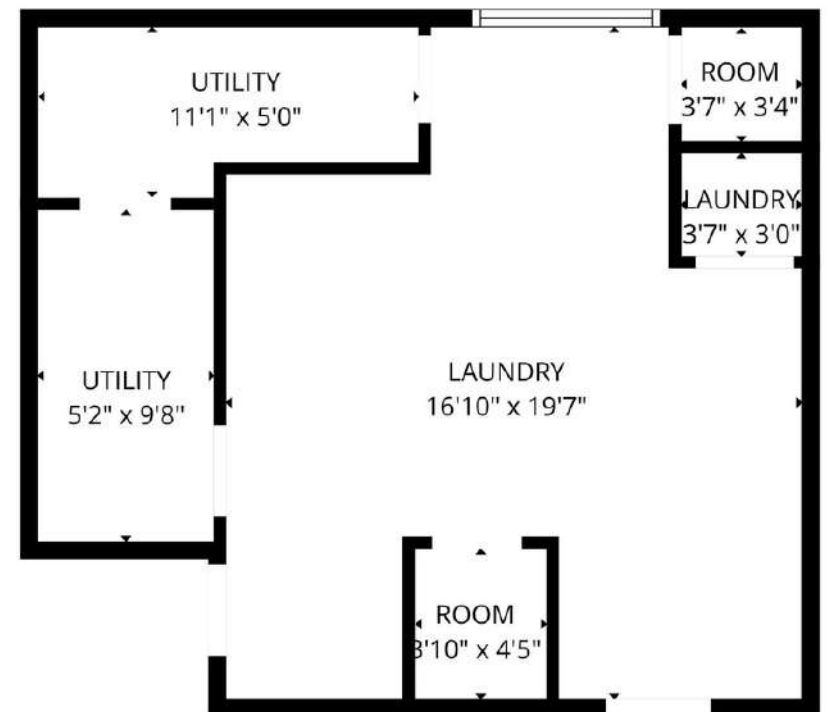
2 Queen, 1 Bath



1 Queen, 1 Bath

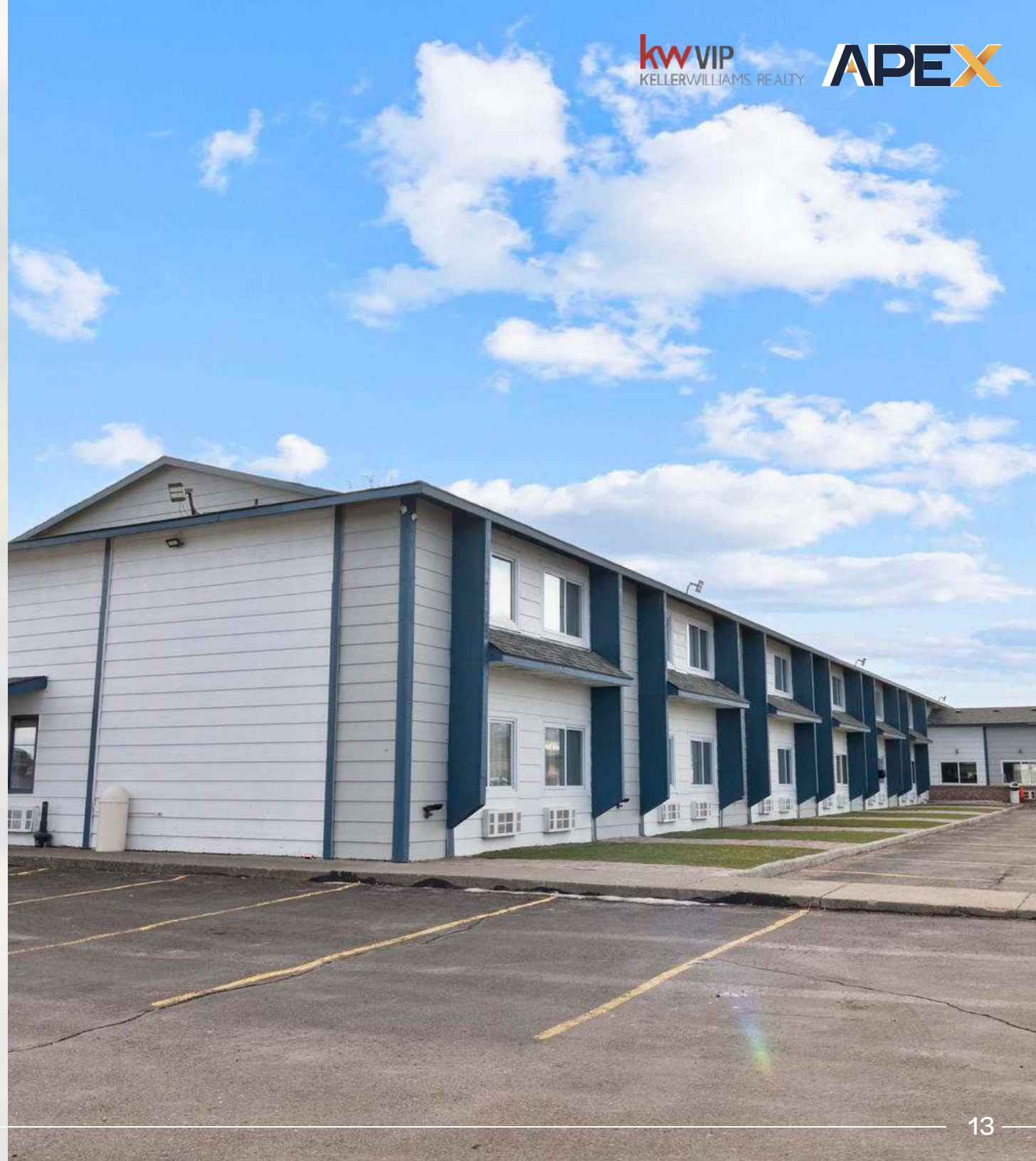


Main Laundry & Utility



Perfectly positioned along Wells' primary commercial corridor with immediate access to Interstate 80, this two-story asset offers strong visibility and convenience for interstate travelers, logistics operators, and regional visitors. Situated on ± 1.09 acres, the property benefits from seamless connectivity to Northern California and Utah via one of the West's most heavily traveled routes.

Designed to serve short-term and overnight guests, the $\pm 21,698$ SF structure features on-site parking and a configuration that allows for flexible use potential. Formerly operated as a 56-room Quality Inn & Suites, the property presents a compelling opportunity for continued hospitality operations, brand enhancement, or value-add repositioning in a low-density interstate hub with limited competing inventory.

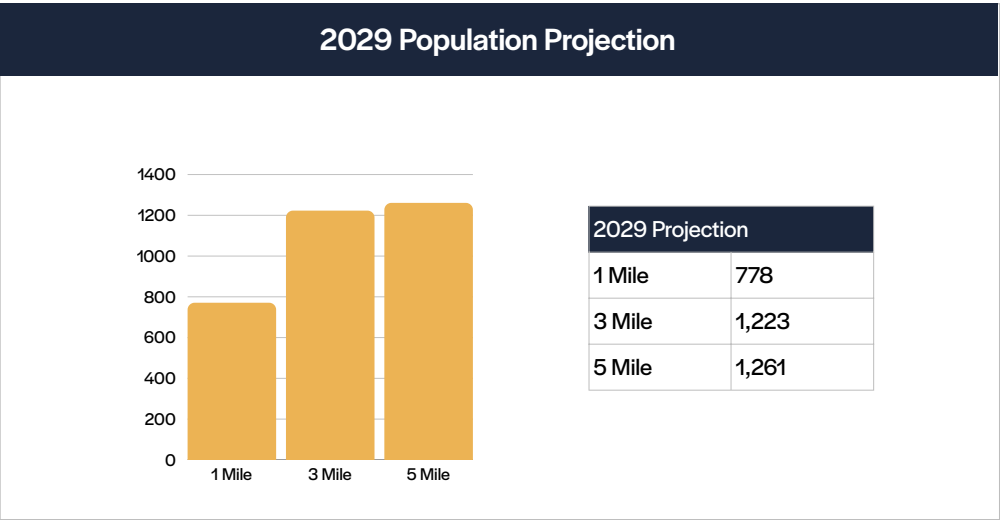
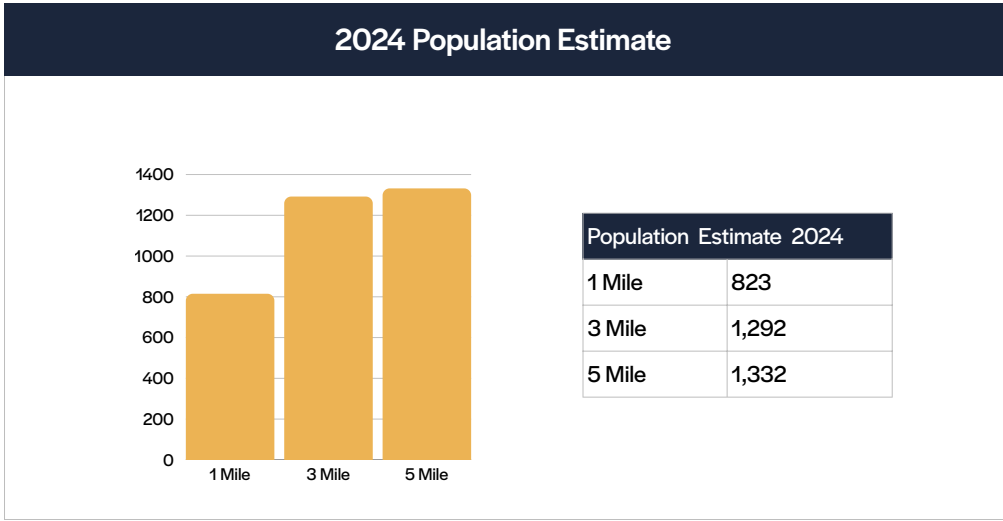




Demographic and **Traffic Count Report**

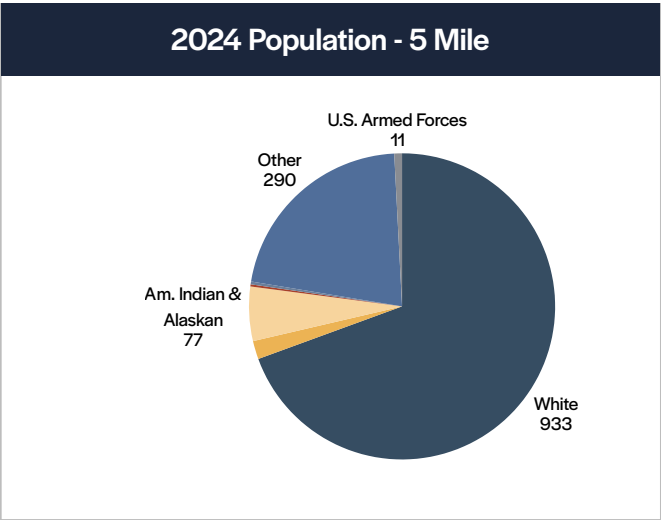
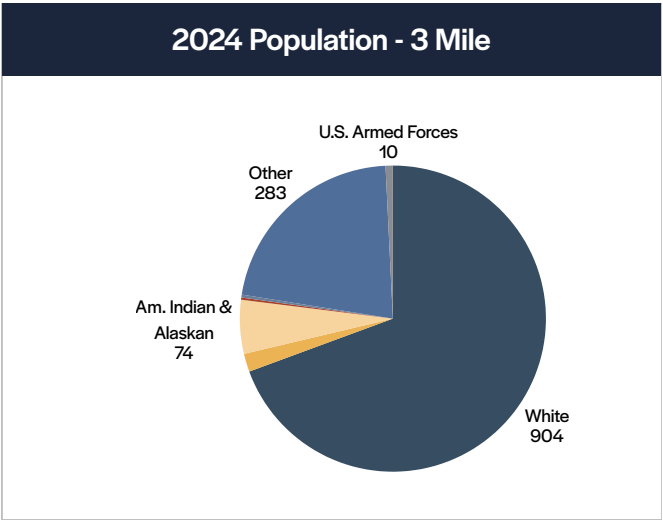
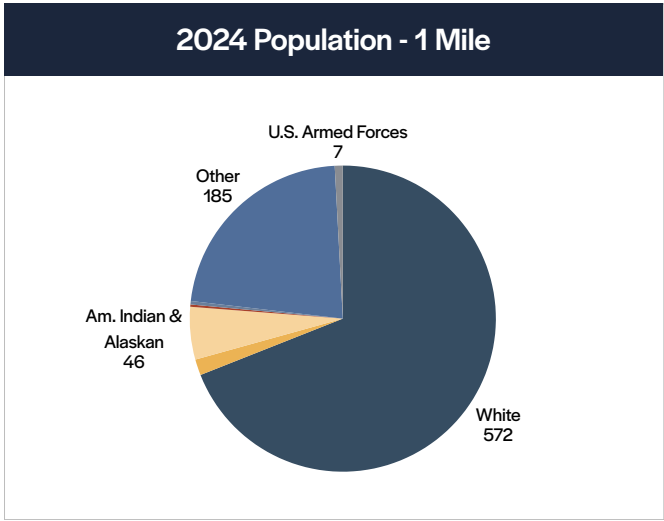
±21,698 SF Commercial Owner-User / Investment Opportunity





2024 Population by Hispanic Origin

1 Mile: 191 | 3 Mile: 291 | 5 Mile: 297



Demographic Report

Households	1 Miles		3 Miles		5 Miles	
2029 Projection	300		465		478	
2024 Estimate	317		491		504	
2020 Census	429		662		680	
Growth 2024 - 2029	-5.36%		-5.30%		-5.16%	
Growth 2020 - 2024	-26.11%		-25.83%		-25.88%	
Owner Occupied	212	(66.88%)	330	(67.21%)	340	(67.46%)
Renter Occupied	105	(33.12%)	160	(32.59%)	164	(32.54%)



2024 Avg Household Income

1 Mile: \$61,274 | 3 Mile: \$62,936 | 5 Mile: \$63,469



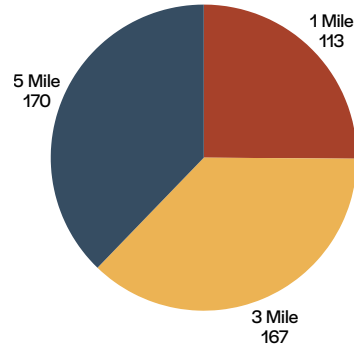
2024 Med Household Income

1 Mile: \$61,017 | 3 Mile: \$61,180 | 5 Mile: \$61,236

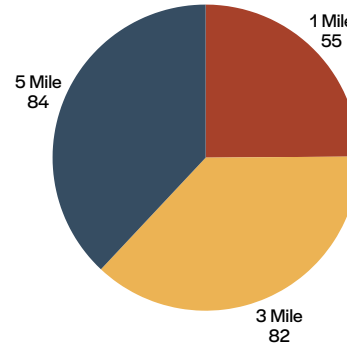
2024 Households by HH Income

1 Mile: 318 | 3 Mile: 488 | 5 Mile: 503

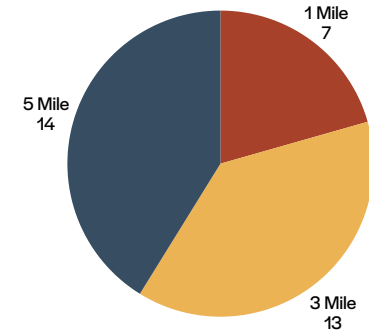
Less than \$25,000



\$75,000 - \$100,000

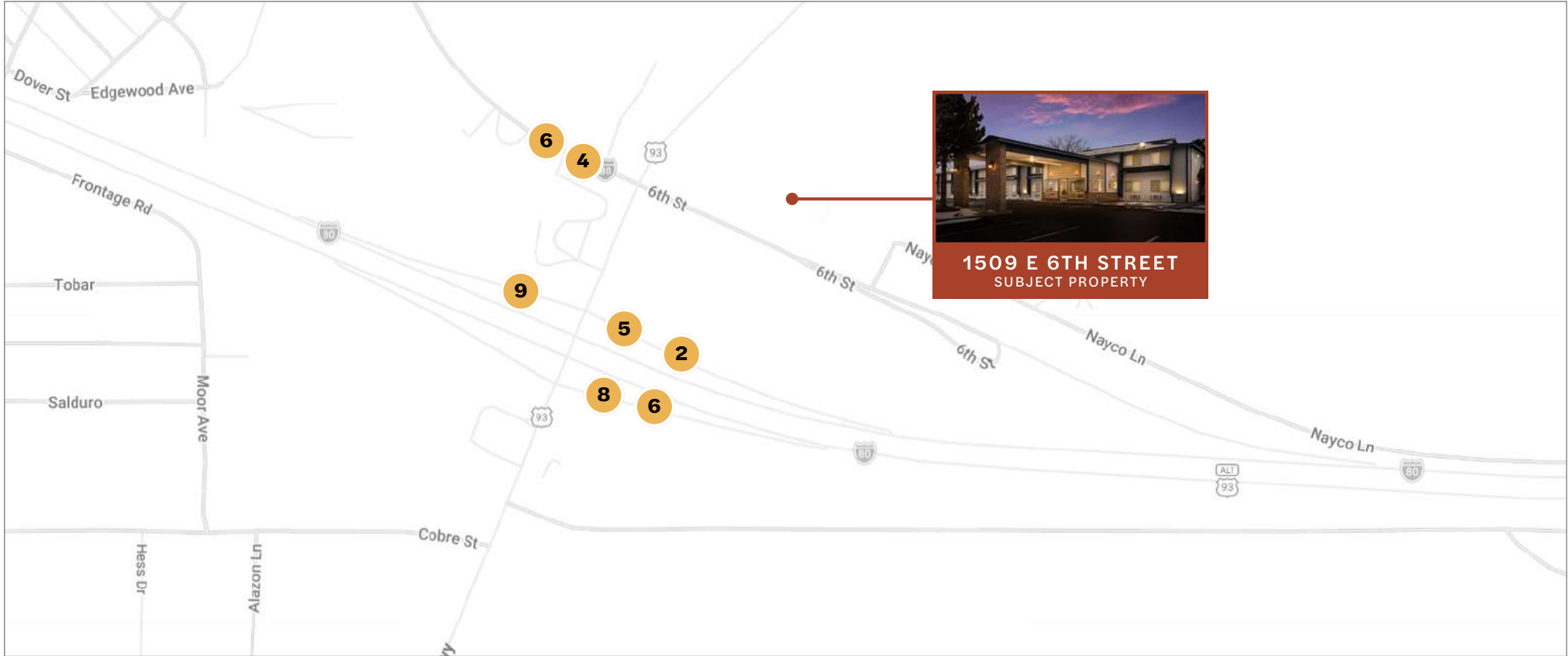


More than \$200,000



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: <\$25,000	113	(35.53%)	167	(34.22%)	170	(33.80%)
Income: \$25,000 – \$50,000	26	(8.18%)	45	(9.22%)	48	(9.54%)
Income: \$50,000 – \$75,000	75	(23.58%)	114	(23.36%)	117	(23.26%)
Income: \$75,000 – \$100,000	55	(17.30%)	82	(16.80%)	84	(16.70%)
Income: \$100,000 – \$125,000	27	(8.49%)	44	(9.02%)	46	(9.15%)
Income: \$125,000 – \$150,000	10	(3.14%)	14	(2.87%)	14	(2.78%)
Income: \$150,000 – \$200,000	5	(1.57%)	9	(1.84%)	10	(1.99%)
Income: \$200,000+	7	(2.20%)	13	(2.66%)	14	(2.78%)

Traffic Count Report



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	IR80	Hwy 93	0.04 W	2021	900	AADT	0.16
2	I-80	Hwy 93	0.04 W	2023	690	MPSI	0.16
3	I-80 Bus	Hwy 93	0.07 SE	2023	1,504	MPSI	0.18
4	6th Street	Hwy 93	0.07 SE	2025	1,513	MPSI	0.18
5	I-80	Hwy 93	0.04 W	2024	691	MPSI	0.19
6	6th Street	US Hwy 93	0.07 SE	2020	1,928	MPSI	0.20
7	I-80	Hwy 93	0.07 NW	2023	1,247	MPSI	0.21
8	I-80	Hwy 93	0.07 NW	2024	1,267	MPSI	0.23
9	I-80	Hwy 93	0.06 SE	2024	2,251	MPSI	0.25
10	Dwight D. Eisenhower Highway	I-80 Bus	0.12 N	2024	6,368	MPSI	0.29



1509 E 6TH STREET
SUBJECT PROPERTY

6th Street

Navco Lane



Location **Overview**

±21,698 SF Commercial Owner-User / Investment Opportunity



1509 E 6th Street



Wells, Nevada, is a historic and strategically located community in northeastern Nevada, known for its strong transportation access, regional commerce, and small-town charm. Situated at the crossroads of Interstate 80 and U.S. Highway 93, Wells serves as a key gateway between Nevada, Utah, and Idaho, supporting logistics, travel, and local industry. Its business-friendly environment and available land make it an attractive location for commercial development and long-term investment.

Residents and visitors enjoy a range of experiences—from nearby outdoor recreation in the Ruby Mountains to local dining, events, and community amenities in downtown Wells. The city benefits from excellent regional connectivity, serving travelers, freight, and surrounding rural communities. With a balance of accessibility, affordability, and steady economic activity, Wells continues to play an important role in northeastern Nevada’s commercial landscape.



1509 E 6TH STREET
SUBJECT PROPERTY



cityofwellsnv.com



travelnevada.com

Area Amenities

kwwvip
KELLERWILLIAMS. REALTY

APEX

93

Wells Municipal Airport

BUCKAROOS

HATCHING POST AND CHEESEBURGER

Roy's

NAPA
AUTO PARTS

redbox.

CHINATOWN
CASINO-MOTEL
WELLS

FAMILY
DOLLAR



SHARON MOTEL
WELLS, NEVADA

93

80

Wells City Park

Super
8
BY WYNDHAM

SUBWAY

PETRO

Stopping Centers

SureStay
HOTEL
by BEST WESTERN



1509 E 6TH STREET
SUBJECT PROPERTY



2,251
MPSI

80

park inn
by Radisson

80

Hampton
by Hilton

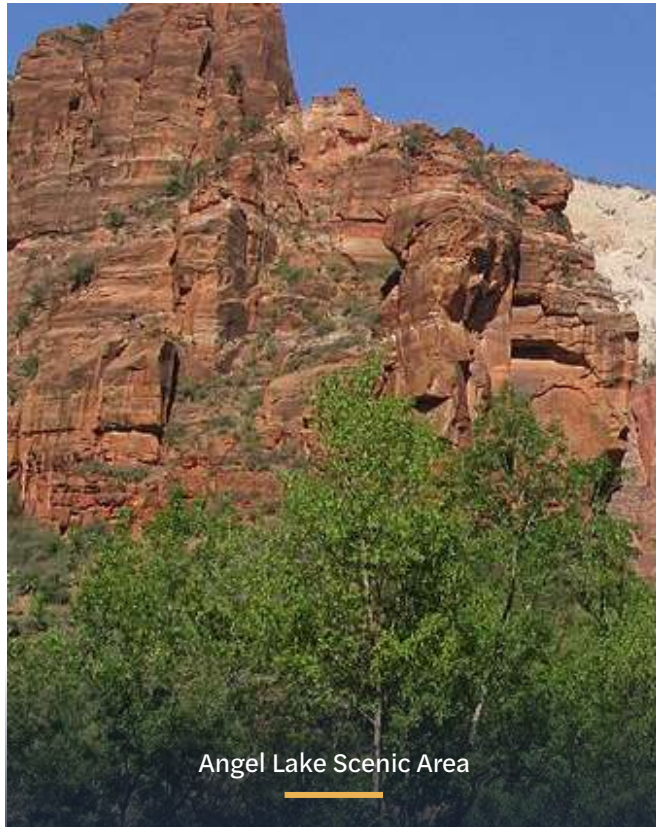
93

Loves
Travel Stops

McDonald's

Wells, Nevada, is a small but strategically positioned community in Elko County, located in northeastern Nevada along the Interstate 80 corridor. Historically rooted in railroad, mining, and ranching activity, Wells has long served as a vital stopover point for travelers and commerce moving across the western United States.

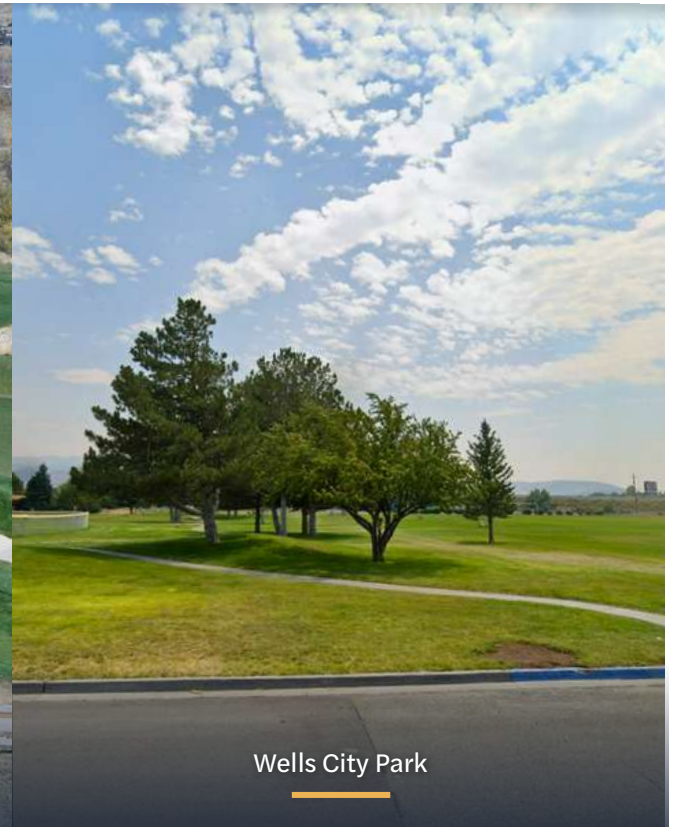
With a population of approximately 1,200 residents, Wells offers a quiet, small-town environment while benefiting from consistent transient traffic generated by I-80—one of the nation's primary east-west transportation routes. The city supports a steady hospitality and service economy driven by interstate travelers, truck drivers, outdoor enthusiasts, and regional visitors. Nearby access to hunting, fishing, and outdoor recreation, combined with proximity to Elko's mining operations and regional services, positions Wells as a functional and dependable market for hospitality and traveler-oriented commercial uses.



Angel Lake Scenic Area



Chimney Rock Golf Course



Wells City Park

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

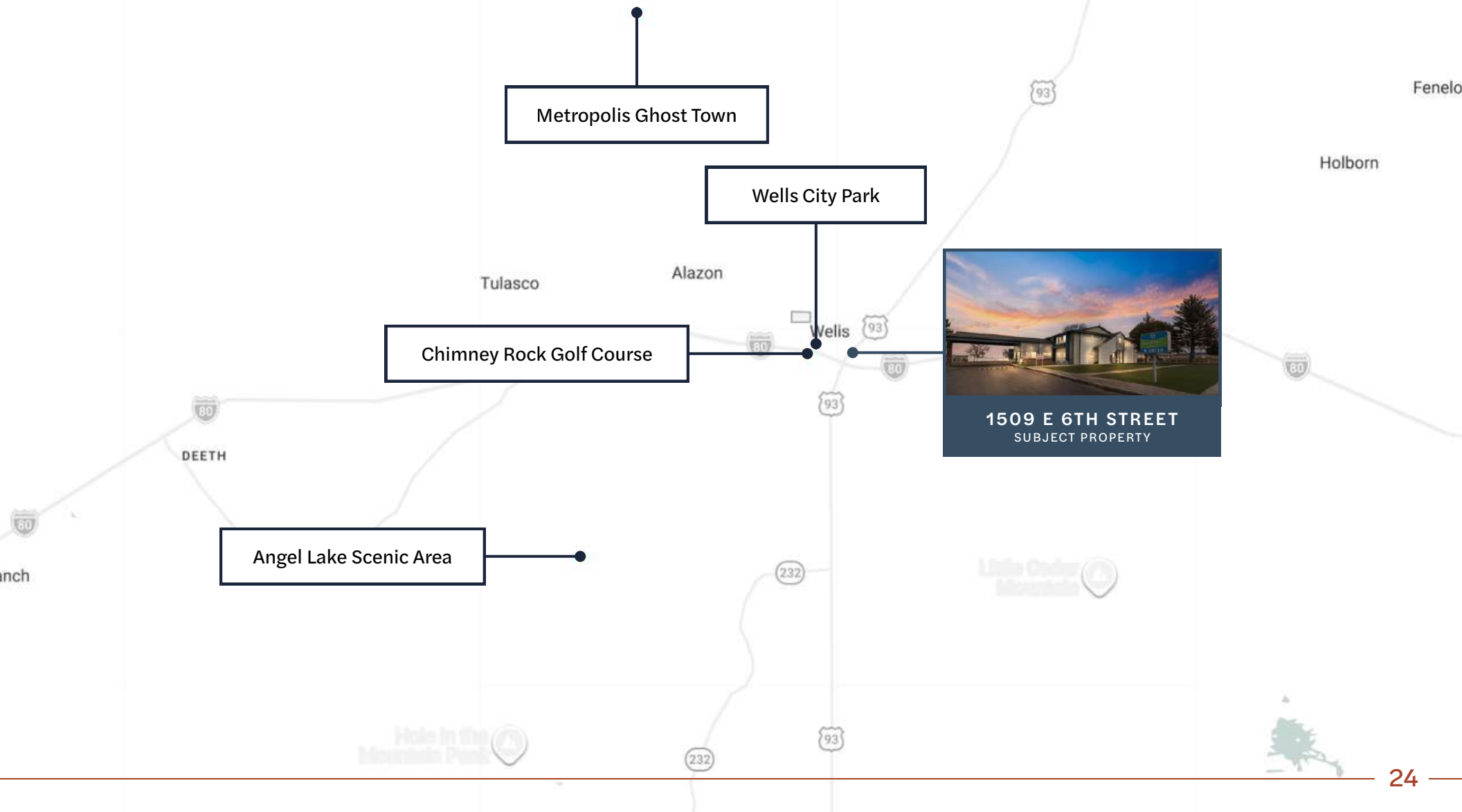


1,290
FACULTY



Tourism Accessibility

Strategically located along the Interstate 80 corridor, the property provides convenient access to Wells' key recreational and visitor destinations that support steady transient lodging demand. Guests benefit from proximity to outdoor recreation, local amenities, and traveler-oriented stops that make Wells a natural pause point for regional and cross-country travel. The area attracts outdoor enthusiasts, RV travelers, and interstate motorists seeking nearby alpine lakes, public recreation facilities, and small-town conveniences. Combined with limited hospitality supply in the immediate market, the property's location supports consistent visibility and accessibility for short-term and overnight stays.





JUSTIN SCOTT
Listing Agent

justin@apex-cre.com

951-314-3404

License#: S.0203614

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.