

# Hawthorne

## Hospitality Portfolio

HAWTHORNE, NEVADA

**kwvip**  
KELLERWILLIAMS. REALTY

**APEX**

1402 E 5th St, Hawthorne, NV

1215 5th St, Hawthorne, NV

1311 5th St, Hawthorne, NV

455 O St, Hawthorne, NV

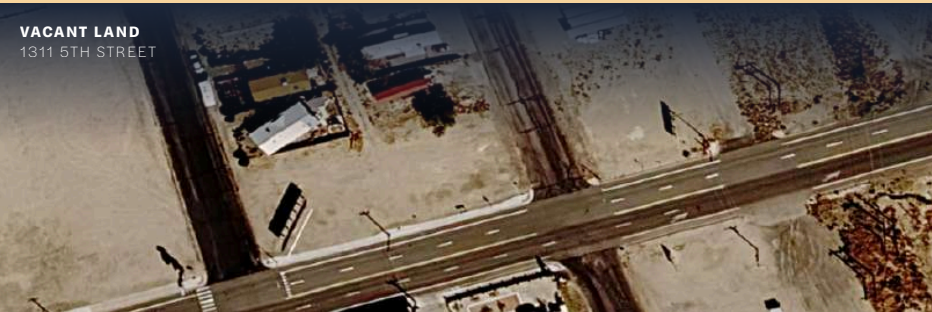
**HAWTHORNE'S BEST INN**  
1402 E 5TH STREET



**MONARCH MOTEL**  
1215 5TH STREET



**VACANT LAND**  
1311 5TH STREET



**RESIDENTIAL PROPERTY**  
455 O STREET



PORTFOLIO OF FOUR ASSETS STRATEGICALLY POSITIONED  
ALONG THE U.S. HIGHWAY 95 CORRIDOR

**03** Executive Summary

---

**07** Property Photos

---

**10** Park Visitation Statistics

---

**15** 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 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**

Portfolio of Four Assets Strategically Positioned  
Along the U.S. Highway 95 Corridor



**Hawthorne**  
Hospitality Portfolio

# Hawthorne Hospitality Portfolio

The Hawthorne Hospitality Portfolio represents a rare opportunity to acquire a four property collection of high performing hospitality and residential assets in the heart of Hawthorne, Nevada. Strategically positioned along the U.S. Highway 95 corridor, the portfolio includes two operating motels totaling 86 guest rooms, a vacant commercial parcel, and a residential parcel with a manufactured home currently used for workforce housing. Together, these assets offer scale, operational flexibility, and multiple avenues for value creation in a market defined by stable, long term demand drivers.

For more than 40 years, the portfolio has been owned, operated, and meticulously maintained by the same owner, resulting in properties that are exceptionally clean, well kept, and in pristine condition. Both motels are equipped with solar panel systems that significantly reduce energy consumption and operating expenses, enhancing cash flow and long term NOI stability.



**86 KEYS**

TOTAL GUEST ROOMS



**40+ YEARS**

SAME OWNERSHIP



**2 MOTELS**

OPERATING ASSETS



**U.S. HWY 95**

PRIMARY CORRIDOR



**\$2.3B CONTRACT**

MILITARY DEMAND



**GOLD PROJECT**

MINING GROWTH



**LAND & HOUSING**

VALUE-ADD UPSIDE

# Hawthorne Hospitality Portfolio

## DEMAND DRIVERS & MARKET STRENGTH

- New Gold Mining Project:**  
A major long-term mining initiative is expected to bring a sustained influx of miners, engineers, and executives to the region. Existing leases with mining employees and contractors are already in place, demonstrating immediate demand and income stability.
- \$2.3 Billion, 20-Year Military Contract:**  
A newly awarded federal contract for the maintenance and modernization of the Hawthorne Army Depot will bring additional private contractors, military personnel, and government staff to the area, further strengthening lodging demand for decades.
- Government, Defense & Industrial Activity:**  
The Hawthorne Army Depot remains one of the region’s largest employers and a consistent generator of year round room nights.
- Outdoor Recreation & Tourism:**  
Walker Lake, public lands, and regional travel along U.S. Highway 95 continue to attract recreational visitors and pass-through travelers.
- Loyal Customer Base:**  
Decades of consistent ownership, cleanliness, comfort, and stellar hospitality have created a strong repeat-guest following that anchors occupancy and supports premium ADR relative to the local market.

## INVESTMENT HIGHLIGHTS

- Four-property portfolio in Hawthorne, Nevada
- Two operating motels totaling 86 guest rooms
- Solar panels at both motels significantly reduce energy costs
- Additional residential parcel for workforce housing or supplemental income
- Vacant commercial parcel for future development or expansion
- Same owner for 40+ years; properties in pristine condition
- Existing leases with mining employees and contractors
- Demand driven by mining, military, government, and tourism
- \$2.3B, 20-year military modernization contract boosting long-term lodging needs
- New long-term gold mining project increasing workforce and executive travel
- Limited hospitality competition in the local market
- Rare opportunity to acquire stable, high-performing assets with multiple value-add paths

## Hawthorne's Best Inn

1402 E 5th St, Hawthorne, NV

**53 Rooms | 18,641 SF | 0.68 Acres**

## Monarch Motel

1215 5th St, Hawthorne, NV

**33 Rooms | 13,602 SF | 0.92 Acres**

Both motels are exceptionally well maintained, long established lodging assets, known for their cleanliness, comfort, and strong repeat business. Both properties feature solar panel systems that significantly reduce energy costs, offer ample parking, and benefit from excellent visibility along 5th Street near Hawthorne's commercial district and the Hawthorne Army Depot. Their reputation for stellar hospitality attracts a loyal customer base spanning government, military, mining, and recreational travelers, supporting consistent year round performance.



## Vacant Commercial Parcel

1311 5th St, Hawthorne, NV

**0.2300 Acres**

A strategically located commercial lot suitable for future development, expansion, or complementary uses supporting the lodging operations.



## Residential Property

455 O St, Hawthorne, NV

**0.1000 Acres**

Currently used as employee housing, providing operational efficiency and reducing staffing challenges. The parcel also offers potential for long term rental income or future repositioning.



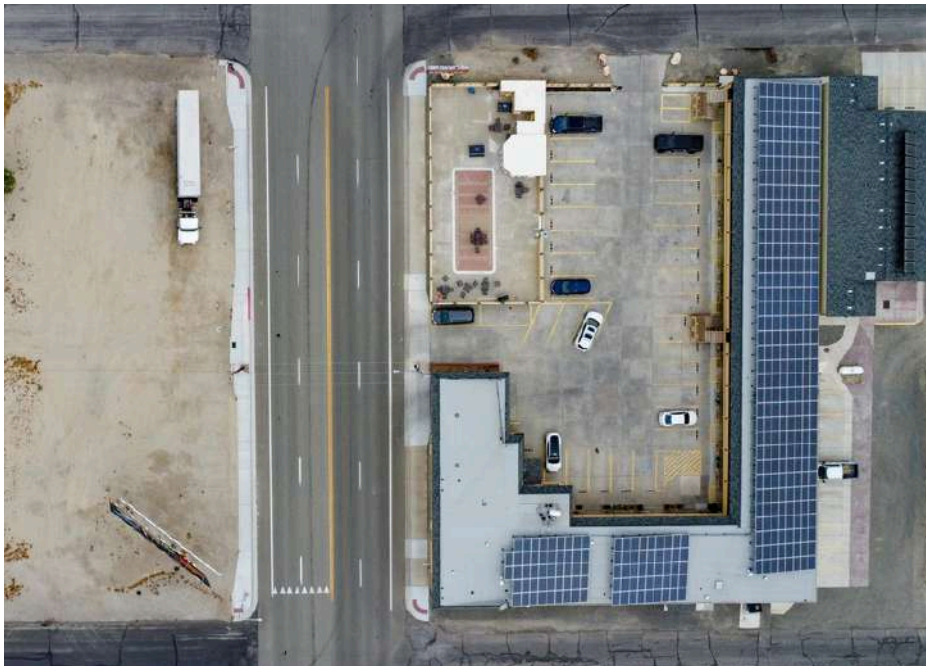


# Property **Photos**

Portfolio of Four Assets Strategically Positioned  
Along the U.S. Highway 95 Corridor

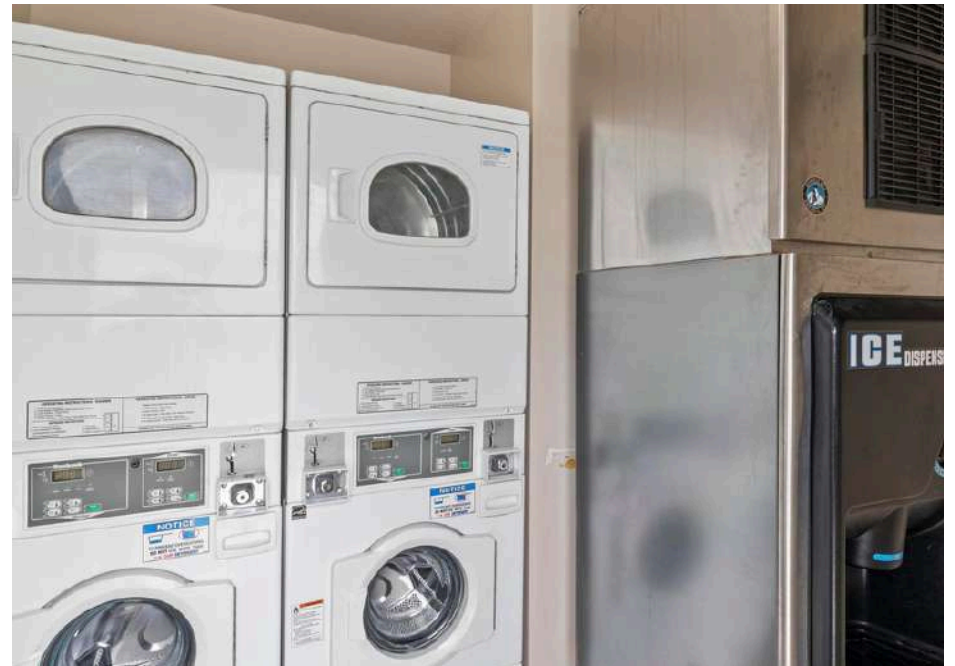


**Hawthorne**  
Hospitality Portfolio







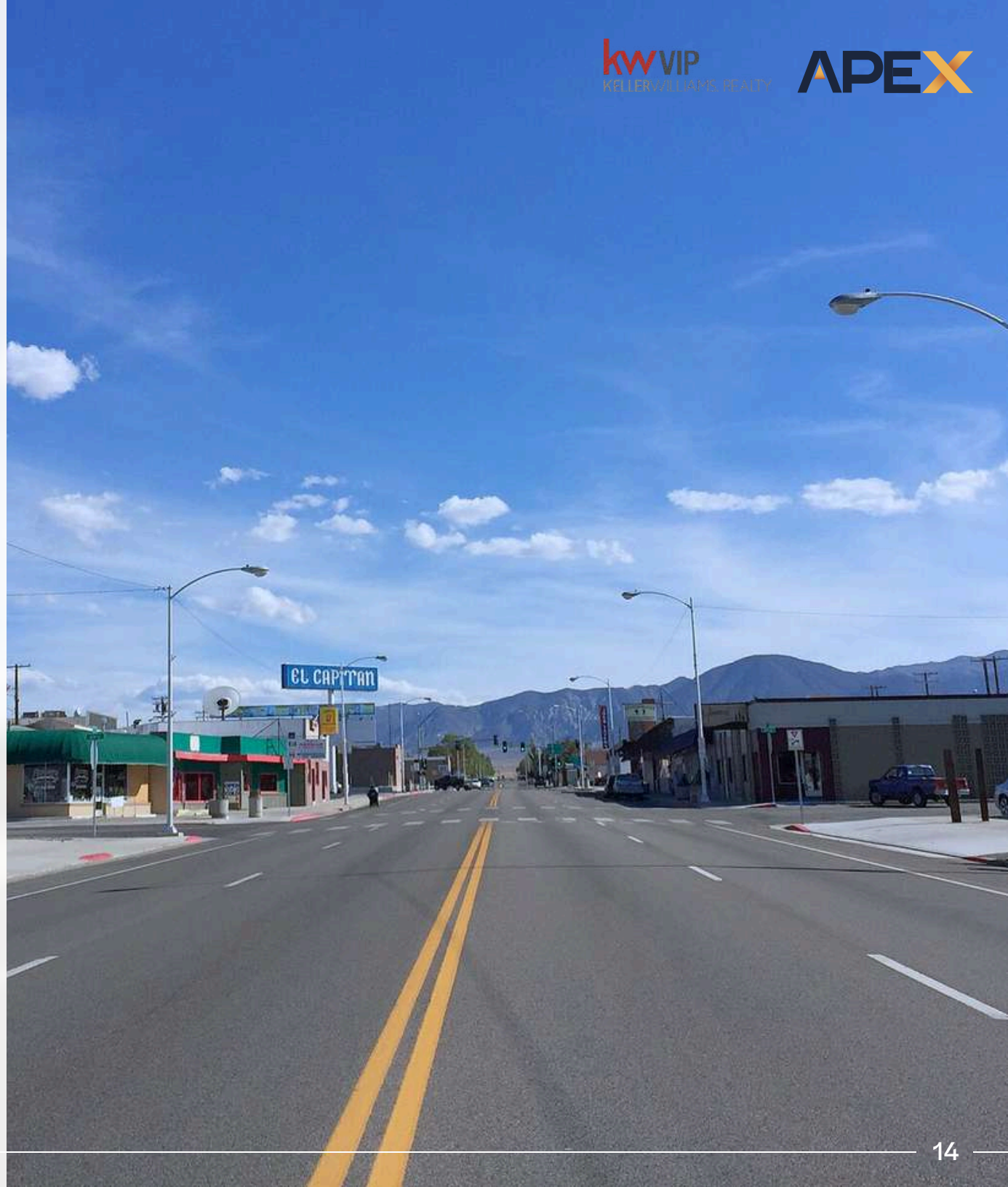






Guests benefit from convenient access to Hawthorne's primary commercial corridor, government facilities, outdoor recreation destinations, and major transportation routes. The portfolio's location along U.S. Highway 95 provides visibility and accessibility for travelers moving throughout Nevada.

The combined lodging assets serve a broad mix of workforce, government, military, and recreational travelers seeking practical accommodations near the Hawthorne Army Depot, Walker Lake, and regional employment centers. The diversified lodging platform allows operators to accommodate varying guest preferences and stay durations.





# Demographics & Traffic Count

Portfolio of Four Assets Strategically Positioned  
Along the U.S. Highway 95 Corridor



**Hawthorne**  
Hospitality Portfolio



**1402 E 5TH ST**  
SUBJECT PROPERTY



**455 O ST**  
SUBJECT PROPERTY



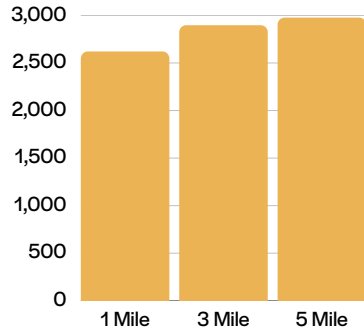
**1311 5TH ST**  
SUBJECT PROPERTY



**1215 5TH ST**  
SUBJECT PROPERTY

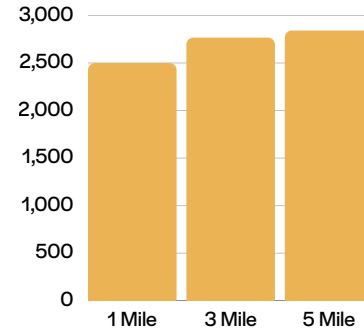
5TH STREET

## 2025 Population Estimate



Total Population 2025	
1 Mile	2,621
3 Mile	2,897
5 Mile	2,977

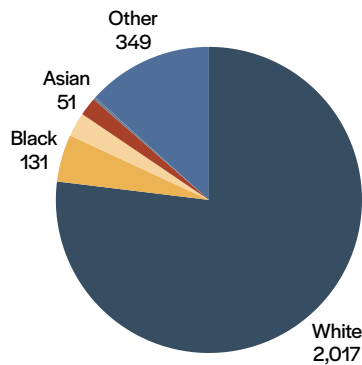
## 2030 Population Projection



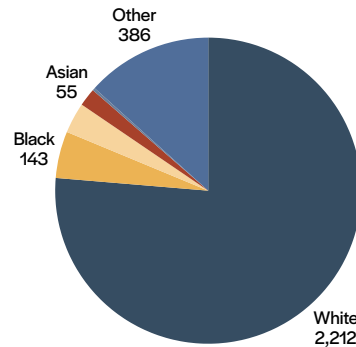
Projection 2030	
1 Mile	2,499
3 Mile	2,767
5 Mile	2,841

## 2025 Population by Ethnic Group

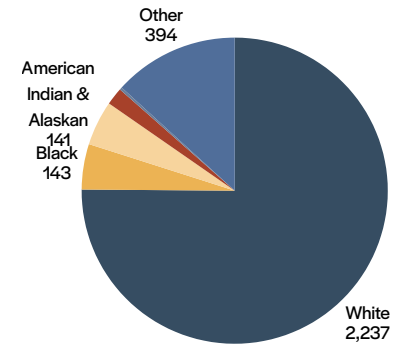
### 2025 Population - 1 Mile



### 2025 Population - 3 Mile



### 2025 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2030 Projection	1,155	1,273	1,306
2025 Estimate	1,210	1,331	1,367
2020 Census	1,340	1,464	1,508
Growth 2025-2030	-4.55%	-4.36%	-4.46%
Growth 2020-2025	-9.70%	-9.08%	-9.35%



## 2025 Avg Household Income

1 Mile: \$67,229 | 3 Mile: \$67,827 | 5 Mile: \$68,094

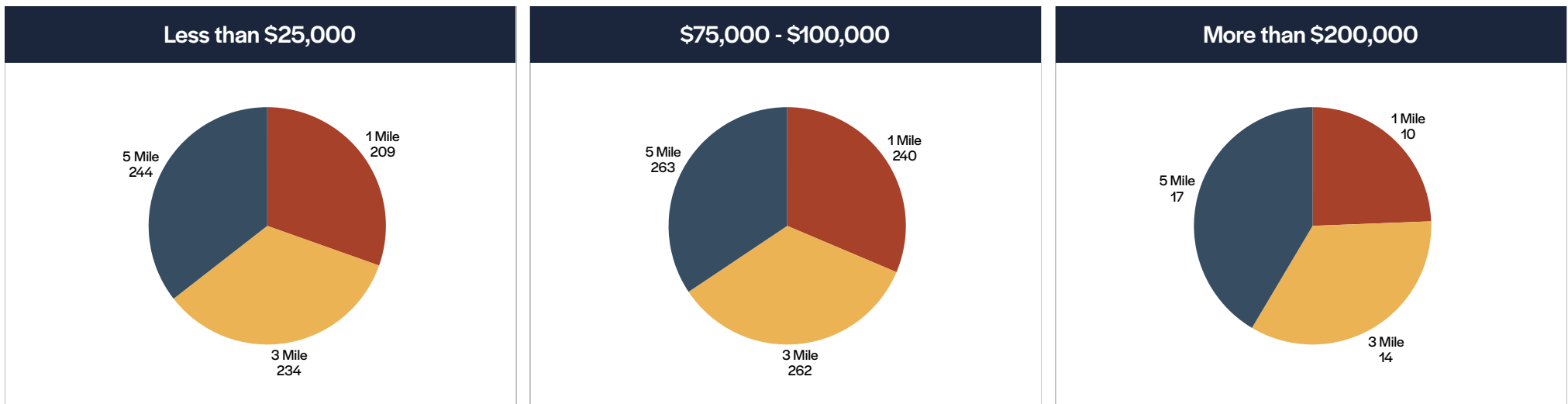


## 2025 Med Household Income

1 Mile: \$57,676 | 3 Mile: \$57,616 | 5 Mile: \$57,457

## 2025 Households by HH Income

1 Mile: 1,211 | 3 Mile: 1,332 | 5 Mile: 1,365



2025 Households by HH Income	1 Mile	3 Miles	5 Miles
<\$25,000	209	234	244
\$25,000-\$50,000	223	253	261
\$50,000-\$75,000	313	332	337
\$75,000-\$100,000	240	262	263
\$100,000-\$125,000	121	122	123
\$125,000-\$150,000	58	70	73
\$150,000-\$200,000	37	45	47
\$200,000+	10	14	17



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	Veterans Memorial Highway	1st St	0.04 W	2024	1,106	MPSI	0.11
2	Veterans Memorial Highway	1st St	0.04 W	2025	1,101	MPSI	0.11
3	Freedom Rd	Hwy 362	0.05 S	2024	2,876	MPSI	0.31
4	Freedom Road	Hwy 362	0.05 S	2024	3,152	MPSI	0.31
5	L Street	1st St	0.03 S	2025	120	MPSI	0.39
6	L Street	1st St	0.03 S	2024	120	MPSI	0.41



# Location **Overview**

Portfolio of Four Assets Strategically Positioned  
Along the U.S. Highway 95 Corridor



**Hawthorne**  
Hospitality Portfolio

# Hawthorne, Nevada



The Hawthorne Hospitality Portfolio is strategically positioned within the primary commercial corridor of Hawthorne, Nevada, providing direct access to U.S. Highway 95 and the community's major employment and tourism generators. The portfolio's location supports a diverse lodging customer base while benefiting from limited local hospitality competition.

As a transportation and service hub for central Nevada, Hawthorne serves travelers moving between Reno, Las Vegas, and regional mining markets. The portfolio's proximity to government facilities, recreation destinations, and workforce employers creates consistent lodging demand throughout the year.



**kwVIP**  
KELLERWILLIAMS. REALTY

**APEX**



[hipcamp.com](http://hipcamp.com)



[expedia.com](http://expedia.com)

# Area Amenities



Hawthorne Industrial Airport

Dotty's

SAFeway

McDonald's

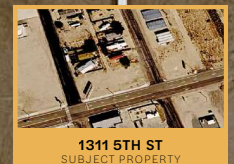
NEVADA DOT  
SAFE AND CONNECTED

95

E STREET



1215 5TH ST  
SUBJECT PROPERTY



1311 5TH ST  
SUBJECT PROPERTY

5TH STREET

95



1402 E 5TH ST  
SUBJECT PROPERTY



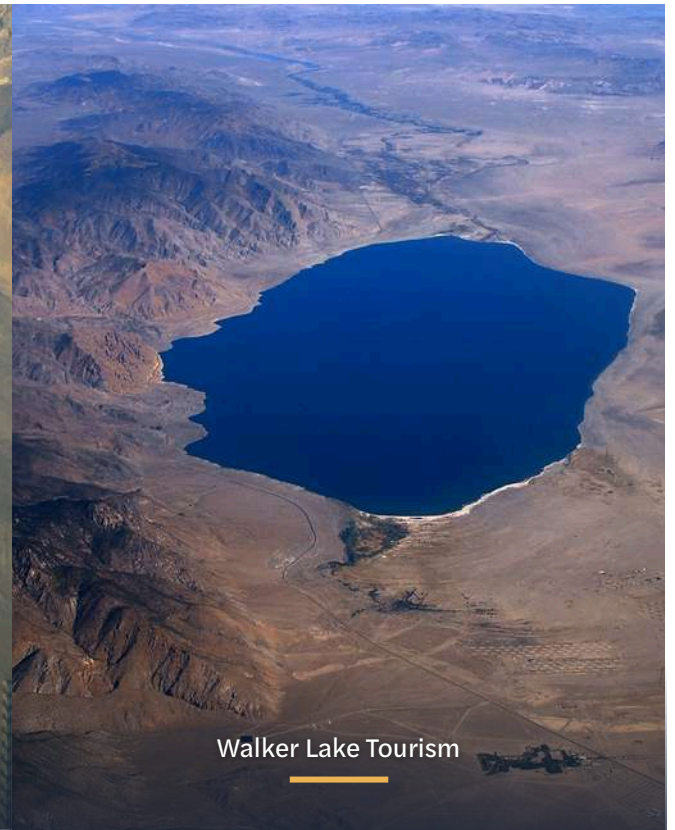
455 O ST  
SUBJECT PROPERTY



359  
NEVADA

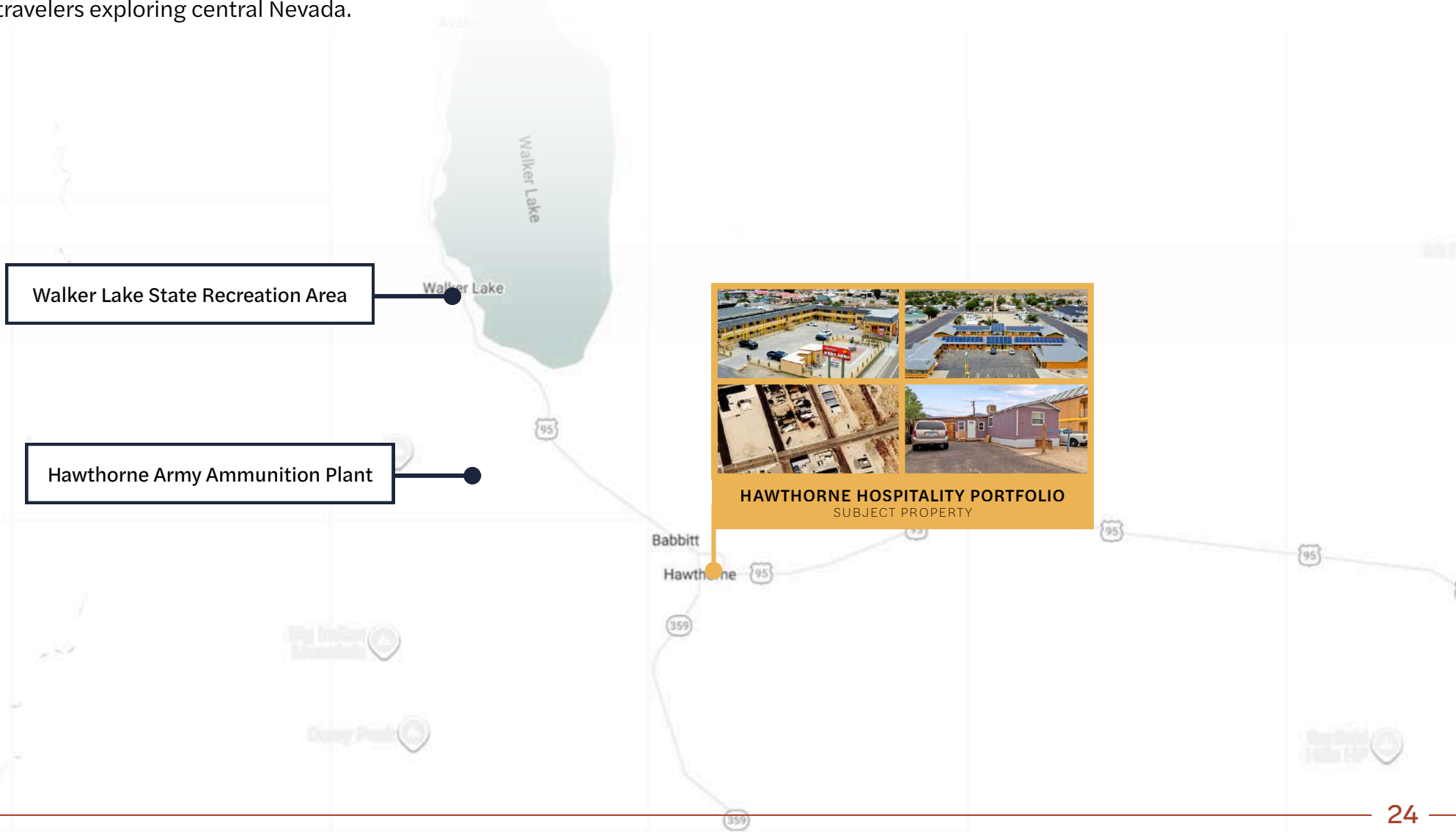
Hawthorne functions as one of western Nevada's most important government and employment centers, anchored by the Hawthorne Army Depot and supported by mining operations, public sector employment, transportation activity, and regional commerce. These sectors create stable year-round lodging demand from contractors, government personnel, workforce travelers, and business visitors.

The area also benefits from tourism associated with Walker Lake, nearby public lands, hunting, fishing, off-road recreation, and outdoor tourism. Combined with Hawthorne's strategic location along U.S. Highway 95, these demand drivers support a diversified hospitality market that is less reliant on any single economic sector.



The portfolio benefits from Hawthorne's position along U.S. Highway 95, a major north-south transportation route connecting Reno, Las Vegas, and central Nevada communities. This corridor supports consistent traveler traffic, workforce lodging demand, and regional commerce activity.

Walker Lake serves as one of Nevada's premier outdoor recreation destinations, attracting visitors for boating, fishing, camping, and sightseeing. Additional demand is generated by the Hawthorne Army Depot, nearby mining operations, hunting and outdoor recreation areas, and travelers exploring central Nevada.





**kwvip**  
KELLERWILLIAMS. REALTY



**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.