

# 479 6TH STREET

WELLS, NV 89835

Northern Nevada Industrial Owner-User or Investment Opportunity



OWNER-USER OPPORTUNITY

INVESTMENT POTENTIAL

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# Executive **Summary**

Northern Nevada Industrial Owner-User  
or Investment Opportunity



479 6<sup>th</sup> Street

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WELLS, NV 89835

This offering presents a compelling opportunity to acquire a freestanding commercial property located in the heart of Wells, Nevada. Strategically positioned along a well-trafficked corridor, the asset benefits from strong visibility, accessibility, and proximity to key local demand drivers.

The property consists of an approximately 7,500 SF structure situated on a 0.26 acre parcel. Originally constructed in 1970, the asset offers a functional layout suitable for a variety of commercial uses. The site includes 18 parking spaces, supporting both customer-facing and operational needs.

Zoned GC, the property allows for flexible usage, making it attractive to both owner-users and investors seeking stable income or repositioning potential.



**0.26 AC**  
LAND AREA



**±7,500 SF**  
BUILDING SIZE



**GC**  
ZONING



**0.67 FAR**  
SITE UTILIZATION



**18 SPACES**  
PARKING



**1970**  
YEAR BUILT

# 479 6<sup>th</sup> Street

WELLS, NV 89835

**INVESTMENT HIGHLIGHTS**

Strategic Small-Market Investment Opportunity
Located in Wells, NV, a key stop along Interstate 80, the property benefits from consistent transient and local traffic.
Freestanding Asset with Land Ownership
Fee simple ownership of both land and improvements provides long-term control and value retention.
Flexible Zoning Allowing Multiple Uses
Zoning designation of GC supports a variety of commercial applications, enhancing tenant demand and exit strategies.
Value-Add Potential
Opportunity to enhance income through lease-up, repositioning, or operational improvements depending on current tenancy.
Functional Building Layout
Approximately 7,500 SF with a layout adaptable for retail, restaurant, office, or service-oriented uses.
On-Site Parking
Dedicated parking with 18 spaces supports customer convenience and operational efficiency.
Recent Capital Improvements

**LOCATION HIGHLIGHTS**

Interstate 80 Corridor Exposure
Wells serves as a key stop along I-80, a major east-west transportation route connecting Northern Nevada to Utah and beyond.
Gateway to Regional Tourism and Recreation
Proximity to outdoor destinations such as the Ruby Mountains supports seasonal tourism traffic.
Limited Local Competition
Small-market dynamics often result in constrained commercial inventory, supporting occupancy and pricing stability.
Essential Services Hub
Wells functions as a service point for travelers, trucking routes, and surrounding rural communities.
Accessible and Visible Location
Situated on 6th Street with convenient ingress/egress and strong local visibility.



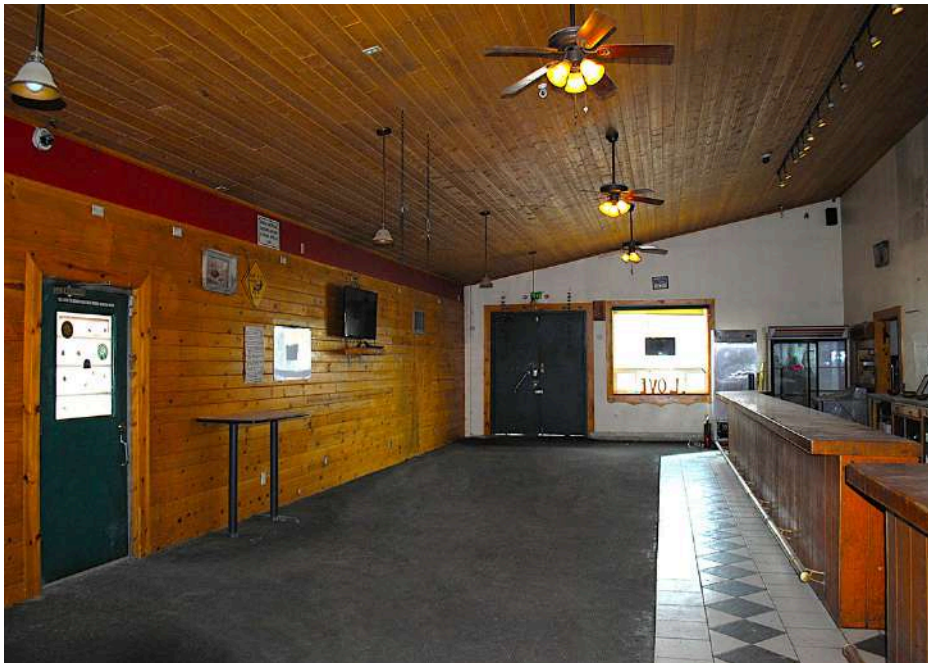
# Property **Photos**

Northern Nevada Industrial Owner-User  
or Investment Opportunity

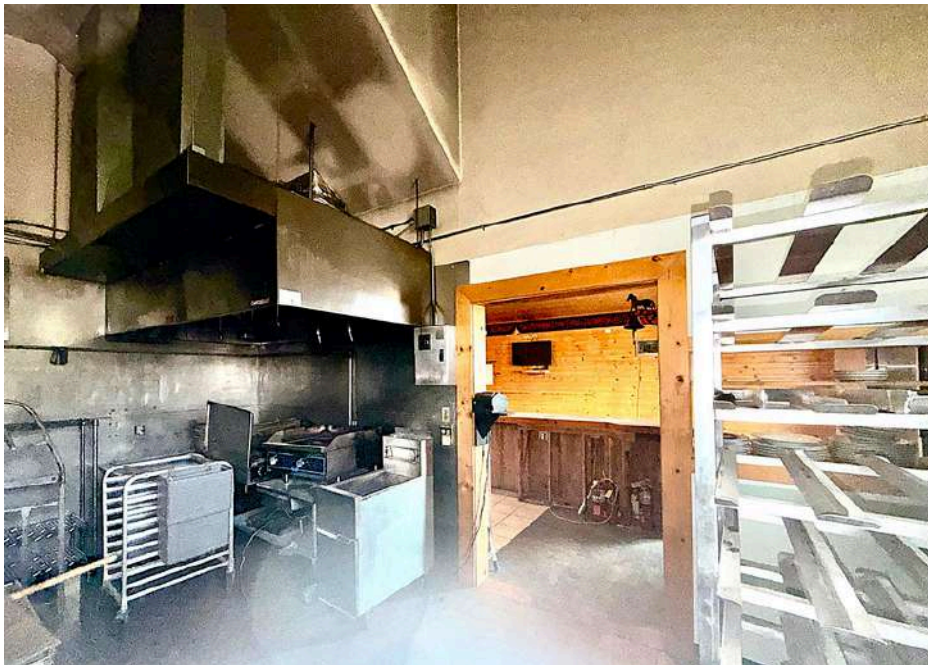


**479** 6<sup>th</sup> Street



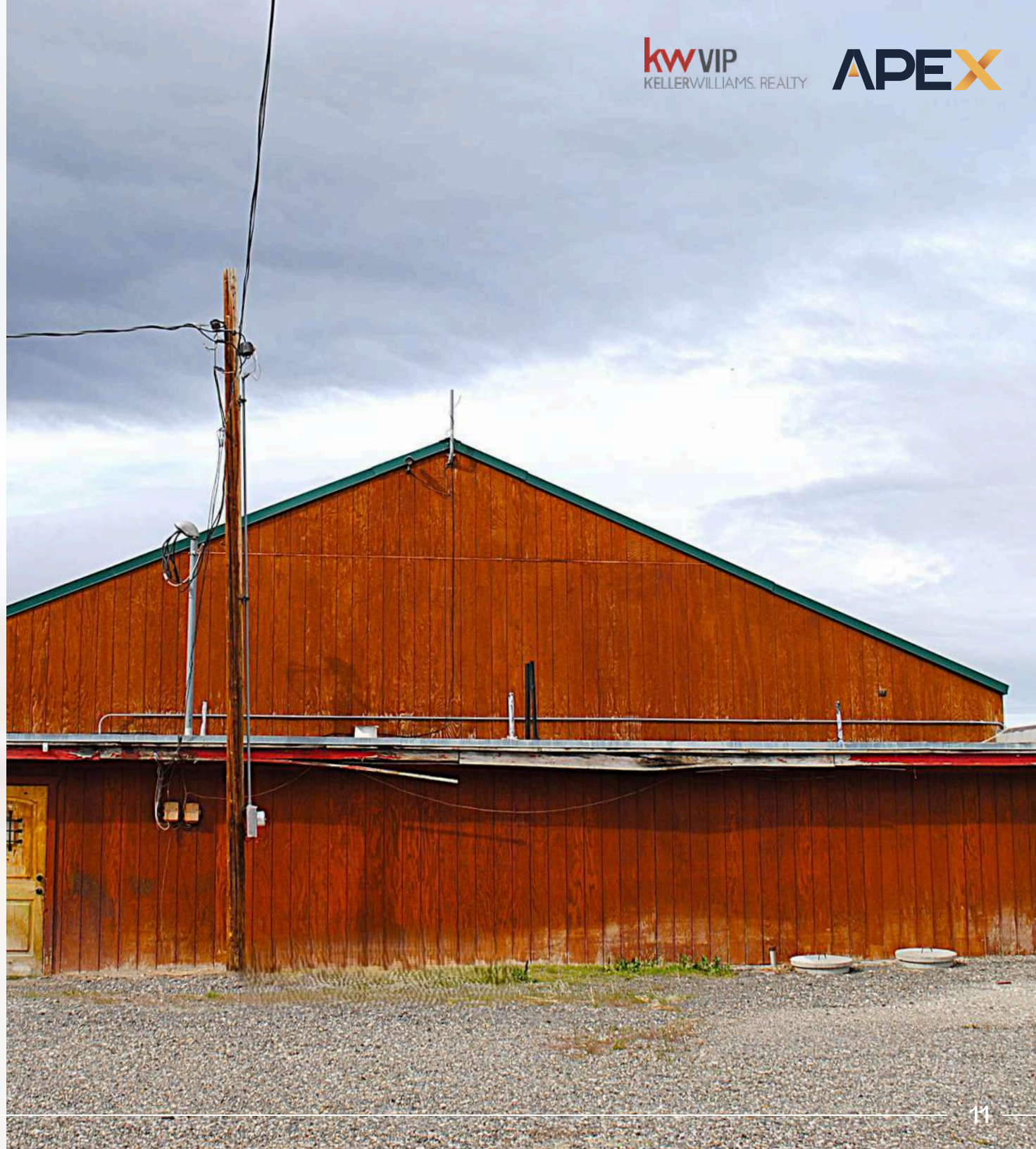






Whether serving local demand or interstate travelers, the property benefits from convenient access, on-site parking, and a flexible layout suitable for a range of commercial uses.

Located along 6th Street with direct connectivity to Interstate 80 and US Highway 93, the property provides strong accessibility for both local customers and pass-through traffic. Its positioning within Wells supports consistent visibility and utility-driven demand from travelers, trucking routes, and surrounding rural communities.





# Demographics & Traffic Count

Northern Nevada Industrial Owner-User  
or Investment Opportunity



RUBY AVE



479 6TH STREET  
SUBJECT PROPERTY

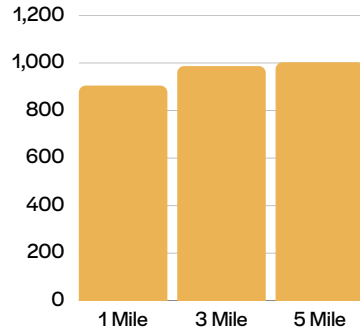


CLOVER AVE



LAKE AVE

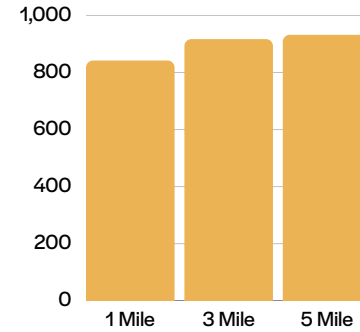
## 2025 Population Estimate



Total Population 2025

1 Mile	905
3 Mile	987
5 Mile	1,003

## 2030 Population Projection

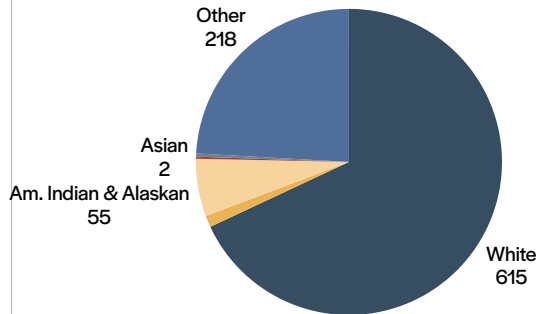


Projection 2030

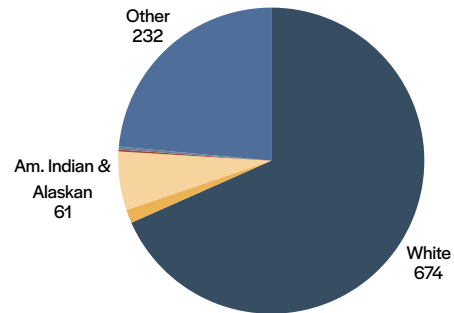
1 Mile	842
3 Mile	917
5 Mile	932

## 2025 Population by Ethnic Group

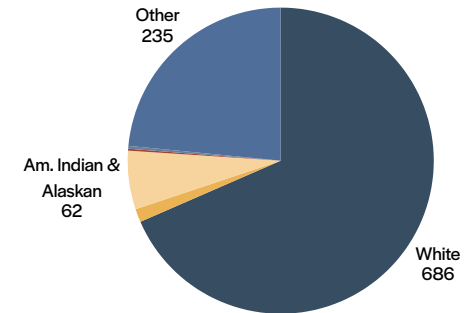
### 2025 Population - 1 Mile



### 2025 Population - 3 Mile



### 2025 Population - 5 Mile



Households	1 Mile	3 Mile	5 Mile
2030 Projection	333	357	362
2025 Estimate	358	385	390
2020 Census	481	520	528
Growth 2025-2030	-6.98%	-7.27%	-7.18%
Growth 2020-2025	-25.57%	-25.96%	-26.14%



## 2025 Avg Household Income

1 Mile: \$80,052 | 3 Mile: \$80,746 | 5 Mile: \$80,664

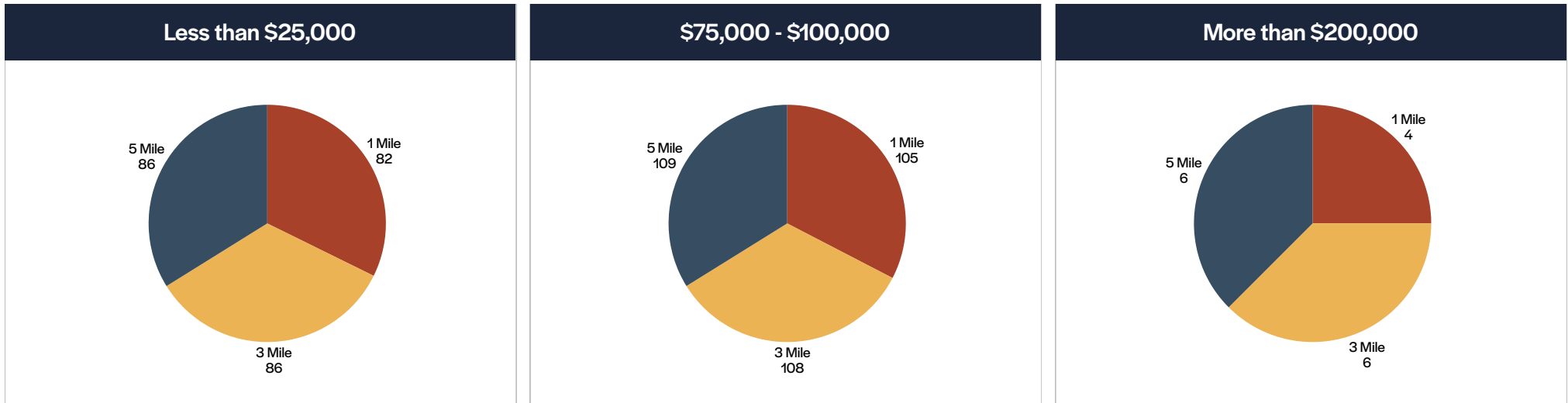


## 2025 Med Household Income

1 Mile: \$85,833 | 3 Mile: \$85,416 | 5 Mile: \$85,321

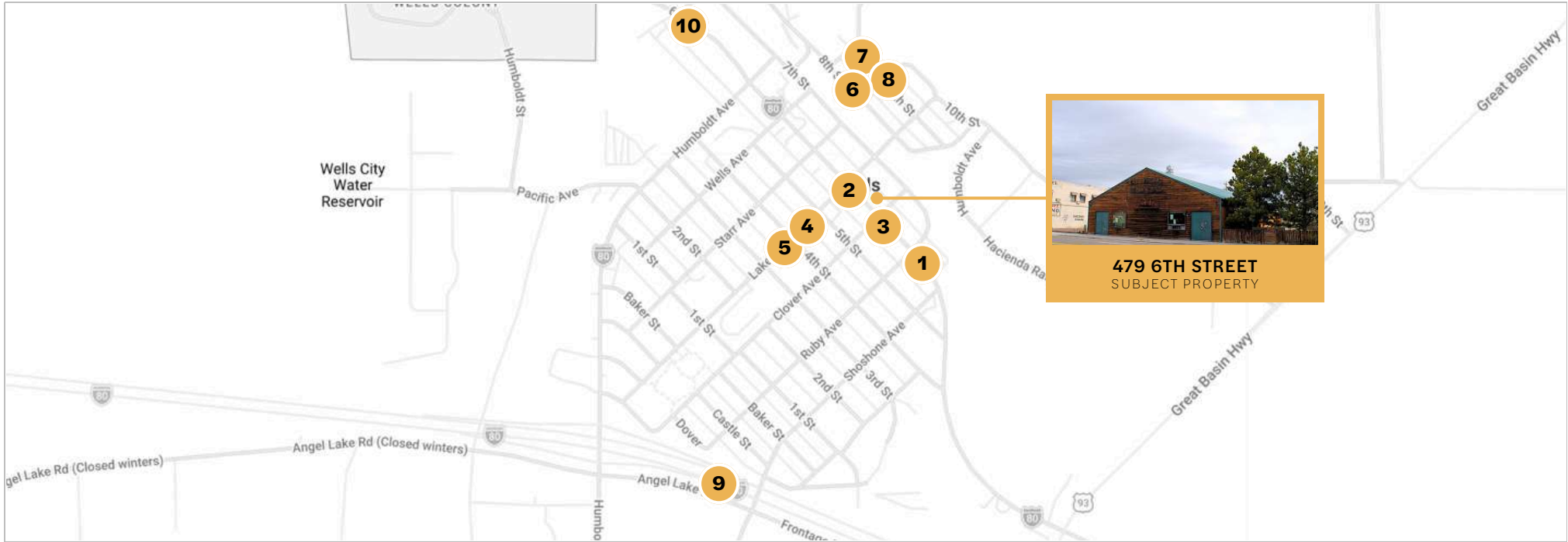
## 2025 Households by HH Income

1 Mile: 359 | 3 Mile: 384 | 5 Mile: 390



2025 Households by HH Income	1 Mile	3 Miles	5 Miles
Income: <\$25,000	82	86	86
Income: \$25,000 - \$50,000	35	39	41
Income: \$50,000 - \$75,000	17	22	23
Income: \$75,000 - \$100,000	105	108	109
Income: \$100,000 - \$125,000	70	73	74
Income: \$125,000 - \$150,000	26	29	30
Income: \$150,000 - \$200,000	20	21	21
Income: \$200,000+	4	6	6

# Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	I-80 Bus	Lake Ave	0.01 SE	2025	1,201	MPSI	0.08
2	6th Street	Lake Ave	0.01 SE	2021	1,200	AADT	0.10
3	6th Street	Lake Ave	0.01 SE	2025	1,165	MPSI	0.10
4	Lake Avenue	7th St	0.01 SW	2024	393	MPSI	0.10
5	Lake Avenue	7th St	0.01 SW	2025	394	MPSI	0.10
6	8th St	Lake Ave	0.01 NW	2018	480	MPSI	0.14
7	9th Street	Starr Ave	0.07 SE	2025	80	MPSI	0.29
8	Ninth St	Starr Ave	0.07 SE	2024	80	MPSI	0.29
9	I-80	S Shoshone Ave	0.02 SE	2018	6,675	MPSI	0.60
10	6th Street	6th St	0.09 SE	2025	391	MPSI	0.60



# Location **Overview**

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**479** 6<sup>th</sup> 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.

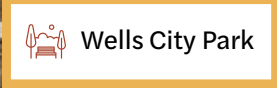
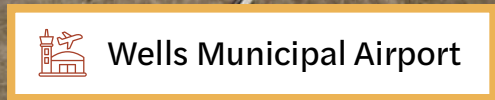


[cityofwellsnv.com](http://cityofwellsnv.com)



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

# Area Amenities

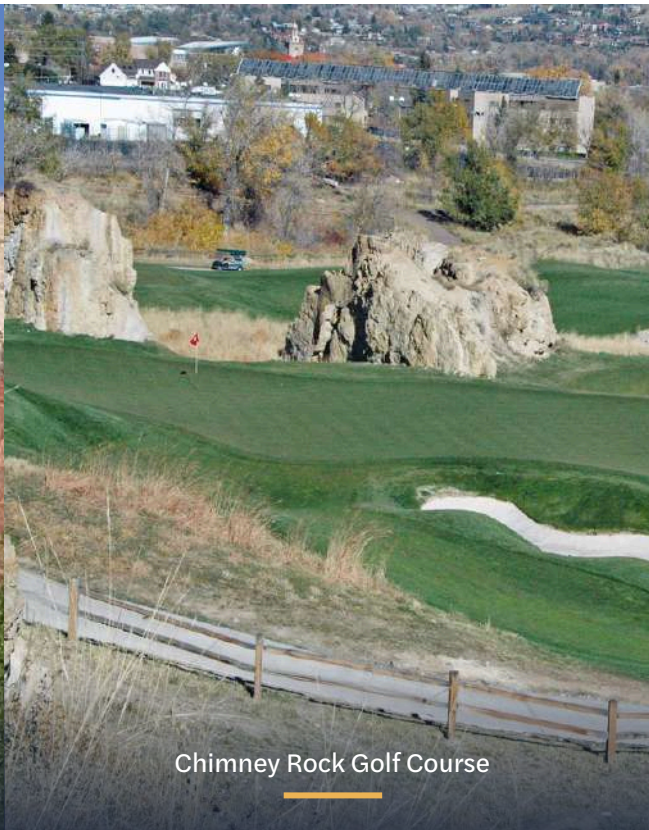


**Wells, Nevada, is a small but strategically positioned community in Elko County, located in northeastern Nevada along the Interstate 80 corridor. Historically rooted in railroad, mining, and ranching activity, Wells has long served as a vital stopover point for travelers and commerce moving across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

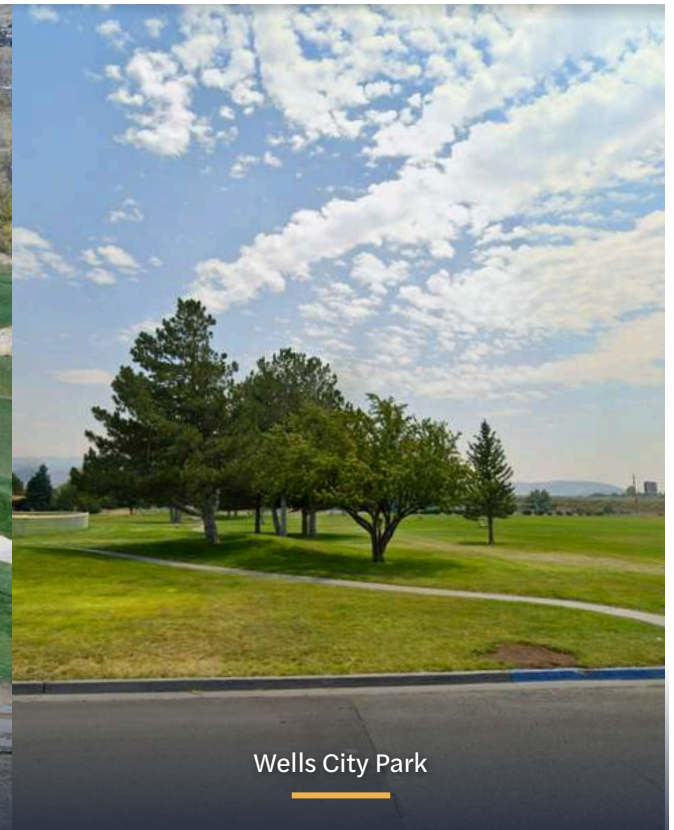
With a population of approximately 1,200 residents, Wells offers a quiet, small-town environment while benefiting from consistent transient traffic generated by I-80—one of the nation’s primary east–west transportation routes. The city supports a steady hospitality and service economy driven by interstate 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



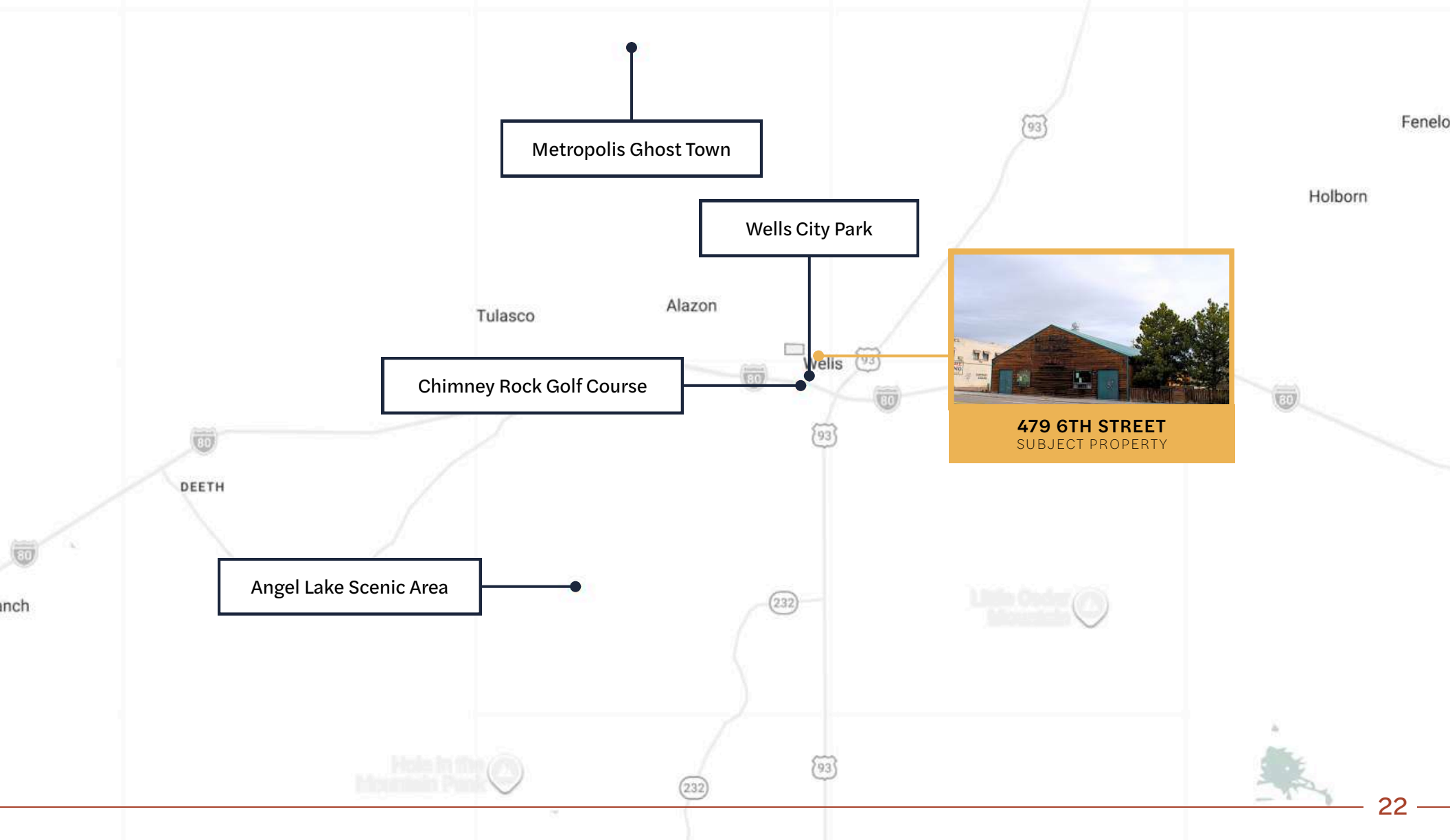
**~ 21,000**  
STUDENTS



**1,290**  
FACULTY



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.





**kwvip**  
KELLERWILLIAMS. REALTY



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