

1509 E 6TH STREET

WELLS, NEVADA 89835

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

kwvip
KELLERWILLIAMS. REALTY

APEX



FORMERLY QUALITY INN & SUITES

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Executive **Summary**

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



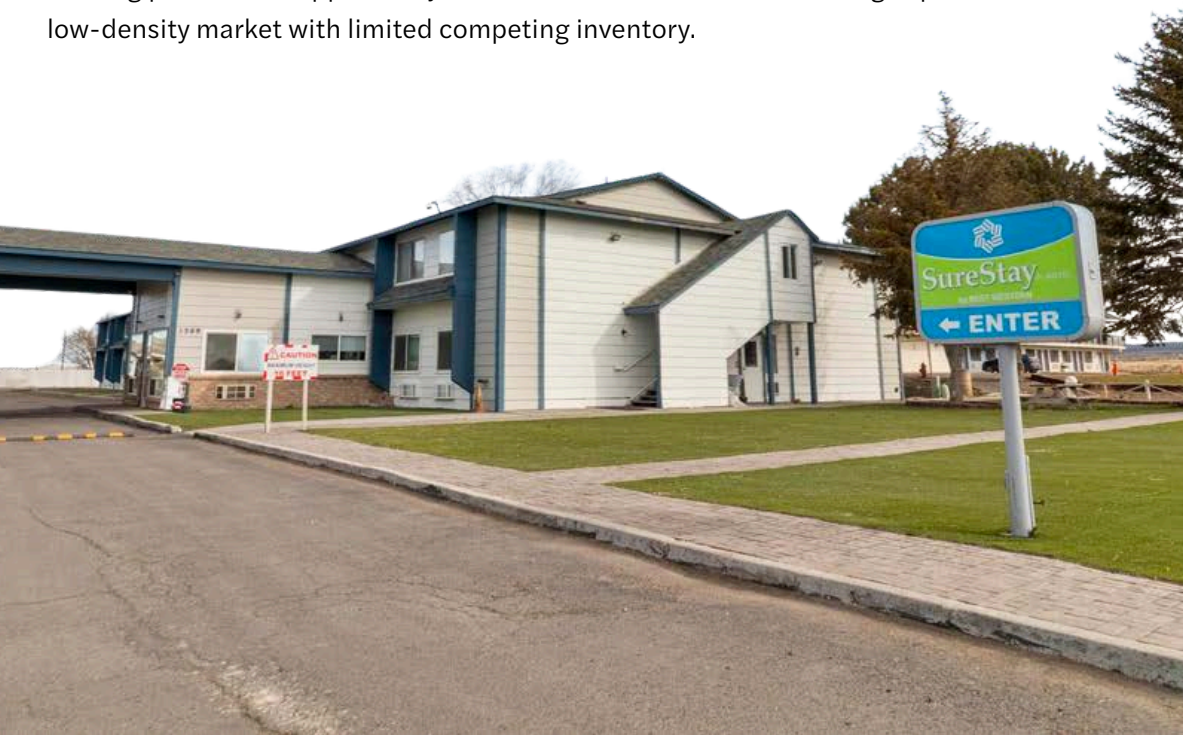
1509 E 6th Street

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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**

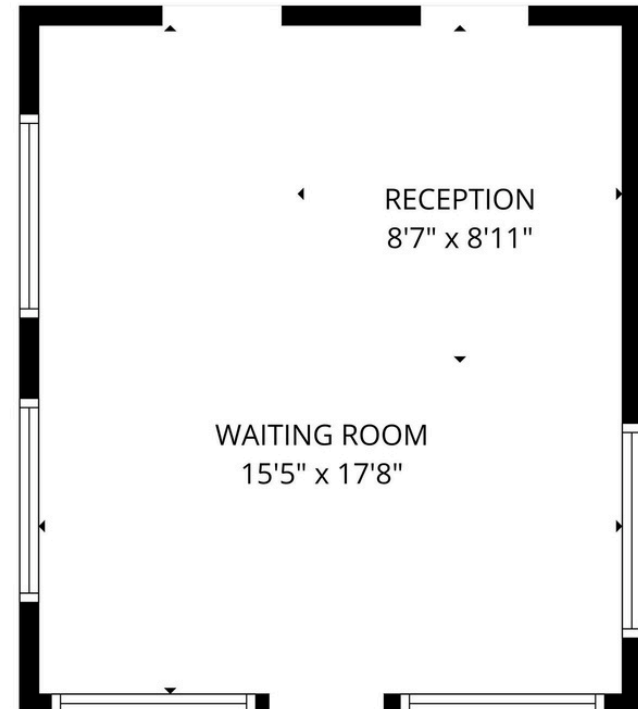
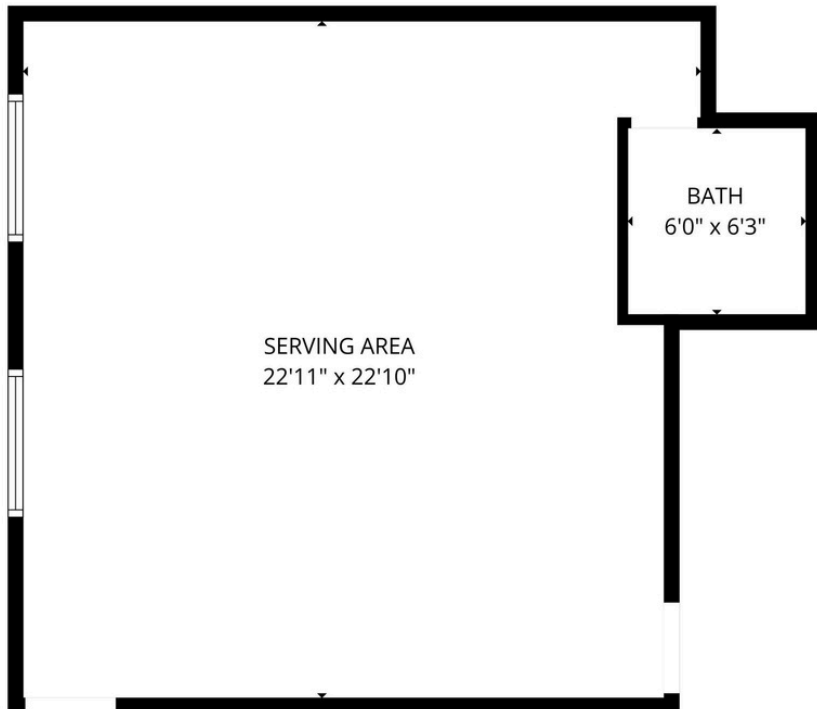
±21,698 SF Commercial Owner-User / Investment Opportunity



1509 E 6th Street



Lobby & Breakfast Room

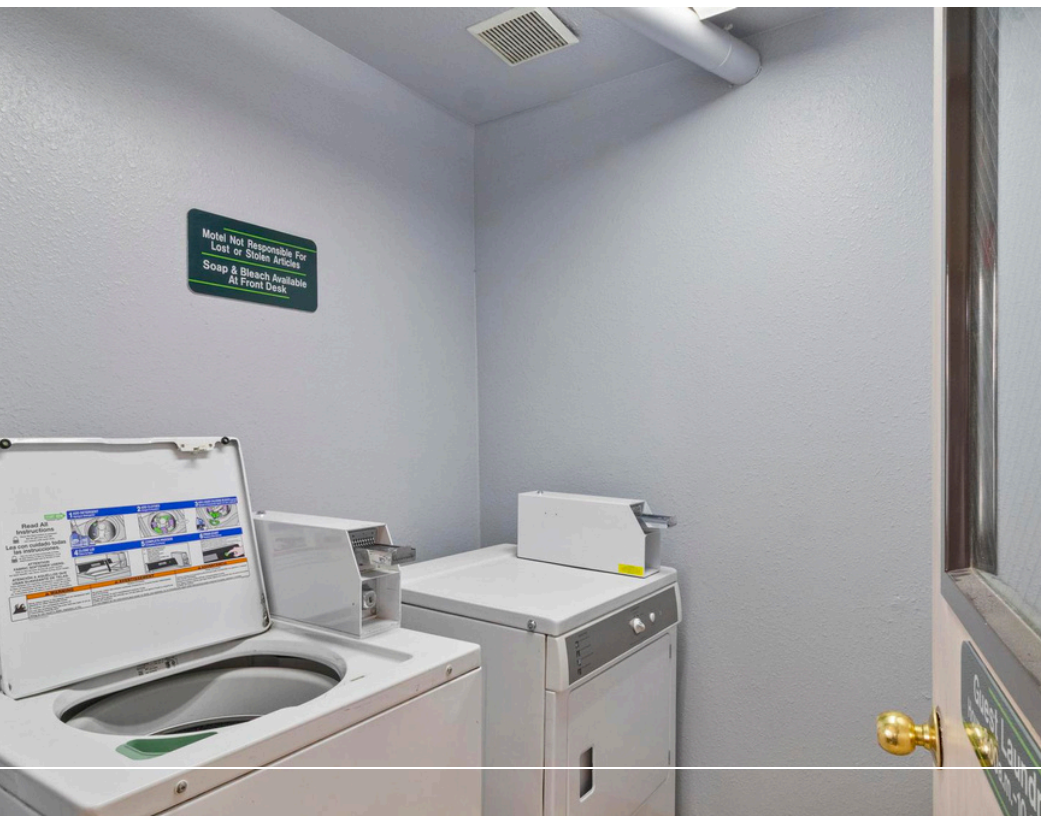


Guest Laundry & Hallways



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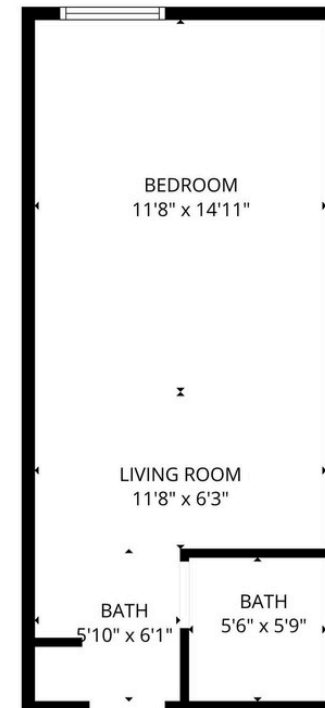


2 Queen, 1 Bath Suite



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KELLERWILLIAMS REALTY

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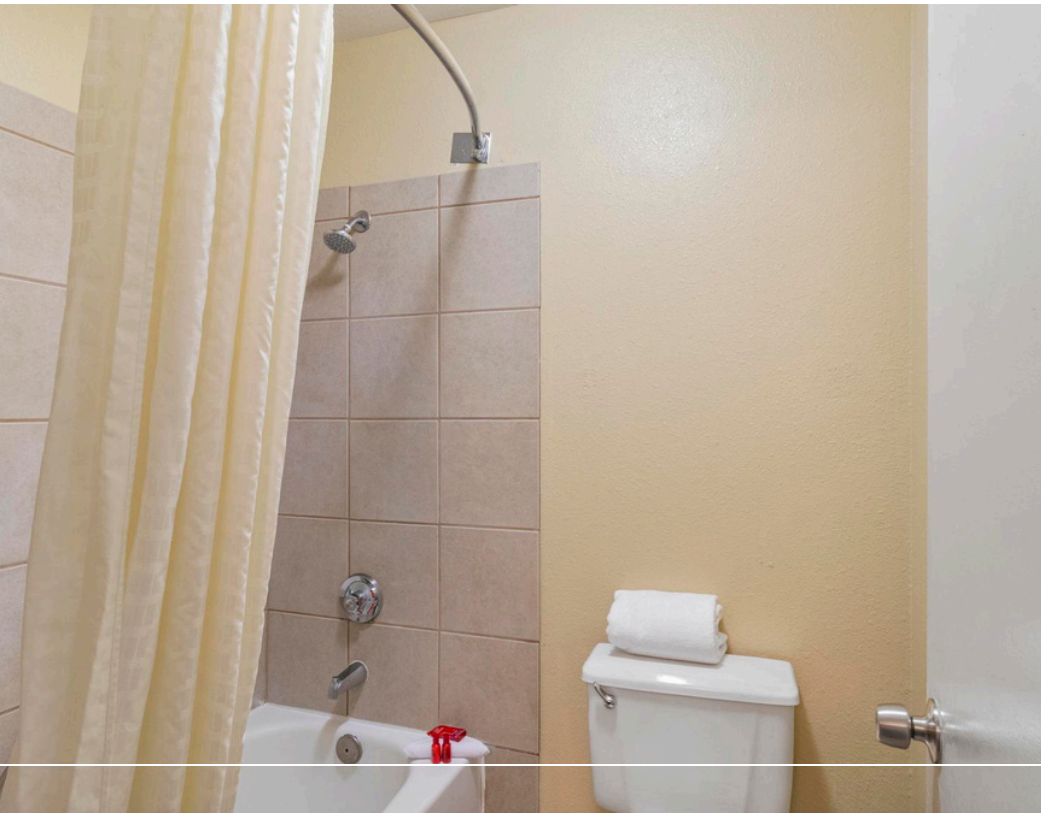


2 Queen, 1 Bath



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KELLERWILLIAMS, REALTY

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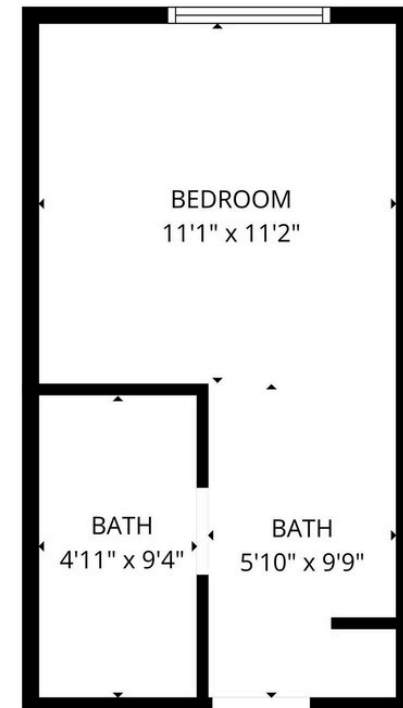
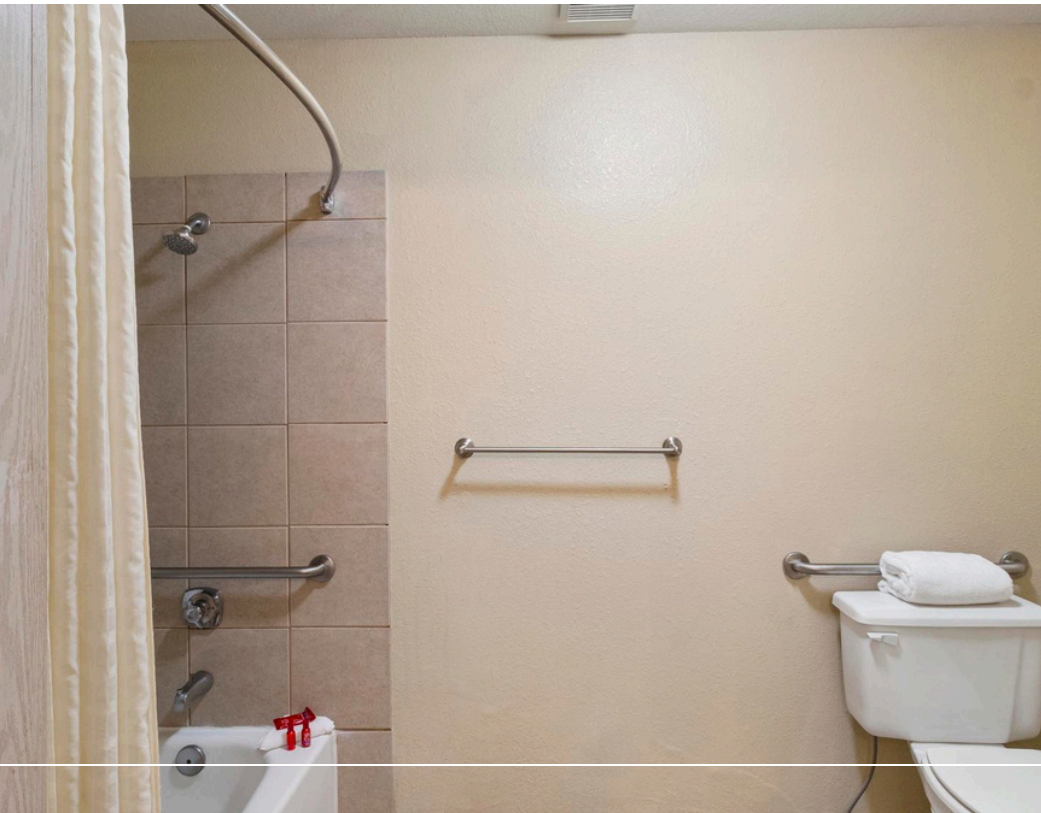


1 Queen, 1 Bath



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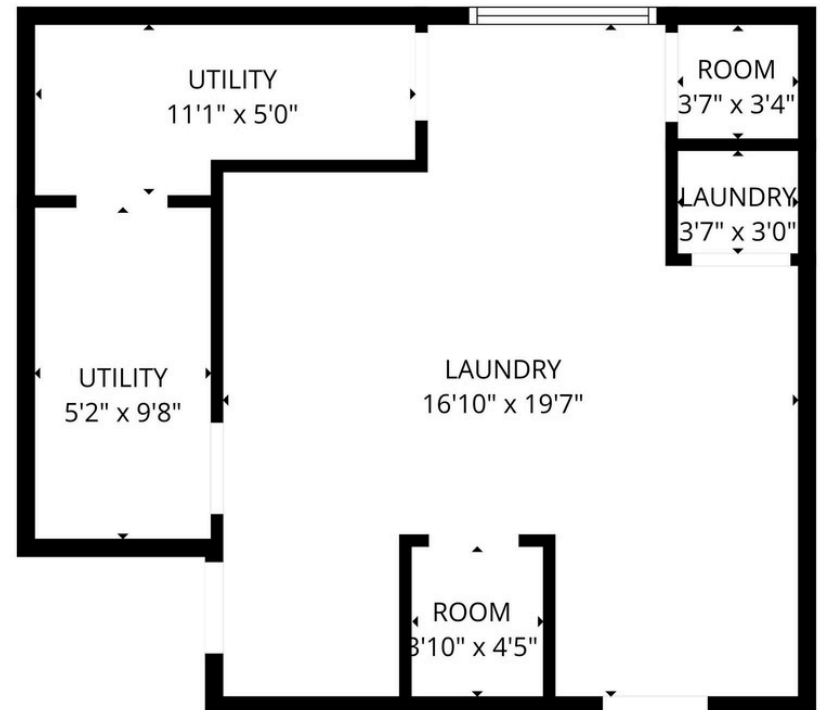


Main Laundry & Utility



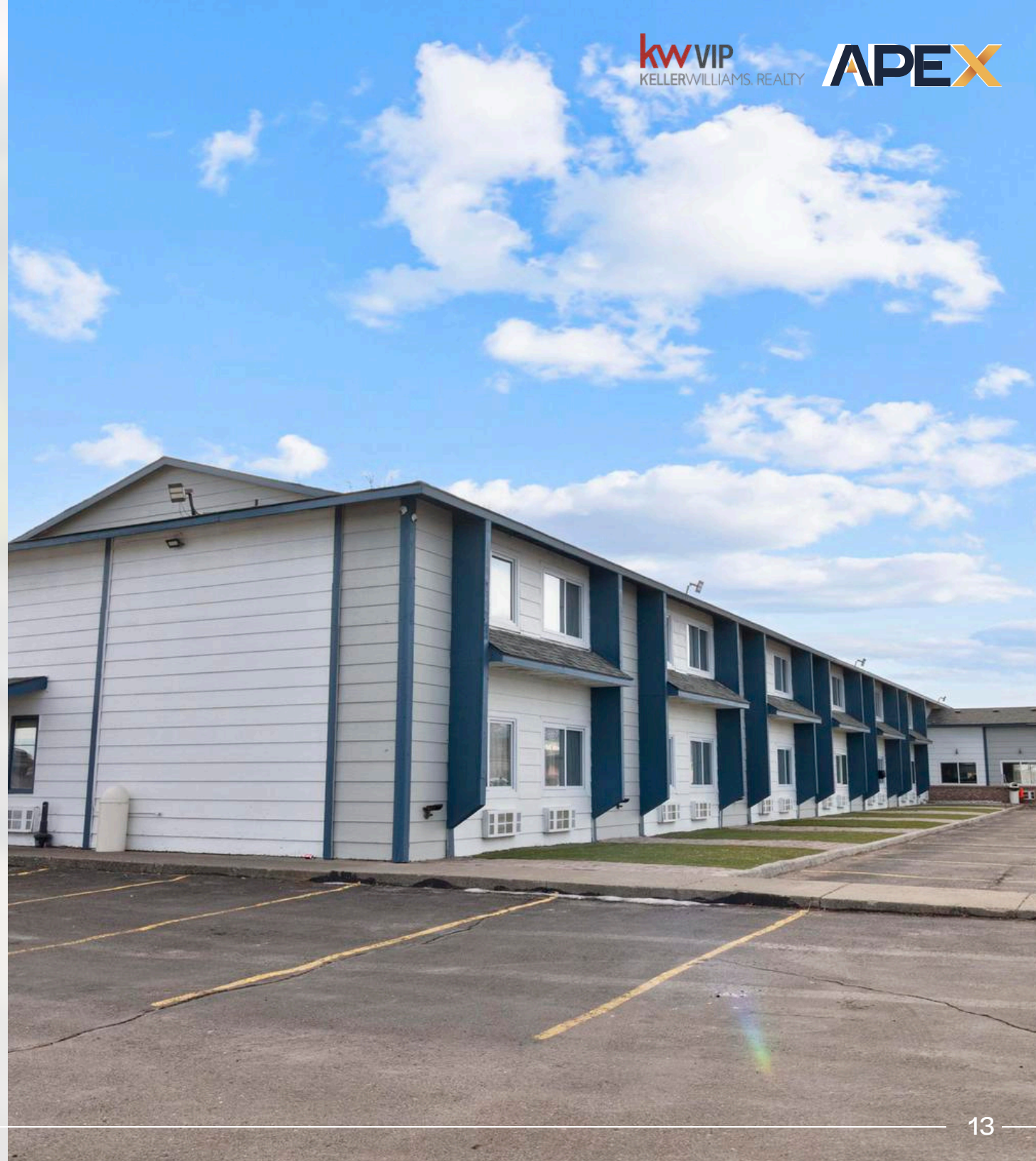
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Perfectly positioned along Wells' primary commercial corridor with immediate access to Interstate 80, this two-story asset offers strong visibility and convenience for interstate travelers, logistics operators, and regional visitors. Situated on ± 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.





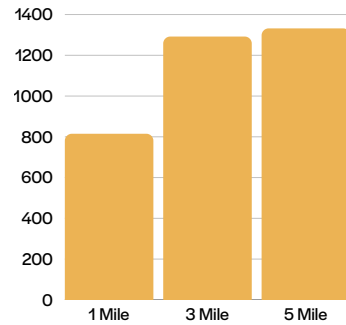
Demographic and **Traffic Count Report**

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



1509 E 6th Street

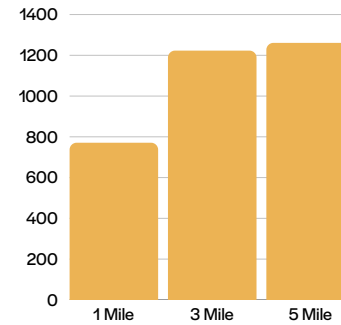
2024 Population Estimate



Population Estimate 2024

1 Mile	823
3 Mile	1,292
5 Mile	1,332

2029 Population Projection



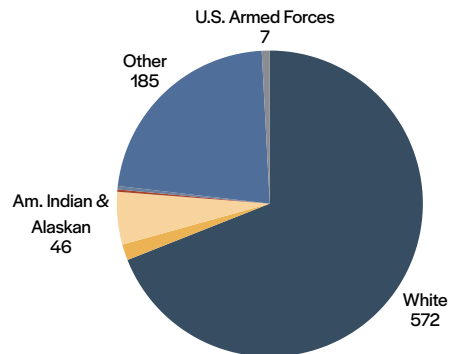
2029 Projection

1 Mile	778
3 Mile	1,223
5 Mile	1,261

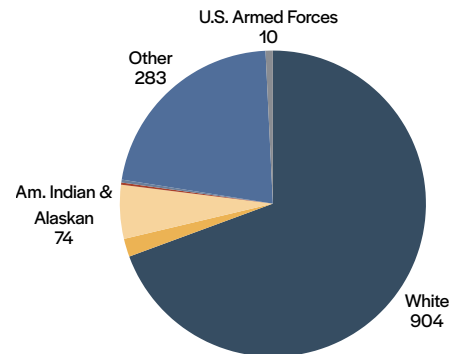
2024 Population by Hispanic Origin

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

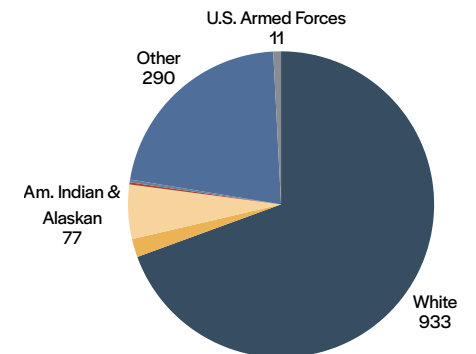
2024 Population - 1 Mile



2024 Population - 3 Mile



2024 Population - 5 Mile



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

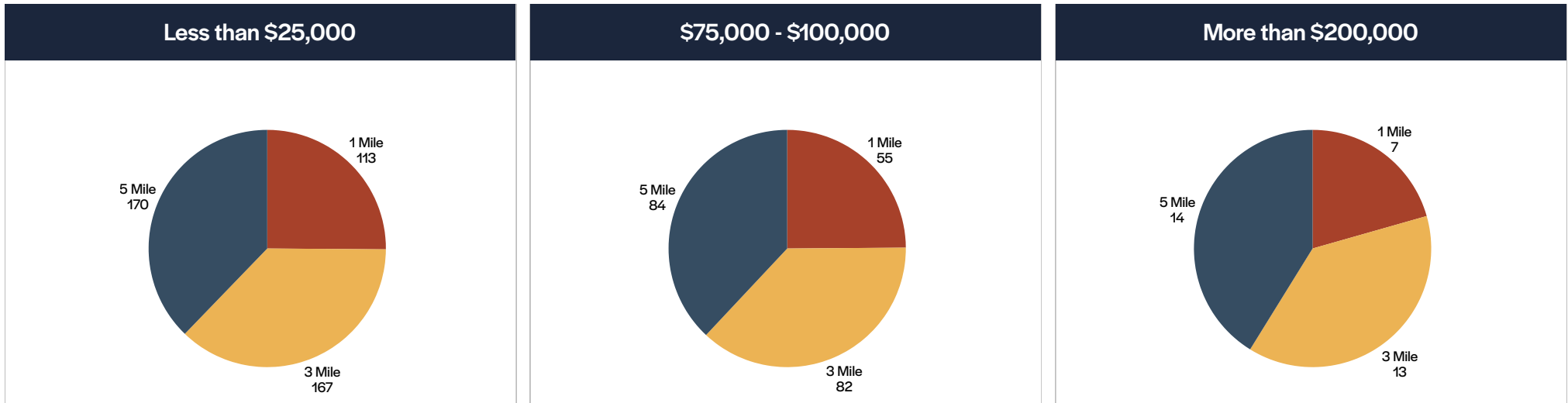


2024 Med Household Income

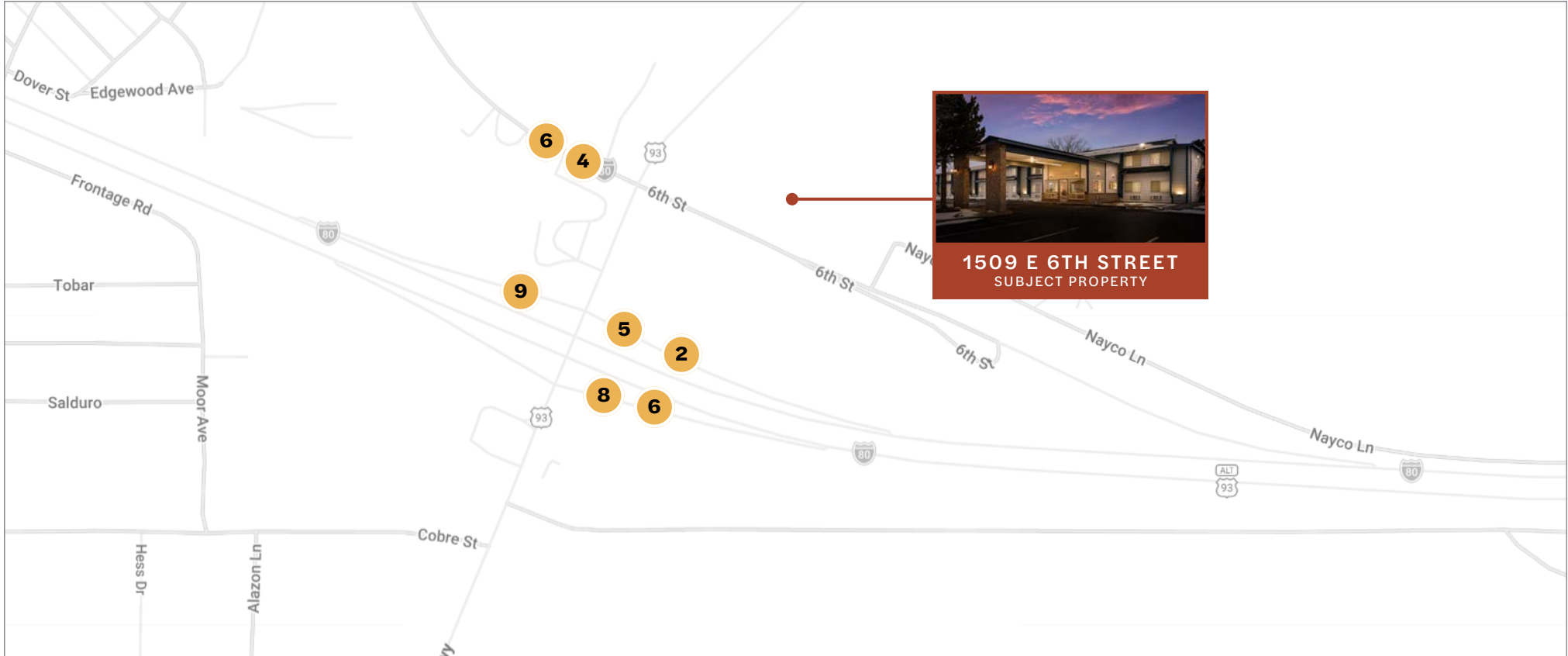
1 Mile: \$61,017 | 3 Mile: \$61,180 | 5 Mile: \$61,236

2024 Households by HH Income

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



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%)



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**

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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



travelnevada.com

Area Amenities


Wells Municipal Airport



1509 E 6TH STREET
SUBJECT PROPERTY



Wells City Park

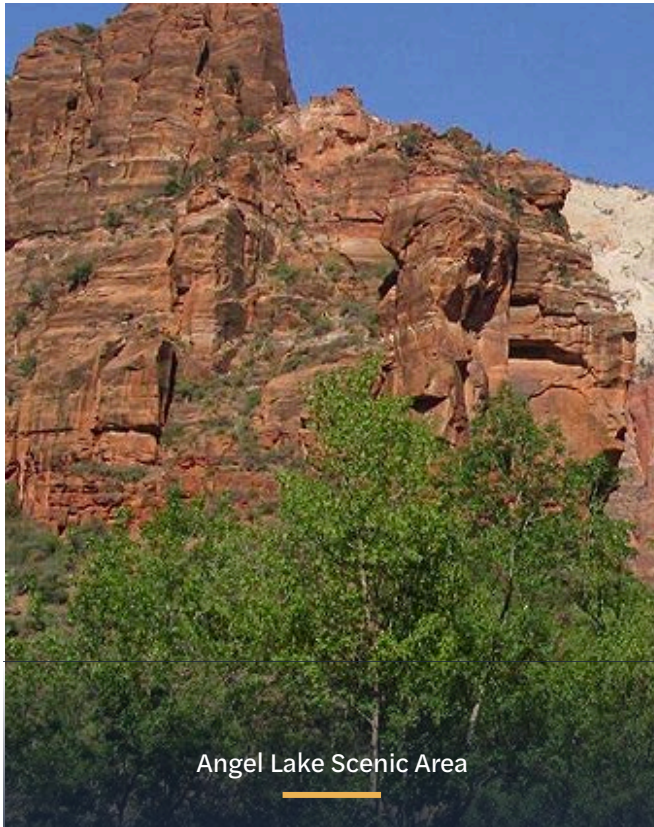


2,251
MPSI

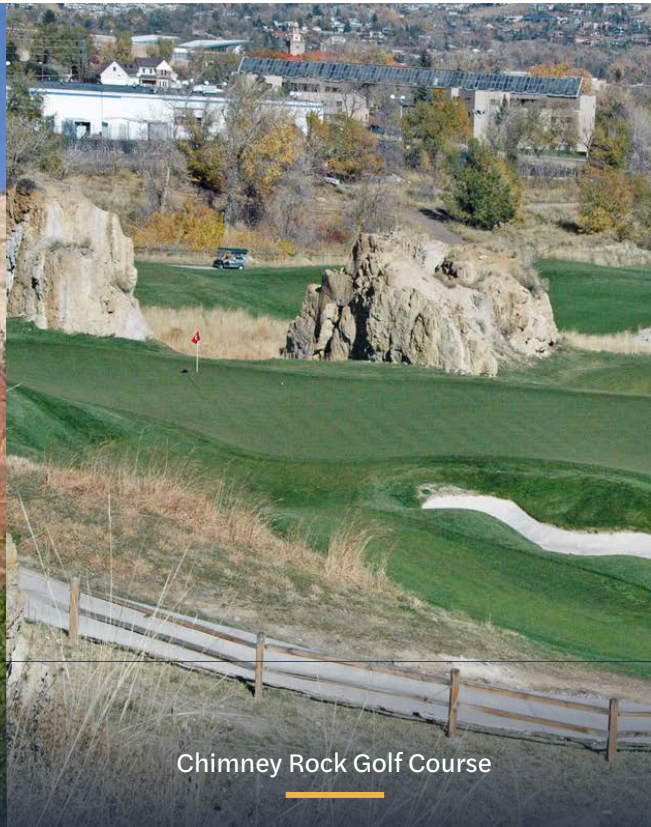


Wells, Nevada, is a small but strategically positioned community in Elko County, located in northeastern Nevada along the Interstate 80 corridor. Historically rooted in railroad, mining, and ranching activity, Wells has long served as a vital stopover point for travelers and commerce moving across the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

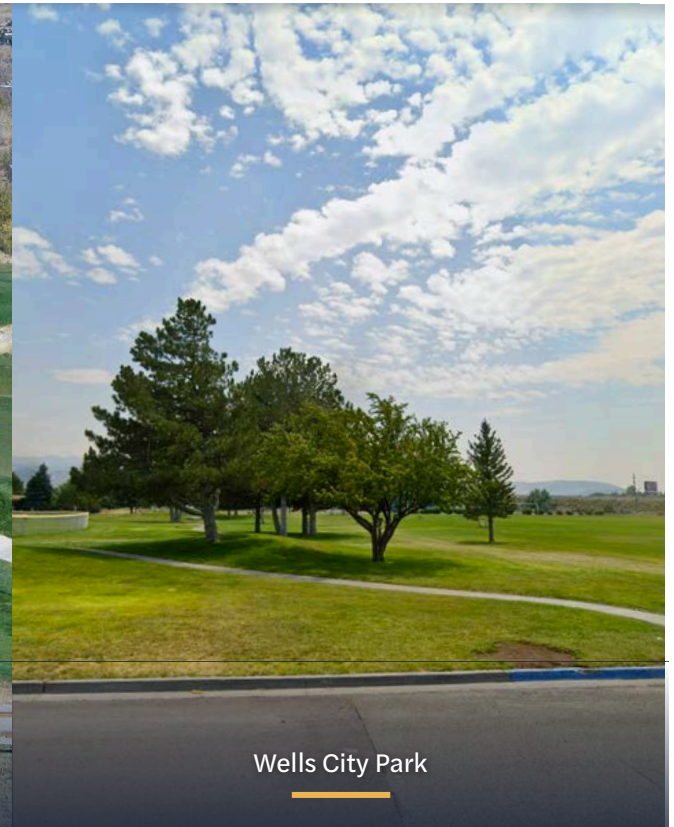
With a population of approximately 1,200 residents, Wells offers a quiet, small-town environment while benefiting from consistent transient traffic generated by I-80—one of the nation’s primary east–west transportation routes. The city supports a steady hospitality and service economy driven by interstate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

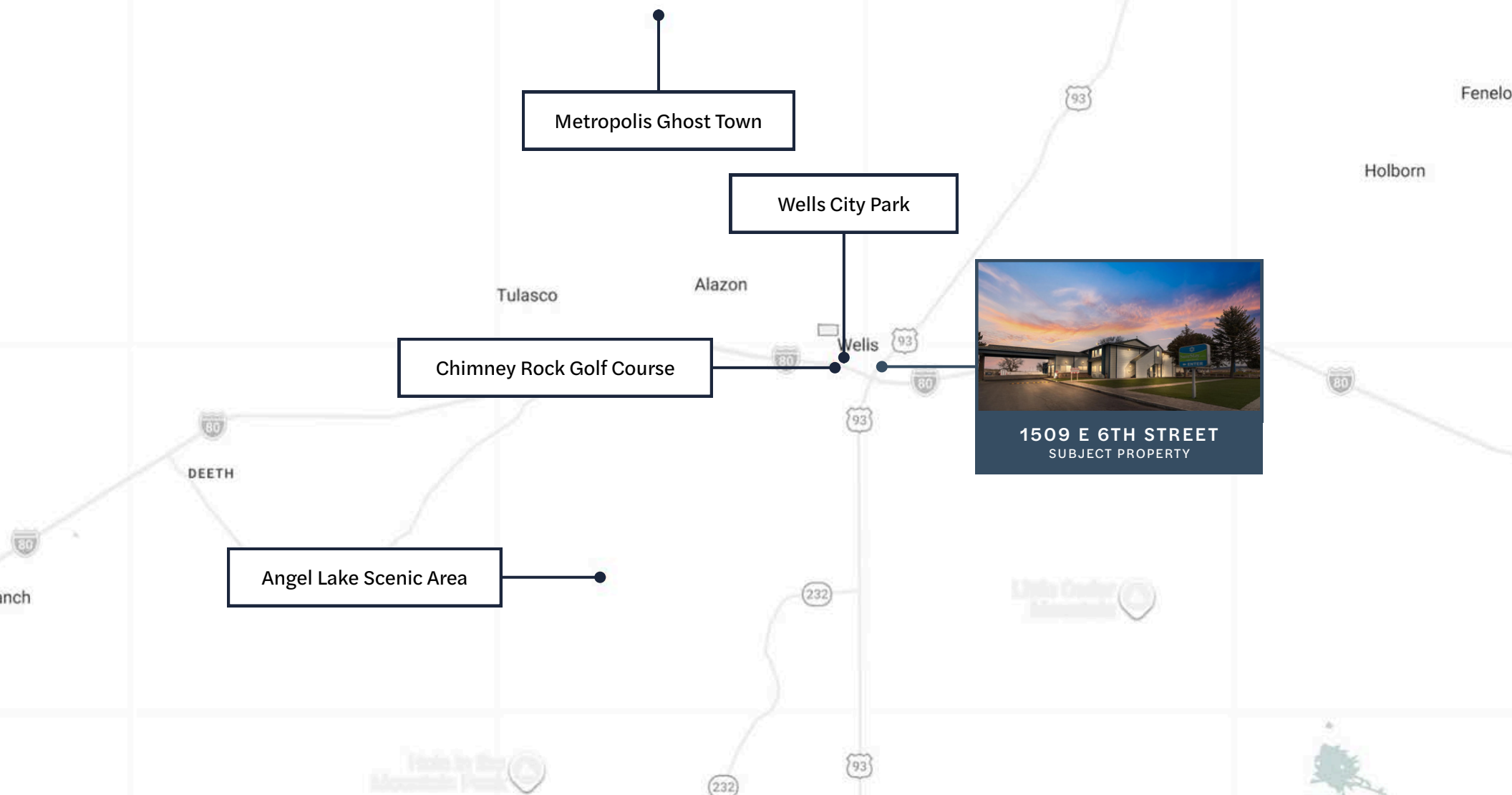


1,290
FACULTY



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.





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