



DOWNTOWN ELKO RETAIL/QSR PAD

0 COMMERCIAL STREET | ELKO, NEVADA

*±0.69 AC Available For Sale
or Ground Lease*

Potential Retail, QSR, Drive-Thru Pad

*Subject to site plan, zoning, access, traffic, and municipal approvals

Exclusivly Listed by

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DEVELOPMENT DETAILS

±0.69-acre commercial parcel

Existing paved parking lot

Available for sale or ground lease

Potential retail, QSR, coffee, and drive-thru configuration

Located in Downtown Elko

Multiple street frontages/access points to be evaluated

Zoning and drive-thru approvals to be confirmed by tenant/buyer

±0.69 AC parcel size

Commercial zoning

APN: 001-342-012

LOCATION OVERVIEW

The subject site fronts Commercial Street and 4th Street in the heart of historic downtown Elko – a compact, walkable district of casinos, hotels, Basque and American restaurants, banking, and civic uses that has anchored the city since its founding as a Central Pacific Railroad town in 1868. The existing paved lot offers an infill redevelopment opportunity for a retail, QSR, or drive-thru concept seeking a high-visibility downtown presence within steps of Elko's established commercial core.



PROPERTY OVERVIEW

The offering presents a rare opportunity to acquire or ground lease a commercially designated infill parcel in Downtown Elko. The ±0.69-acre site is currently utilized as a parking lot and offers redevelopment potential for retail and food-service users seeking a downtown presence with visibility, access, and proximity to Elko's established commercial core.

The site may be well suited for a freestanding QSR, coffee drive-thru, fast casual restaurant, small-format retail, or service-oriented concept. Ownership is open to a sale or ground lease structure, providing flexibility for both owner-users and national/regional tenants.

Available for sale or Ground Lease

For Sale

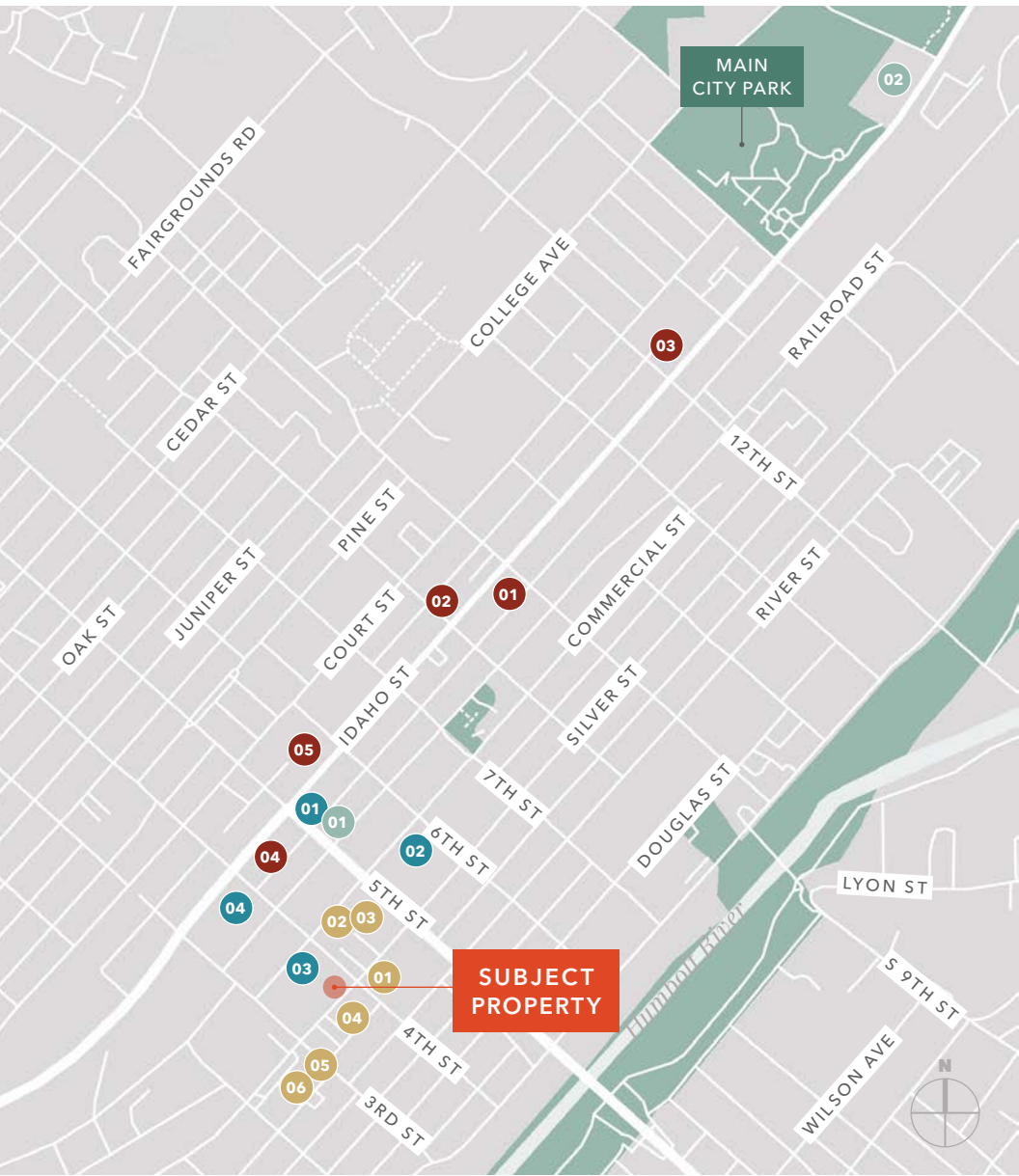
The Property is available for outright purchase, providing an owner-user, investor, or developer with immediate ownership and full control of the site.

- Fee-simple acquisition of the ±0.69-acre parcel
- Immediate ownership and full site control
- Ideal for owner-users, investors, or developers
- Subject to City of Elko zoning and approvals

Ground Lease

Ownership will also consider a ground lease, allowing a tenant to control the site design and construct a purpose-built pad to its own specifications.

- Tenant-specific site layout
- Potential drive-thru or pickup window, subject to approvals
- Dedicated parking field
- Brand signage opportunity
- Flexible building placement and final design, subject to civil review and operator needs



NEARBY AMENITIES

DINING & NIGHTLIFE

- 01 Dreez
- 02 Machi's Saloon & Grill
- 03 Ogi Deli - Bar & Pintxos
- 04 Luciano's
- 05 The Star Hotel Basque Dining
- 06 Elkoyote

CAFES, LODGING & GAMING

- 01 Cowboy Joe Downtown
- 02 Coffee Mug
- 03 Ramada by Wyndham at Stockmen's Casino
- 04 The Commercial Casino
- 13 Insert Name Here

BANKING, CIVIC & RETAIL

- 01 Nevada Bank & Trust
- 02 U.S. Bank Branch
- 03 Greater Nevada Credit Union
- 04 Anacabe's Elko General Merchandise
- 05 Elko County Courthouse & Clerk

ARTS & CULTURE

- 01 Western Folklife Center
- 02 Northeastern Nevada Museum

DOWNTOWN HERITAGE

Many downtown restaurants and bars occupy buildings dating to Elko's 1868 founding as a Central Pacific Railroad town.

WALKABLE DOWNTOWN CORE

10+ restaurants, two casino-hotels, and a full range of banking and civic services are all within a few blocks of the site – in Elko's most established commercial district.

±55,200

ELKO COUNTY POPULATION

±83,400

ELKO COUNTY POPULATION

1868

FOUNDED AS RAILROAD TOWN

5,060 FT

EVALATION - "NV WITH ALTITUDE"



Gold Mining Economy

Nevada Gold Mines – a joint venture of Barrick (61.5%) and Newmont (38.5%) – is headquartered in Elko and forms the world's largest gold-producing complex, with roughly 5,000-10,000 regional employees. Nevada is the top gold-producing state in the U.S., and most of that output is mined along the Carlin Trend near Elko.



Transportation & Access

Interstate 80 runs directly through town, and Elko Regional Airport offers commercial air service. Elko sits roughly equidistant from Reno, Salt Lake City, and Boise, making it the principal trade, service, and retail center for more than 130 miles in every direction



Culture, Tourism & Recreation

Home to the Western Folklife Center and the National Cowboy Poetry Gathering, held every January since 1985, plus the National Basque Festival each July, the Northeastern Nevada Museum, and Great Basin College. The Ruby Mountains rise just south of town, offering year-round hiking, fishing, skiing, and heli-skiing.



Community

Founded in 1868 along the Central Pacific Railroad and incorporated in 1917, Elko is the Elko County seat and the largest city in northeastern Nevada – the long-standing commercial hub for the region's mining, ranching, and tourism economy.

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