



1755 IDAHO
STREET

ELKO, NV 89801



1785 IDAHO
STREET

ELKO, NV 89801



PRIME INTERSTATE HOSPITALITY PORTFOLIO:
TWO FRANCHISED ECONOMY HOTELS IN ELKO, NV

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Executive **Summary**

Prime Interstate Hospitality Portfolio: Two Franchised
Economy Hotels in Elko, NV



1755 Idaho Street

1785 Idaho Street

Prime Interstate Hospitality Portfolio: Two Franchised Economy Hotels in Elko, NV

The Prime Interstate Hospitality Portfolio features a two-property, franchised economy hotel offering in Elko, Nevada. The portfolio totals 134 keys across the Super 8 by Wyndham Elko and the Travelodge by Wyndham Elko. Additionally, the offering includes an additional land parcel, bringing the total acquisition to three parcels spanning 2.70 acres. Strategically located along Idaho Street within Elko's established hospitality corridor, both assets benefit from strong visibility, convenient Interstate access, and demand from interstate travelers, regional business activity, and value-oriented guests. The portfolio includes two Wyndham-affiliated economy hotels with complementary room counts, essential guest amenities, and surface parking, with the Super 8 comprising 73 rooms on 1.29 acres and the Travelodge comprising 61 rooms on 0.79 acres. Together, the offering provides investors with immediate scale in a durable lodging market, supported by nationally recognized franchise affiliations, smoke-free accommodations, high-speed internet, business amenities, and a combined land position totaling 2.70 acres across three parcels.



2.70 ACRES
PORTFOLIO LAND AREA



3 PARCELS
TWO HOTELS +
ADDITIONAL LAND PARCEL



134 ROOMS
TOTAL



Super 8 by Wyndham Elko 1755 Idaho St

A 73-room, two-story economy hotel built in 1984 and renovated in 2005. Located along Idaho Street with strong visibility and easy Interstate access, the property operates under the Super 8 franchise and sits on 1.29 acres with 84 surface parking spaces (1.15/room). Constructed with wood frame structure and serving primarily interstate travelers, it offers essential amenities including high-speed internet, a business center, public Wi-Fi, and smoke-free accommodations.



73 rooms | 2 stories

Built 1984 | Renovated 2005

Franchise | Wood-frame construction

1.29 acres (56,192 SF)

Parking: 84 surface spaces (1.15/room)

FAR: 0.45 | Zoning: ZC

Parcel: 001-560-044

Location Type: Interstate

Amenities: Business center, Wi-Fi, smoke-free

1755 Idaho Street

ELKO, NV 89801

PROPERTY HIGHLIGHTS

The property features 73 guest rooms spread across 2 stories.

The hotel was originally constructed in 1984 and subsequently renovated in 2005.

The structure utilizes wood-frame construction and operates under a franchise agreement.

The total land area is 1.29 acres (56,192 square feet), resulting in a Floor Area Ratio (FAR) of 0.45.

The site provides 84 surface parking spaces, yielding a ratio of 1.15 spaces per room.

The property is designated with a ZC zoning classification and is identified by Parcel Number 001-560-044.

The hotel's location type is Interstate, indicating high visibility and access for highway travelers.

Key guest amenities include a business center, Wi-Fi access, and a smoke-free environment.

INVESTMENT/LOCATION HIGHLIGHTS

Larger room count (73 rooms) suitable for higher occupancy scalability

Larger land area (1.29 acres) allows future value-add or site expansion

Wood-frame structure offers lower upfront cost but higher long-term maintenance

Strong daily traffic on Idaho Street (16,341–17,336 ADT depending on year)

Positioned near Convention Drive, a key connector to Elko amenities

20-minute walk to Elko Amtrak Station – regional traveler capture

Walk Score: Car-Dependent (49) – predictable, auto-oriented demand

Travelodge by Wyndham Elko 1785 Idaho St

A 61-room, three-story economy hotel built in 1990 and renovated in 2005. Also positioned along Idaho Street in the heart of Elko's hospitality corridor, this hotel operates under the Travelodge franchise and is situated on 0.79 acres with 51 surface parking spaces (0.84/room). The building is masonry-constructed, providing durability and lower long-term maintenance costs. Amenities include high-speed internet, business center, fitness center, public Wi-Fi, and smoke-free environment.



61 rooms | 3 stories

Built 1990 | Renovated 2005

Franchise | Masonry construction

0.79 acres (34,587 SF)

Parking: 51 surface spaces (0.84/room)

FAR: 0.64 | Zoning: ZC

Parcel: 001-560-049

Location Type: Interstate

**Amenities: Business center, fitness center,
Wi-Fi, smoke-free**

1785 Idaho Street

ELKO, NV 89801

PROPERTY HIGHLIGHTS

The property features 61 guest rooms arranged over 3 stories.

The hotel was originally constructed in 1990 and was renovated in 2005.

The structure utilizes masonry construction and operates under a franchise agreement.

The total land area is 0.79 acres (34,587 square feet), resulting in a Floor Area Ratio (FAR) of 0.64.

The site offers 51 surface parking spaces, yielding a ratio of 0.84 spaces per room.

The property is designated with a ZC zoning classification and is identified by Parcel Number 001-560-049.

The hotel's location type is Interstate, indicating high visibility and accessibility for highway travelers.

Key guest amenities include a business center, a fitness center, Wi-Fi access, and a smoke-free environment.

INVESTMENT/LOCATION HIGHLIGHTS

Masonry construction lowers capital expenditure risk

3-story layout supports operational efficiency per square foot

Includes fitness center—competitive advantage in economy segment

Strong daily traffic on Idaho Street (16,341–17,336 ADT depending on year)

Positioned near Convention Drive, a key connector to Elko amenities

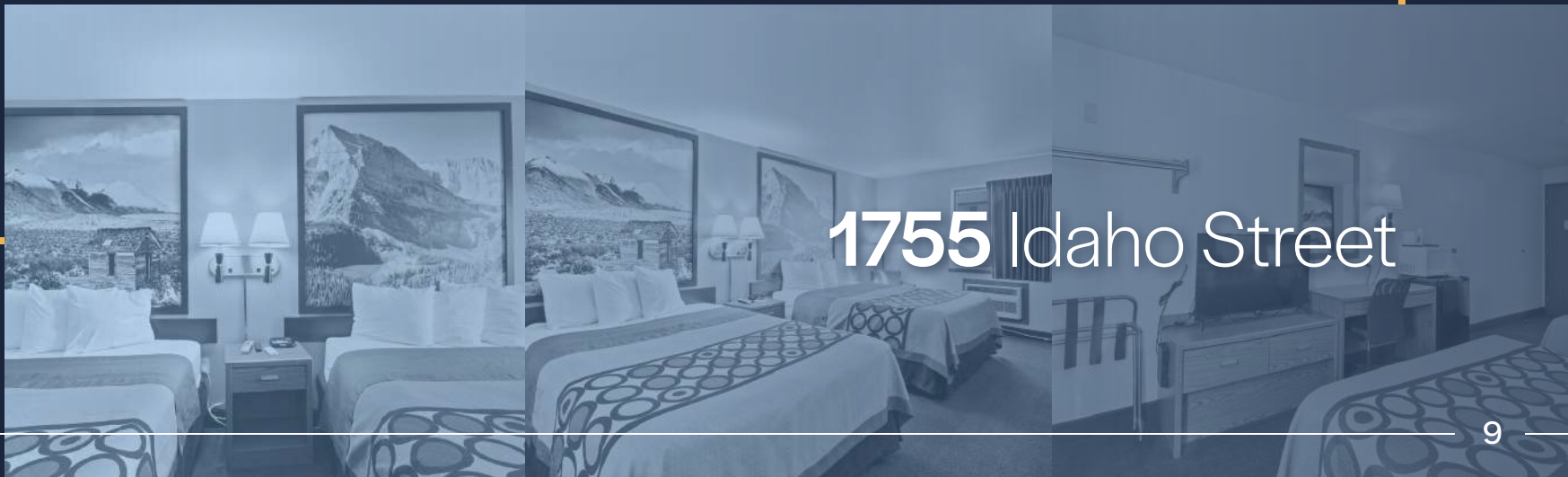
20-minute walk to Elko Amtrak Station – regional traveler capture

Walk Score: Car-Dependent (49) – predictable, auto-oriented demand



Property **Photos**

Super 8 by Wyndham Elko



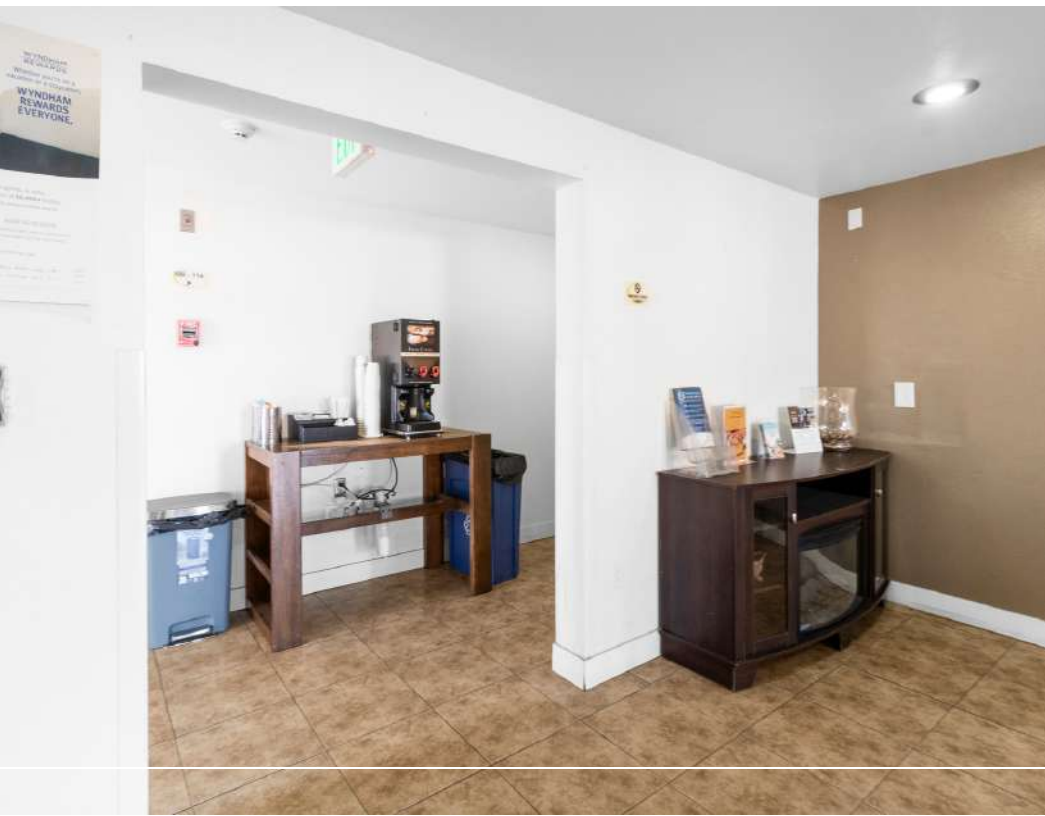
1755 Idaho Street



Themed Rooms



Lobby and Drink Machines



Total potential:

- Franchise Brand: Benefits from an established brand and central reservation system.
- Key Location: Interstate location captures high-volume drive-by and regional traffic.
- Recent Renovation: 73 rooms built in 1984 and renovated in 2005.
- Essential Amenities: Includes a Business center and complimentary Wi-Fi.
- Property Size: Sits on 1.29 acres with ample parking (84 spaces).





Property **Photos**

Travelodge by Wyndham Elko



1785 Idaho Street

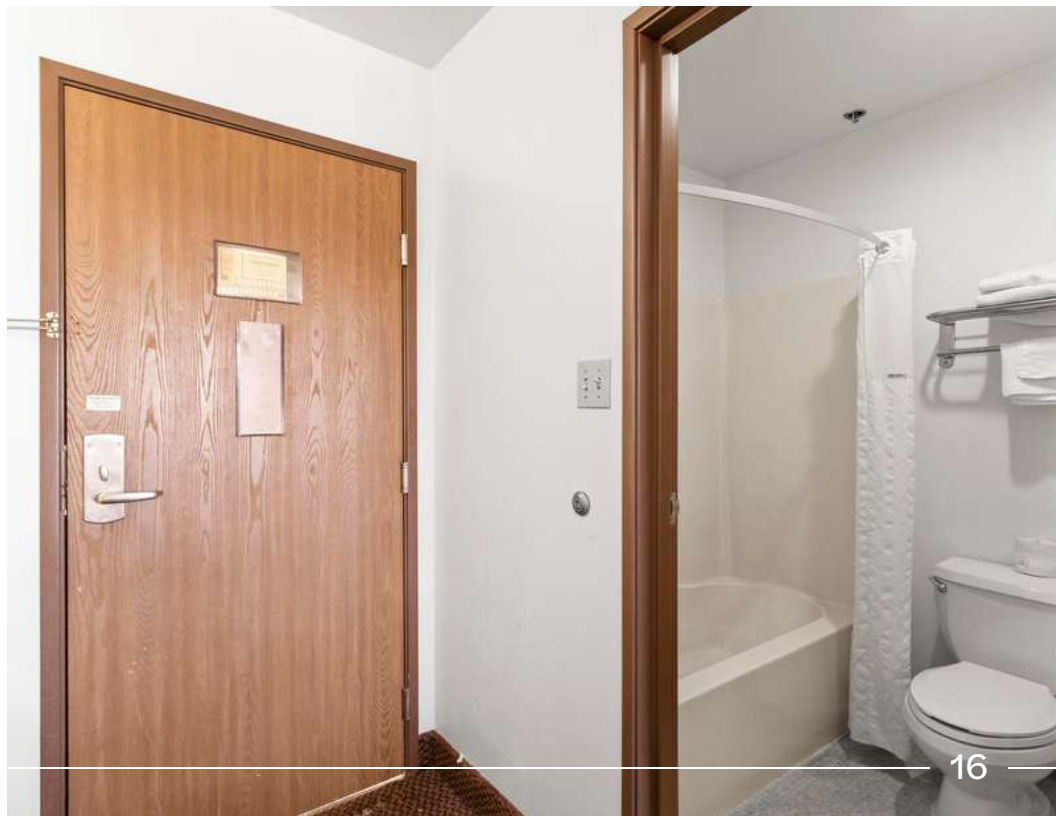


1 Queen, 1 Bath



kwwip
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APEX



2 Queen, 1 Bath



kwVIP
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APEX

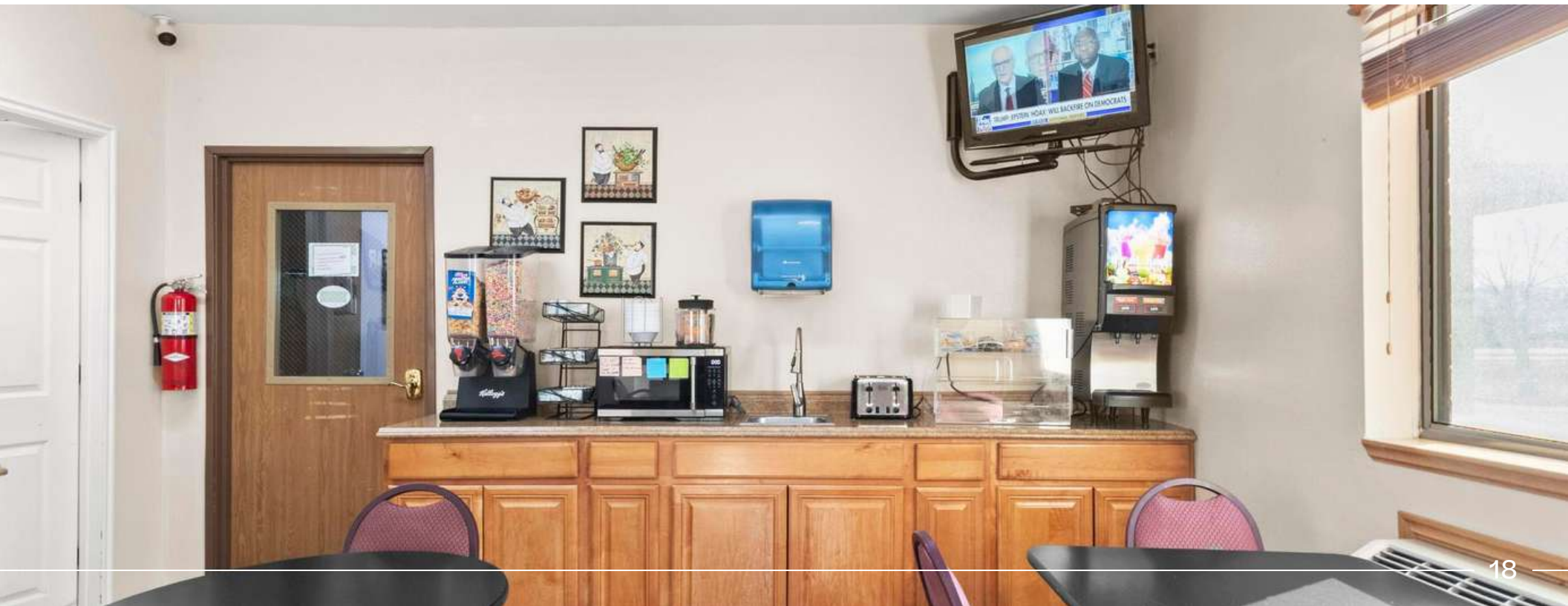


Breakfast Room

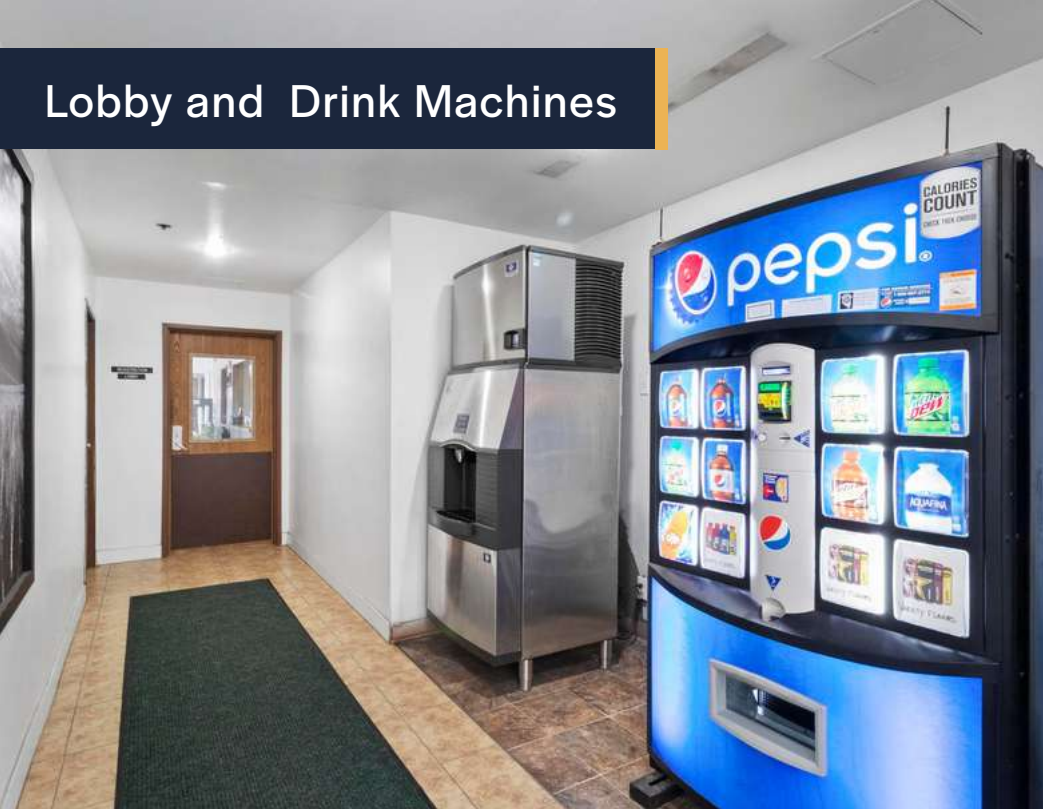


kwwvip
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ADEX



Lobby and Drink Machines



Total potential:

- **Franchise Strength:** Operates under an established Franchise brand, offering standardized operations and reliable customer capture.
- **Strategic Location:** Situated on an Interstate, ideal for attracting drive-by travelers, regional business, and stopover traffic.
- **Solid Construction:** Features durable Masonry construction across 3 stories and 61 rooms.
- **Updated Comfort:** Built in 1990 and renovated in 2005 to maintain quality and guest appeal.
- **Modern Amenities:** Provides key guest conveniences including a Fitness center, Business center, and Wi-Fi.



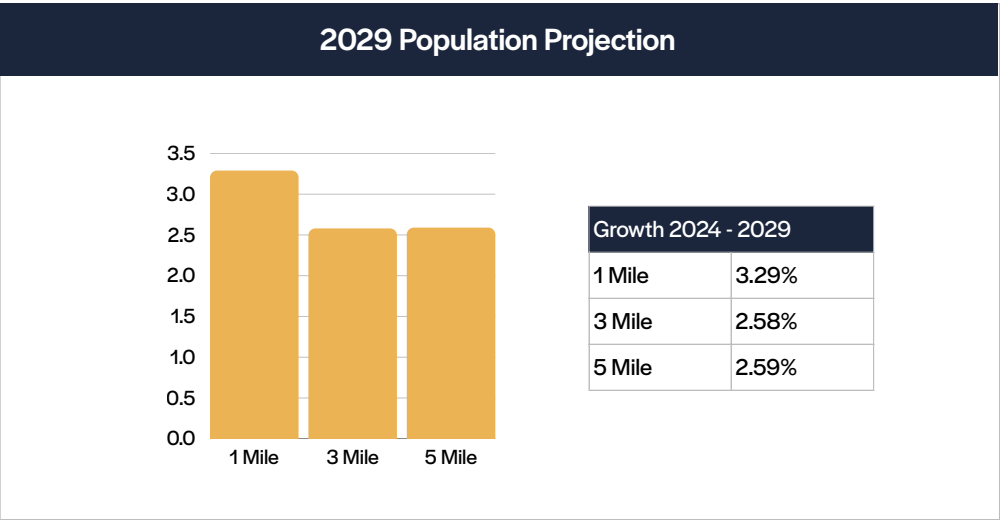
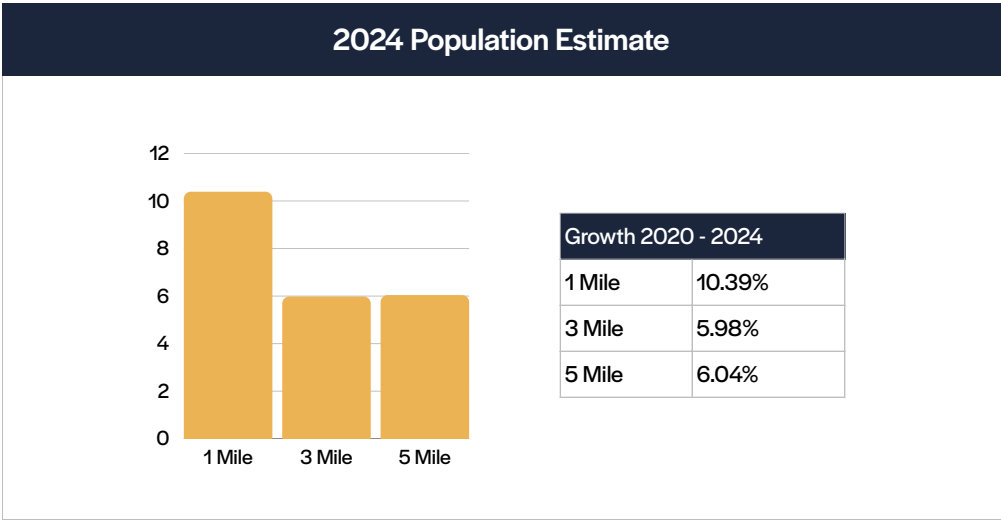


Demographic and **Traffic Count Report**

Prime Interstate Hospitality Portfolio: Two Franchised
Economy Hotels in Elko, NV

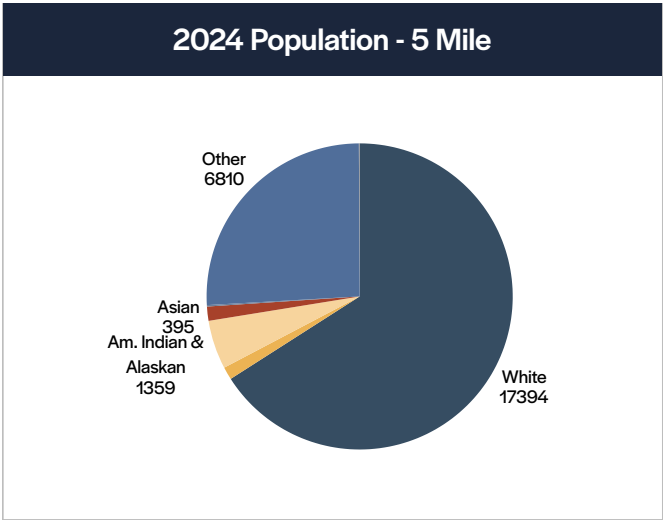
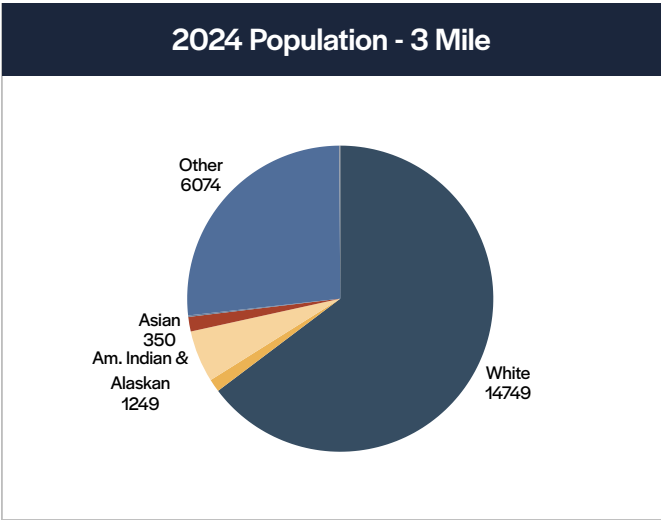
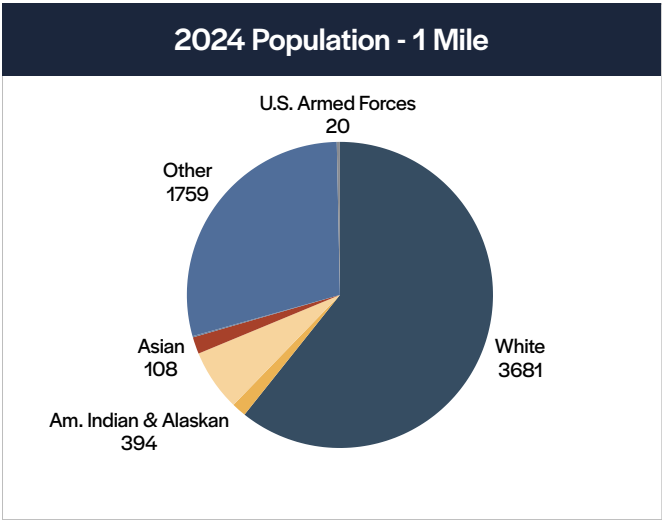


1755 Idaho Street



2024 Population by Ethnic Group

1 Mile: 6,043 | 3 Mile: 22,768 | 5 Mile: 26,353



Demographic Report

Households	1 Miles		3 Miles		5 Miles	
2029 Projection	2,523		8,951		10,310	
2024 Estimate	2,443		8,727		10,051	
2020 Census	2,197		8,183		9,424	
Growth 2024–2029	3.27%		2.57%		2.58%	
Growth 2020–2024	11.20%		6.65%		6.65%	
Owner Occupied	1,290	(52.80%)	5,239	(60.03%)	6,220	(61.88%)
Renter Occupied	1,153	(47.20%)	3,488	(39.97%)	3,832	(38.13%)



2024 Avg Household Income

1 Mile: \$84,218 | 3 Mile: \$97,531 | 5 Mile: \$98,580



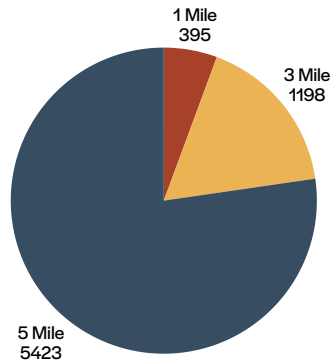
2024 Med Household Income

1 Mile: \$69,561 | 3 Mile: \$83,497 | 5 Mile: \$85,199

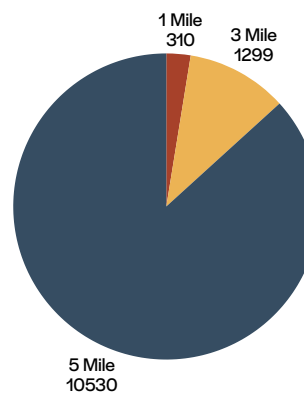
2024 Households by HH Income

1 Mile: 2,444 | 3 Mile: 8,727 | 5 Mile: 10,052

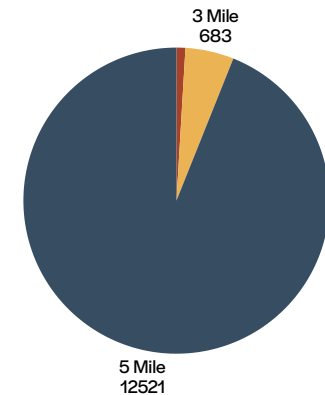
Less than \$25,000



\$75,000 - \$100,000

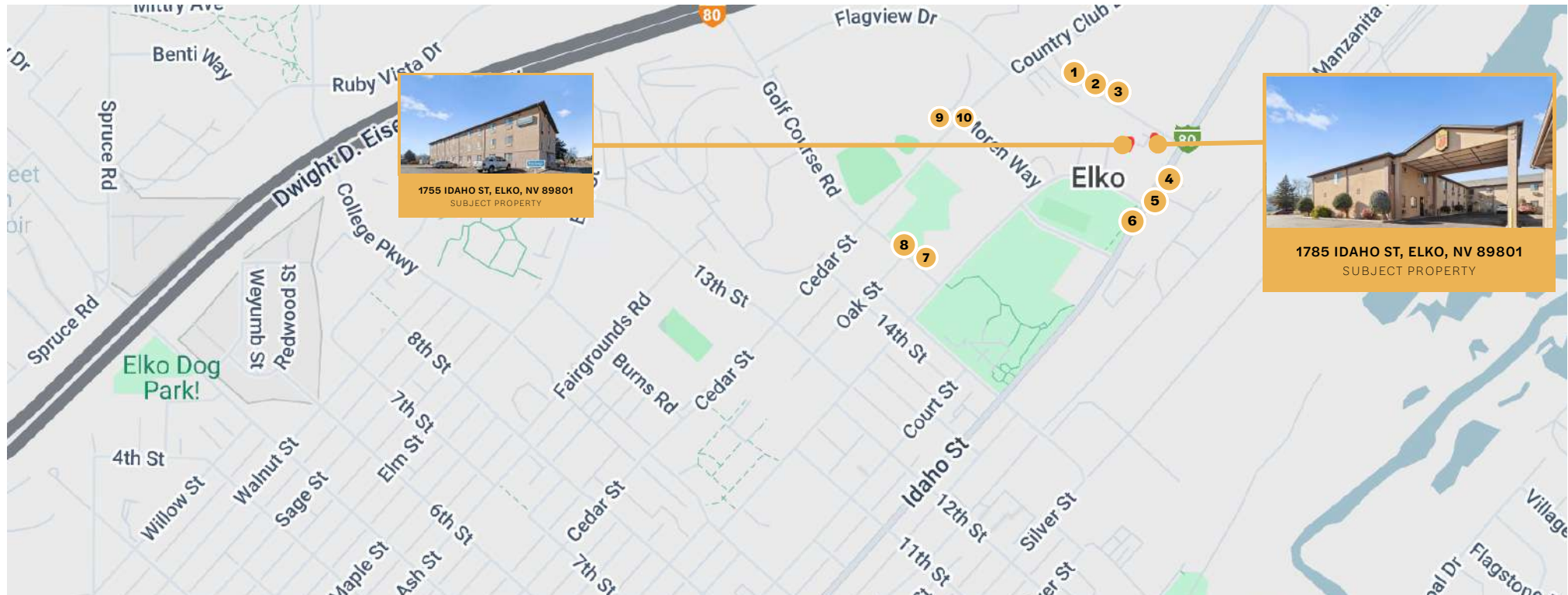


More than \$200,000



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: < \$25,000	189	7.79%	2,248	7.61%	5,423	7.49%
Income: \$25,000 - \$50,000	280	11.54%	3,214	10.87%	7,605	10.51%
Income: \$50,000 - \$75,000	396	16.32%	4,621	15.63%	11,283	15.59%
Income: \$75,000 - \$100,000	347	14.30%	4,014	13.58%	10,530	14.55%
Income: \$100,000 - \$125,000	347	14.30%	3,980	13.47%	8,884	12.27%
Income: \$125,000 - \$150,000	144	5.93%	2,787	9.43%	7,097	9.80%
Income: \$150,000 - \$200,000	336	13.84%	3,729	12.62%	9,042	12.49%
Income: \$200,000+	388	15.99%	4,963	16.79%	12,521	17.30%

Traffic Count Report



No	Street	Cross Street	Count Year	Average Daily Volume	Volume Type	Miles from Subject Prop
1	Convention Drive	I-80 Bus	0.08 SE	2025	387	MPSI
2	Convention Dr	I-80 Bus	0.08 SE	2023	388	MPSI
3	Convention Drive	I-80 Bus	0.08 SE	2024	389	MPSI
4	Idaho Street	Convention Dr	0.03 SW	2022	17,104	MPSI
5	Idaho Street	Convention Dr	0.03 SW	2020	17,336	MPSI
6	Idaho Street	Convention Dr	0.03 SW	2025	16,341	MPSI
7	College Ave	Golf Course Rd	0.05 SW	2022	1,939	MPSI
8	College Avenue	Golf Course Rd	0.05 SW	2019	1,800	AADT
9	Country Club Drive	Moren Way	0.14 NE	2020	1,851	MPSI
10	Country Club Dr	Moren Way	0.14 NE	2023	1,525	MPSI

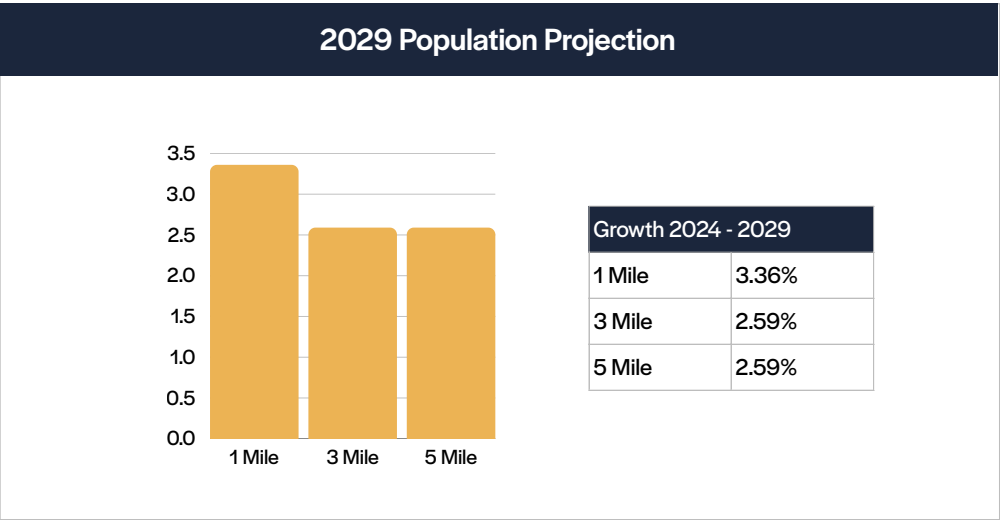
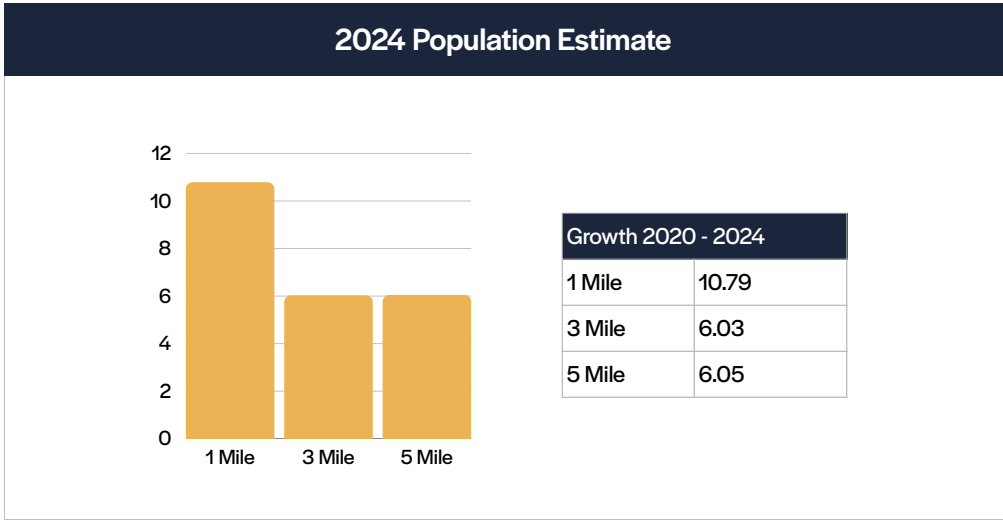


Demographic and **Traffic Count Report**

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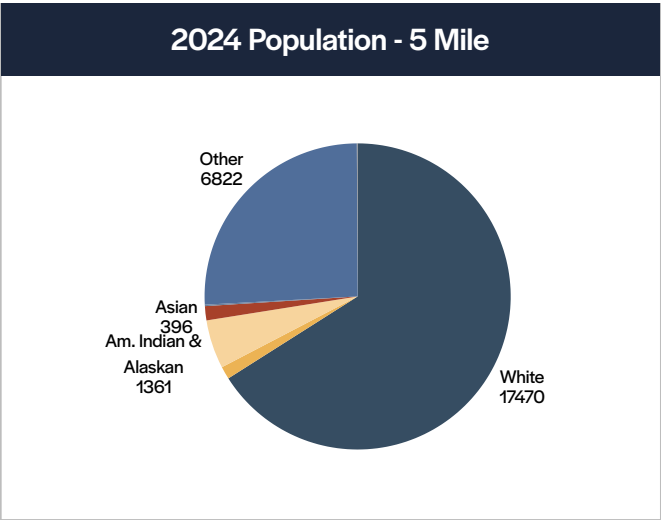
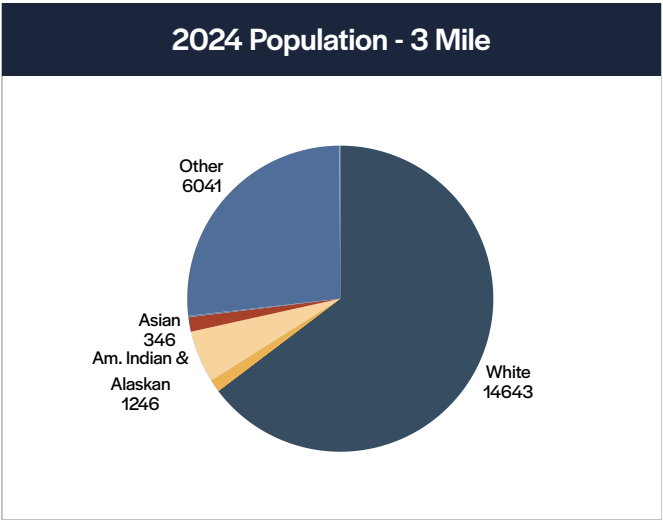
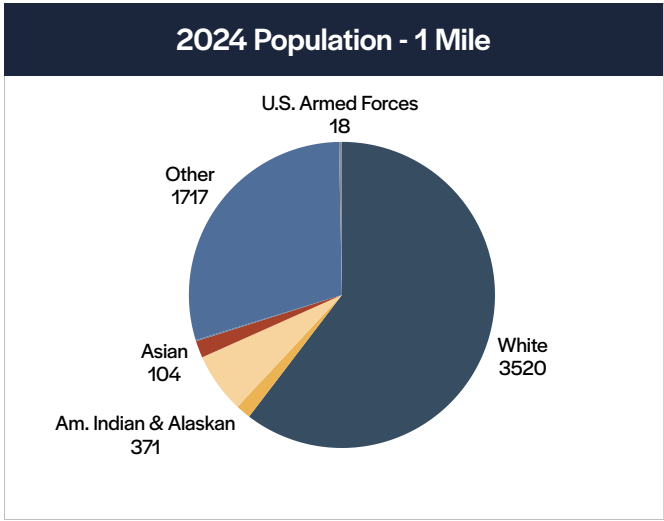


1785 Idaho Street



2024 Population by Ethnic Group

1 Mile: 5,811 | 3 Mile: 22,619 | 5 Mile: 26,444



Demographic Report

Households	1 Miles		3 Miles		5 Miles	
2029 Projection	2,427		8,899		10,345	
2024 Estimate	2,349		8,676		10,085	
2020 Census	2,106		8,131		9,455	
Growth 2024–2029	3.32%		2.57%		2.58%	
Growth 2020–2024	11.54%		6.70%		6.66%	
Owner Occupied	1,227	(52.23%)	5,198	(59.91%)	6,248	(61.95%)
Renter Occupied	1,122	(47.77%)	3,478	(40.09%)	3,837	(38.05%)



2024 Avg Household Income

1 Mile: \$83,024 | 3 Mile: \$97,377 | 5 Mile: \$98,623



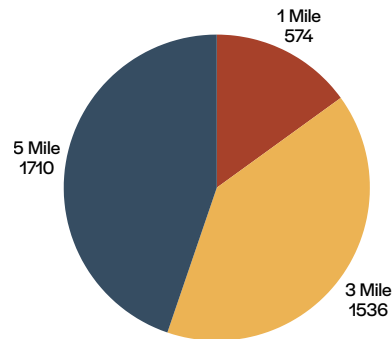
2024 Med Household Income

1 Mile: \$68,454 | 3 Mile: \$83,336 | 5 Mile: \$85,255

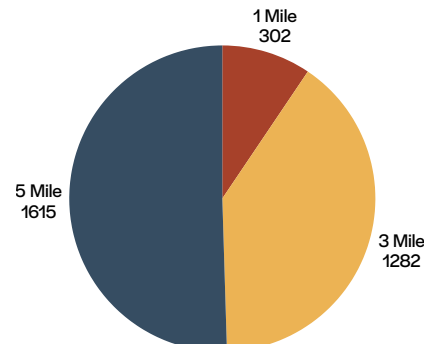
2024 Households by HH Income

1 Mile: 2,348 | 3 Mile: 8,675 | 5 Mile: 10,085

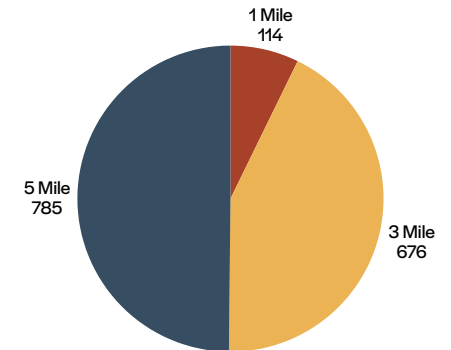
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\$75,000 - \$100,000

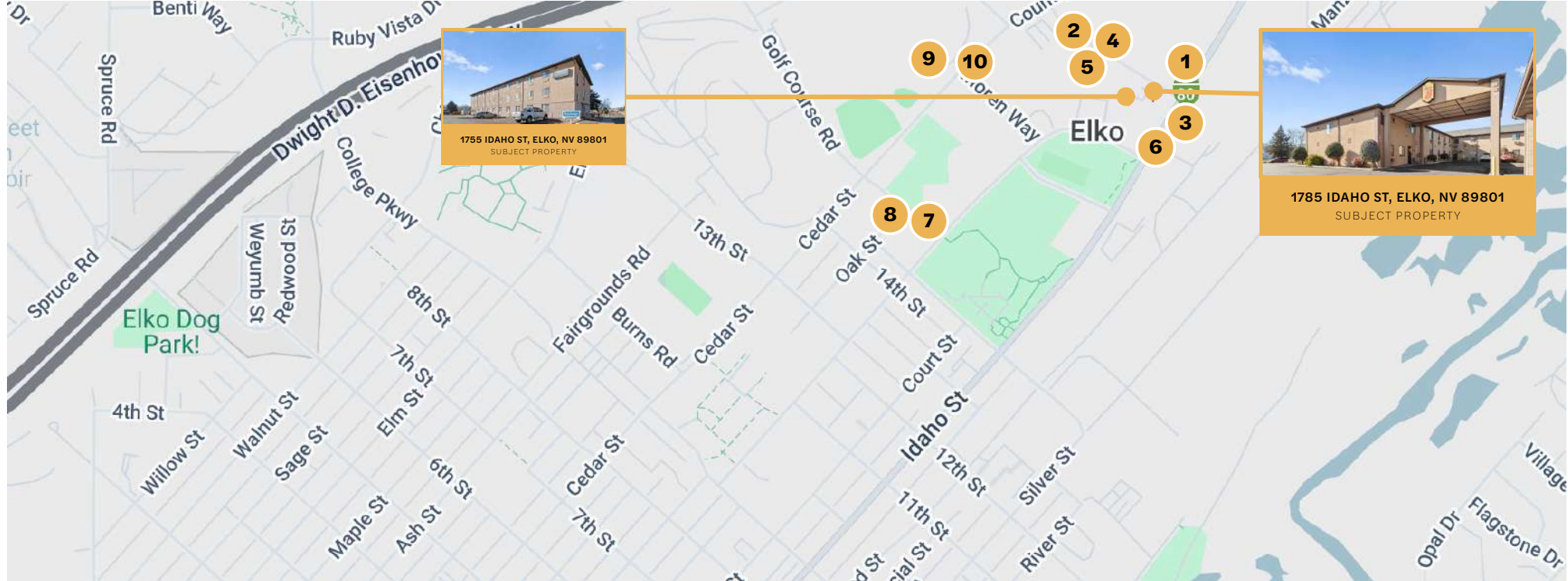


More than \$200,000



2024 Households by HH Income	1 Miles		3 Miles		5 Miles	
Income: < \$25,000	574	(24.45%)	1,536	(17.71%)	1,710	(16.96%)
Income: \$25,000 – \$50,000	377	(16.06%)	1,193	(13.75%)	1,324	(13.13%)
Income: \$50,000 – \$75,000	295	(12.56%)	1,181	(13.61%)	1,346	(13.35%)
Income: \$75,000 – \$100,000	302	(12.86%)	1,282	(14.78%)	1,615	(16.01%)
Income: \$100,000 – \$125,000	293	(12.48%)	1,169	(13.48%)	1,387	(13.75%)
Income: \$125,000 – \$150,000	262	(11.16%)	898	(10.35%)	1,013	(10.04%)
Income: \$150,000 – \$200,000	131	(5.58%)	740	(8.53%)	905	(8.97%)
Income: \$200,000+	114	(4.86%)	676	(7.79%)	785	(7.78%)

Traffic Count Report



No	Street	Cross Street	Count Year	Average Daily Volume	Volume Type	Miles from Subject Prop
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Location **Overview**

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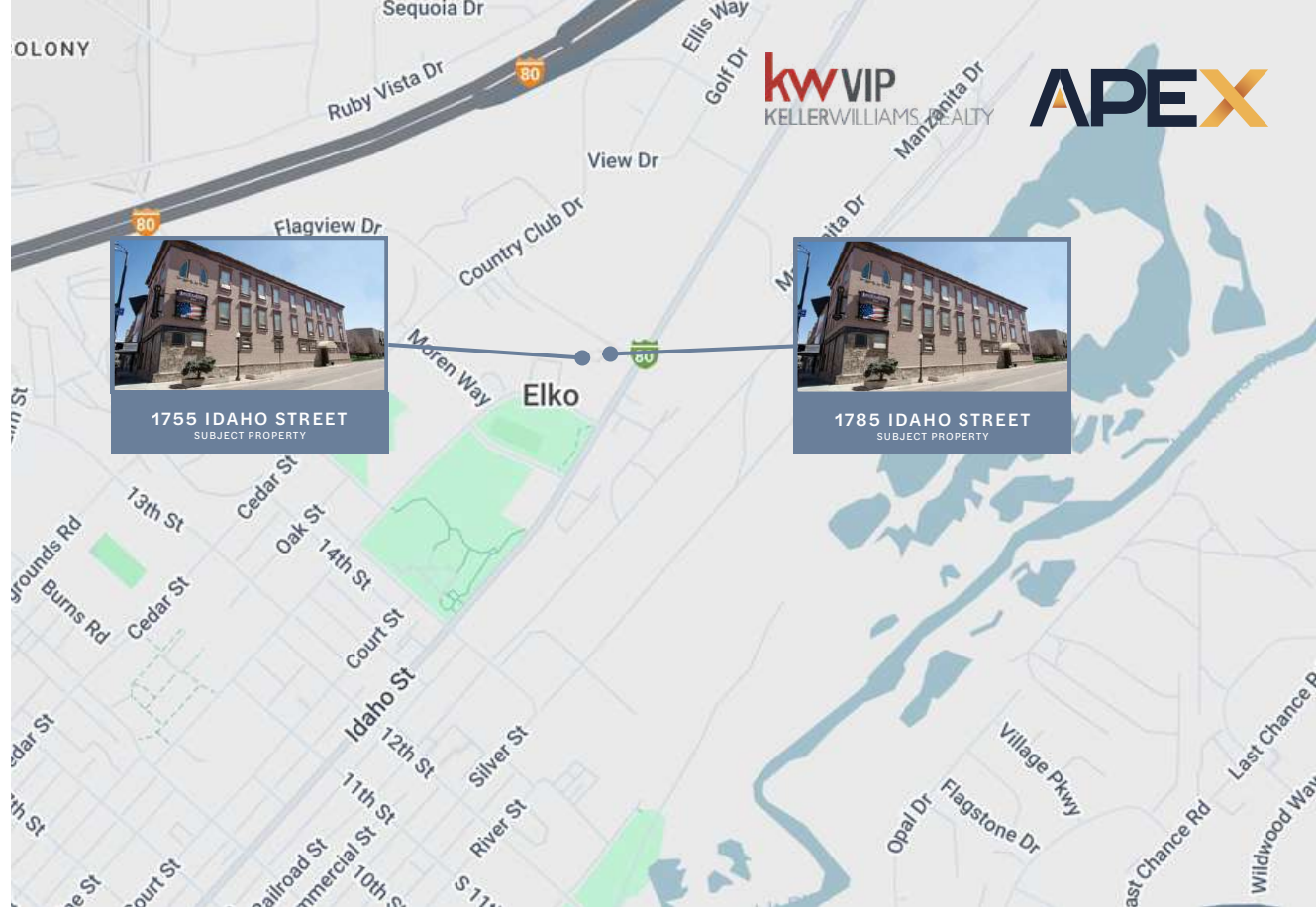
1785 Idaho Street

Elko, Nevada

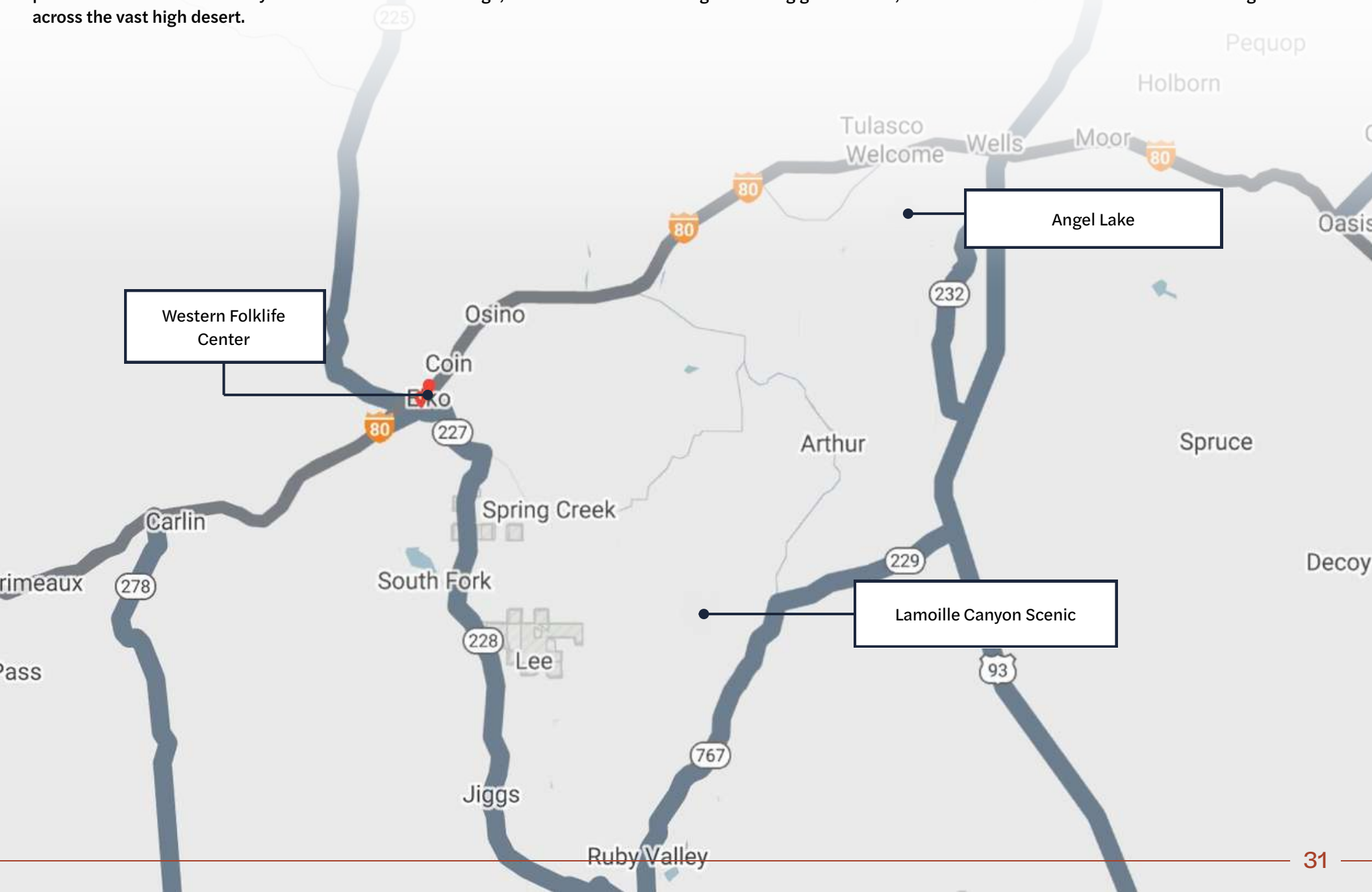
Known as the Heart of Northeast Nevada and the region's largest city, Elko is a critical hub anchored by the state's leading economic drivers. Located along the Humboldt River and Interstate 80, the city is the commercial and social center for a vast area.

Elko's economy is heavily based on gold mining, with the city serving as the capital of Nevada's gold belt—one of the most productive gold-mining regions in the world. This industry, coupled with its long-standing ranching and agricultural heritage, provides a stable base of high-wage employment and business travel demand.

Surrounded by the rugged high-desert landscapes and the beautiful Ruby Mountains, Elko also cultivates a unique culture, hosting the world-renowned National Cowboy Poetry Gathering and celebrating its deep Basque immigrant history. Its position as a stopover for interstate traffic and a regional casino hub ensures a steady flow of visitors and a vibrant local nightlife.



Its central location on the I-80 Cowboy Corridor provides easy access to nearby glacier-carved canyons (Lamoille Canyon), alpine hiking and fishing at Angel Lake, vast protected marshlands at Ruby Lake National Wildlife Refuge, the remnants of historic gold-mining ghost towns, and hundreds of miles of ATV and off-roading trails across the vast high desert.



Area Amenities

kww VIP
KELLER WILLIAMS REALTY

APEX



1755 IDAHO ST, ELKO, NV 89801
SUBJECT PROPERTY

TEPPANYAKI



1785 IDAHO ST, ELKO, NV 89801
SUBJECT PROPERTY



ELKO
INDIANS



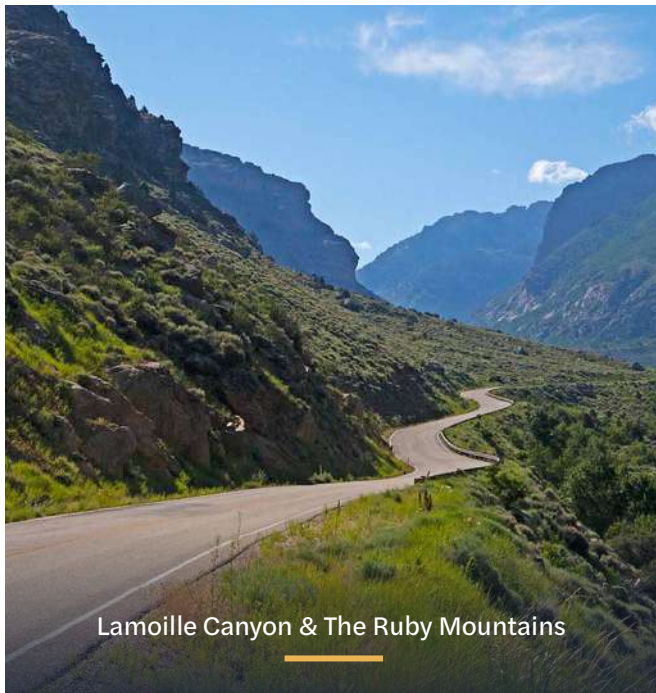
Toki Ona
Bar & Restaurant

The Heart of the High Desert: Elko's Western and Basque Heritage

Known as the Heart of Northeast Nevada, Elko is the region's largest commercial and industrial hub, offering a unique blend of high-wage commerce, rugged Western culture, and connectivity along the Interstate 80 (I-80) corridor. With nearly 55,000 residents in the county, Elko anchors the region's retail, medical, and entertainment needs while also serving as the gateway to the vast high desert and the magnificent Ruby Mountains.

The city is the operational center for America's leading gold-mining region—one of the world's most productive gold belts—and supports a thriving ranching and agricultural economy known for robust cattle operations and a deep frontier heritage.

Visitors and residents alike enjoy a walkable historic downtown filled with local Basque and Western-themed shops and restaurants, access to the internationally renowned National Cowboy Poetry Gathering, and close proximity to unparalleled outdoor adventures across the high desert, including world-class heli-skiing, hiking, and fishing in the "Swiss Alps of Nevada."



Lamoille Canyon & The Ruby Mountains



Western Folklife Center



California Trail Interpretive Center

Great Basin College (GBC) is a public institution of higher education located in Elko, Nevada, serving the vast rural region of the state. It offers a variety of educational opportunities, including Certificates, Associate's, and several Bachelor's degree programs in fields crucial to the region's economy, such as Nursing, Career and Technical Education (CTE), Business, and Education. GBC is part of the Nevada System of Higher Education (NSHE) and is widely recognized for its commitment to providing accessible, high-quality education to rural and distance learners.



In addition to its main campus in Elko, GBC operates satellite centers in communities across its vast service area, including Winnemucca, Battle Mountain, Ely, and Pahrump, utilizing extensive distance learning programs to reach students across more than 85,000 square miles. GBC does not have NCAA Division I athletics; however, it supports intramural sports and student activities that build community engagement. The college often partners with local employers, particularly in the mining and healthcare sectors, to ensure its programs meet the direct workforce needs of Northeast Nevada.



1967
ESTABLISHED



4,500
STUDENTS



85
FACULTY





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License#: S.0203614

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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.)

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