

▲ **THREE-PARCEL RETAIL ASSEMBLAGE**

▲ **NEVADA · IDAHO BORDER**

ASKING PRICE

\$2,000,000

OFFERING MEMORANDUM

STATELINE LIQUOR STORE

Three contiguous parcels on 1.62 acres with direct frontage on U.S. 93, half a mile south of the Idaho state line. Turnkey convenience-liquor retail with a mobile home parcel and a vacant commercial pad.

JACKPOT, NEVADA 89825

HIGHWAY FRONTAGE · 810 U.S. 93

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CONTENTS

01	Executive Summary
02	The Property & Improvements
03	Location & Cross-Border Demand
04	Financials, Rents & Market
05	Contact



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CONFIDENTIALITY

Recipient shall keep all information confidential, use it solely to evaluate this offering, and shall not contact the property, its staff or its vendors directly. Information from sources deemed reliable but not guaranteed.

SECTION 01

EXECUTIVE SUMMARY

Three parcels. 1.62 acres. Half a mile from Idaho.

810 U.S. 93 · JACKPOT, NV

OFFERING SUMMARY

FOR SALE · TURNKEY

ASKING PRICE \$2,000,000 Real estate, business & inventory	2,991 SF Retail building	1.62 AC Three parcels	0.5 MI To the Idaho line	4,518 AADT on U.S. 93
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THE OFFERING

A three-parcel convenience-liquor retail assemblage on 1.62 acres with direct frontage on U.S. 93 in Jackpot, Nevada. The sale is turnkey: real estate, the operating business and inventory.

Jackpot sits less than a mile south of the Idaho border and exists because of it. Four casino properties anchor the town, Cactus Petes alone carrying 296 rooms and more than 600 summer employees in a town of 855 residents. Idaho sells distilled spirits only through its state liquor division at state-set prices; Nevada has no state income tax.

PRICING METRICS

Price per SF · retail building	\$669
Price per SF · all enclosed improvements	\$262
Trailing 13-month revenue	\$377,639

PROPERTY SNAPSHOT

Address	810 U.S. 93, Jackpot, NV 89825
Parcels	009-005-012, -033, -035
Site	1.62 AC · 16 parking spaces
Building / GLA	2,991 SF · single story, built 1965
Zoning	C2 (verify with Elko County)
Occupancy	Owner-occupied · operating
Car-Friendly Score	100 · exceptionally friendly (CoStar)
Liquor license	In place; transfer subject to approval

INVESTMENT HIGHLIGHTS

- **Three-parcel assemblage, one owner.** 1.62 acres: the retail building with shop and sheds, a mobile home parcel, and a vacant commercial pad on U.S. 93 frontage.
- **Half a mile inside Nevada.** Idaho sells spirits only through its state liquor division at state-set prices; Nevada has no state income tax. That differential is why the trade area exists.
- **Turnkey cash flow in place.** Trailing thirteen months: \$377,639 of revenue, \$96,529 gross profit, \$49,412 net operating income. Business, license and inventory convey.
- **Casino-anchored daytime population.** Four casino properties within 0.6 miles, 398 rooms between Cactus Petes and Barton's alone, and 600-plus summer employees at Cactus Petes.
- **Highway frontage with measured volume.** 4,518 and 4,499 vehicles per day within half a mile, on the only through route between I-84 and I-80.
- **Value-add on parcels already owned.** Activate the mobile home, monetize the vacant pad, re-merchandise the store — incremental income with no new land assembly.
- **A market with no available space.** Elko retail is 0.1% vacant against a 10-year average of 1.6%, with 11,000 SF under construction across a 2.27 million SF inventory.



THE THREE-PARCEL ASSEMBLAGE

A single-owner assemblage of three contiguous parcels running back from U.S. 93 frontage to Poker Street. Contiguous ownership on a highway corridor with 0.1% retail vacancy is rare in this market.

PARCEL	ADDRESS	USE	IMPROVEMENTS (ASSESSOR)
009-005-012	808–810 U.S. 93	Retail store, shop, sheds	2,991 SF market · 1,920 SF shop · 576 SF side shed · 240 SF storage · 357 SF canopy
009-005-033	820 U.S. 93	Mobile home parcel	1,904 SF mobile home · 726 SF covered porch · 1,972 SF asphalt
009-005-035	832 U.S. 93	Vacant commercial	Unimproved; highway frontage

PARCEL 012

The income parcel. Re-merchandise, extend hours, add food and grab-and-go against captive casino-employee and traveler demand.

PARCEL 033

Housing is the constraint in a town of 855 staffing 600-plus seasonal jobs. Rent the unit, house staff, or use it for operations support.

PARCEL 035

Frontage without a building. Signage, truck and RV parking, a ground-leased pad, or a small retail building.

POKER ST

PARCEL BOUNDARIES

1.62 ACRES THREE PARCELS

Parcel 012 carries the store, shop and sheds. Parcel 033 holds the mobile home behind it. Parcel 035 is the unimproved frontage strip south of the store, on U.S. 93.

Elko County Assessor records. Boundaries illustrative, not a survey.

009005012

009005013

009005033

009005035

S-HWY-93

SECTION 02

THE PROPERTY

2,991 SF of retail. 7,631 SF of enclosed improvements.

810 U.S. 93 · JACKPOT, NV

PROPERTY & IMPROVEMENTS

IMPROVEMENTS

COMPONENT	AREA
Retail market building	2,991 SF
Shop	1,920 SF
Side shed	576 SF
Storage shed	240 SF
Mobile home, parcel 033	1,904 SF
Canopy and covered porches	1,730 SF
Total enclosed	7,631 SF

SITE

Frontage	U.S. 93; rear access at Poker Street
Parking	16 marked spaces plus paved apron
Paving	4,650 SF asphalt, parcels 012 and 033

STORE CONFIGURATION

A single-story sales floor under a covered walkway, open-plan and divided by structural posts rather than partitions. A full wall of reach-in glass-door coolers, gondola aisles for packaged goods, a spirits and wine wall, and a front counter with point-of-sale.

Behind the floor: a walk-in cooler, stainless prep and warewash with ice machine and three-compartment sink, dry storage and an owner’s office. The detached shop and sheds carry bulk storage.

Fixtures, coolers, shelving and point-of-sale convey. Inventory transfers at close; valuation established from seller records in due diligence.



EXTERIOR & SITE



The site from the hillside behind • front elevation • pylon signage on U.S. 93 • paved lot • mobile home on parcel 009-005-033 • its fenced yard

SALES FLOOR



Open sales floor • reach-in cooler wall • gondola aisles • spirits and wine wall • counter merchandising • front counter and point of sale

COUNTER & BACK OF HOUSE



Counter and register · walk-in cooler · cold storage aisle · back-of-house corridor · owner's office · prep and warewash

SECTION 03

LOCATION & DEMAND

On U.S. 93 between I-84 at Twin Falls and I-80 at Wells.

JACKPOT, NEVADA · ELKO COUNTY

REGIONAL POSITION



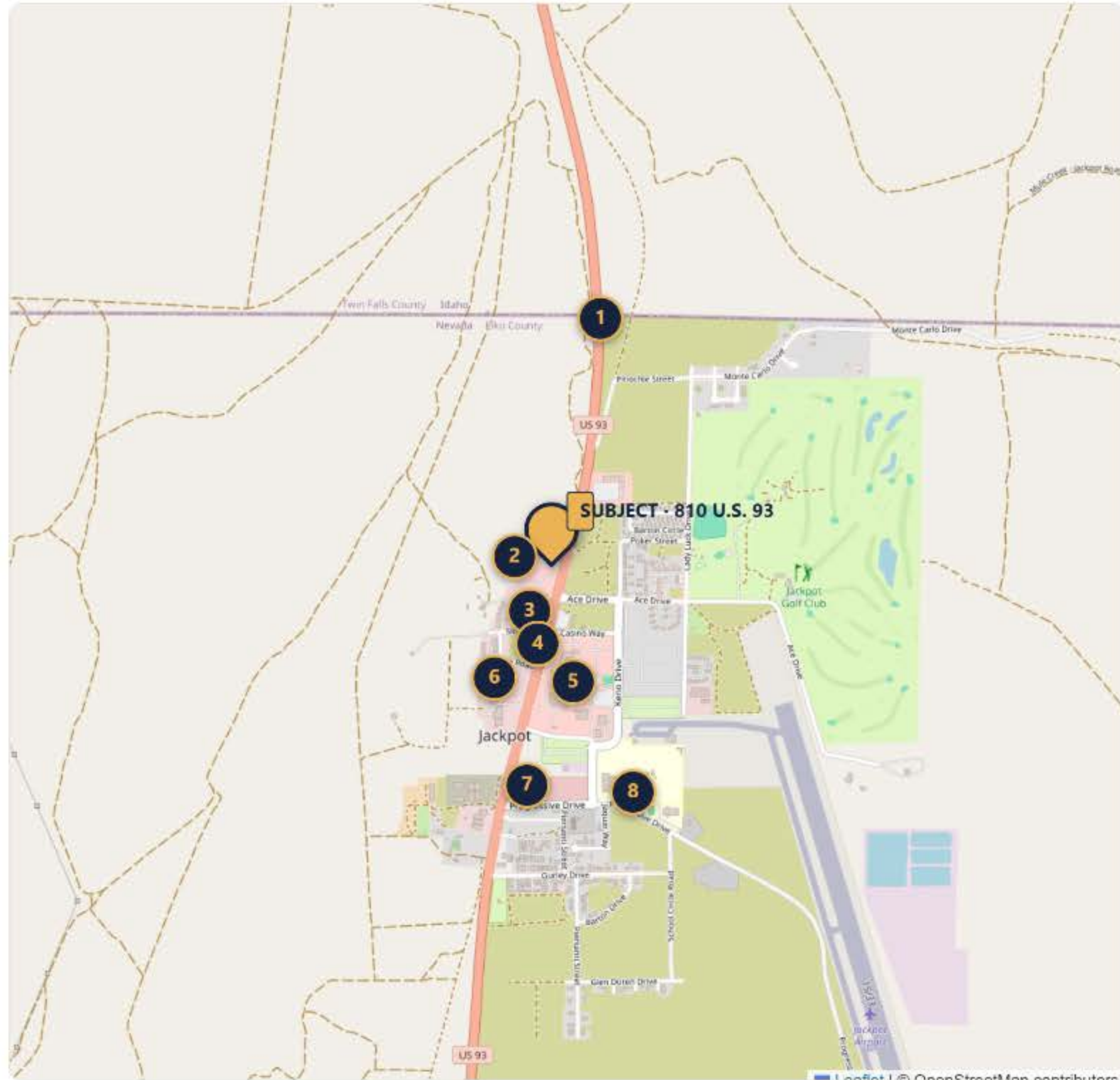
U.S. 93 is the through route between I-84 at Twin Falls and I-80 at Wells, and the most direct link from the Boise metro to the Las Vegas corridor. Jackpot is the first Nevada town on it.

DRIVE DISTANCES

Idaho state line	0.5 mi
Twin Falls, ID · I-84	47 mi
Wells, NV · I-80	68 mi
Elko, NV	118 mi
Boise, ID	175 mi
Salt Lake City, UT	230 mi

Approximate driving miles. Map data © OpenStreetMap contributors.

JACKPOT TRADE AREA



WITHIN HALF A MILE

- 1 Idaho state line · 0.5 mi north
- 2 West Star Hotel & Casino · 1800 U.S. 93
- 3 Barton's Club 93 · 102 rooms, 12,550 SF gaming
- 4 Chevron · fuel and convenience, 1104 U.S. 93
- 5 Cactus Petes Resort Casino · 296 rooms, 24,827 SF gaming
- 6 The Horseshu Hotel & Casino · 1220 U.S. 93
- 7 Love's Travel Stop · 1563 U.S. 93
- 8 Jackpot Combined Schools · plus Great Basin College satellite

Also in town: Four Jacks Casino & Hotel, Dotty's and Points! casinos at the border, Jackpot Golf Club, Jackpot Airport, the county sheriff substation, courthouse, fire station, post office and library.

CROSS-BORDER DEMAND

Jackpot is a border economy by design. When Idaho outlawed casino gaming in 1954, two operators moved their slot machines to a townsite less than a mile inside Nevada. The town still keeps Mountain Time to match Idaho rather than the rest of the state.

01 · REGULATORY DIFFERENTIAL

Idaho is an alcohol control state: distilled spirits are sold only through the Idaho State Liquor Division and its contract stores, at prices the state sets. Nevada leaves pricing and hours to the operator and levies no state income tax.

02 · CASINO EMPLOYMENT

Four casino properties within 0.6 miles, roughly 400 hotel rooms and 37,000 SF of gaming floor between Cactus Petes and Barton’s alone. Cactus Petes employs 600-plus in summer — seven times the resident population.

03 · PASS-THROUGH TRAFFIC

4,518 and 4,499 vehicles per day within half a mile. U.S. 93 is the only through route between I-84 at Twin Falls and I-80 at Wells, and Jackpot is the first and last service stop on the Nevada side.

GAMING ANCHORS

PROPERTY	ROOMS	GAMING SF
Cactus Petes Resort Casino	296	24,827
Barton’s Club 93	102	12,550
Horseshu · West Star · Four Jacks	—	—

IDEAL BUYER

A local or regional owner-operator, a convenience retail investor, or a small-format retail and hospitality buyer seeking cash flow with operational upside — and equally a value-add buyer who wants to reposition or redevelop across three parcels.

SECTION 04

FINANCIALS & MARKET

\$377,639 trailing revenue. \$49,412 net operating income.

REPORTED AND STABILIZED

OPERATING HISTORY & PRO FORMA

As reported by the seller. FY2021 is the prior operator, ODINV, Inc. dba State Line Liquor, on a Form 1120 tax basis; 2025 and 2026 are the current operator, Managing Market JP, on a cash basis. Statements for 2022 through 2024 were not provided.

LINE ITEM	FY2021	AUG-DEC 2025	JAN-AUG 2026	TRAILING 13 MO	STABILIZED
Revenue	\$535,781	\$124,461	\$253,178	\$377,639	\$475,000
Cost of goods sold	(384,388)	(93,062)	(188,048)	(281,110)	(346,750)
Gross profit	\$151,393	\$31,399	\$65,130	\$96,529	\$128,250
Gross margin	28.3%	25.2%	25.7%	25.6%	27.0%
Operating expenses	(142,611)	(15,102)	(32,015)	(47,117)	(52,000)
Store net operating income	\$8,782	\$16,297	\$33,115	\$49,412	\$76,250
Ancillary parcel income, net	—	—	—	—	\$20,000
TOTAL NET OPERATING INCOME	\$8,782	\$16,297	\$33,115	\$49,412	\$96,250

READING THE HISTORY

FY2021 expenses include \$37,200 of rent paid by the then-tenant operator, plus \$30,860 of interest and \$66,981 of amortization. Under current ownership the store runs leaner: expenses of 12.5% of revenue on a 25.6% gross margin.

PRO FORMA ASSUMPTIONS

\$475,000 assumes a 25% lift on the 2026 run rate from extended hours, a re-merchandised set and added food categories — a level the prior operator exceeded in 2021. Ancillary income is the mobile home at \$850 a month and a pad or signage lease at \$1,000, less 10% vacancy.

RENT COMPARABLES & LEASE-UP

0.1% Elko retail vacancy · 10-yr avg 1.6%	\$18.66 General retail asking per SF	2.2% Availability · ~50,000 SF listed	3.2% 5-yr average rent growth
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LEASE-UP SCENARIO

COMPONENT	AREA	RATE	ANNUAL
Retail building	2,991 SF	\$18.66	\$55,812
Shop and sheds	2,736 SF	\$3.50	\$9,576
Mobile home, parcel 033	1,904 SF	\$850 / mo	\$10,200
Pad or signage ground lease, parcel 035	—	\$1,000 / mo	\$12,000
Gross potential rent			\$87,588
Less vacancy and credit loss, 7%			(6,131)
Less non-reimbursed expenses and reserves, 18%			(14,662)
INDICATED NET OPERATING INCOME			\$66,795

Illustrative. Rates for the shop, mobile home and pad are broker estimates for this corridor, not signed leases. No lease is in place; the property is owner-occupied.

MARKET ASKING RENTS

Elko market, all retail	\$18.91
General retail	\$18.66
Neighborhood center	\$20.23
Strip center	\$17.86

Elko absorbed 24,400 SF over the past year against 8,100 SF of deliveries. The only project under construction is 10,640 SF at 468 Ann Way, fully preleased, completing February 2027. New supply is not arriving on this corridor.

SALES COMPARABLES & MARKET

\$7.1M 12-month volume · 7 properties	\$194 Average price per SF · median \$169	\$1.49M Average sale price · median \$1.40M	8.3% Market cap rate · national 7.4%
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PROPERTY	BUILT	SF	DATE	PRICE	\$ / SF
1575 Lamoille Highway	1998	3,649	9/17/2025	\$2,400,000	\$658
1790 Idaho Street	—	1,743	6/26/2026	\$2,100,000	\$1,205
Wells Fargo Bank · 405 Idaho Street	1970	21,230	2/6/2026	\$1,400,000	\$66
250 Country Club Parkway	—	7,207	6/26/2026	\$1,220,000	\$169
400 Commercial Street	1919	4,681	10/3/2025	\$350,000	\$75

WHERE THE SUBJECT SITS

The comparable set is Elko city retail — bank branches and pad buildings on Idaho Street and Lamoille Highway. Jackpot trades on different fundamentals: a border location, casino-driven demand and a licensed operating business. The set frames the real estate rather than the going concern.

PRICING TREND

Elko retail pricing has risen steadily: \$158.11 per SF in 2025 and \$159.01 in 2026 year to date, with the market cap rate flat at 8.2–8.3%. Volume of \$7.1 million over twelve months sits below the five-year average of \$12.3 million — a shortage of listings, not of demand.

DEMOGRAPHICS

Resident population understates this trade area. Jackpot counts 855 residents, but Cactus Petes and Barton’s Club 93 alone carry 398 hotel rooms, and Cactus Petes employs more than 600 people in summer. The buying population is the Idaho catchment to the north and the traffic on U.S. 93.

POPULATION & INCOME

Jackpot CDP, 2020 census	855
Elko County, 2025 estimate	~54,800
Twin Falls County, ID, 2025 estimate	97,539
Twin Falls MSA	122,565
Elko County median household income	\$83,427
Elko County median age	35.4
Nevada state income tax	None

Daytime beats resident. Four casino properties, a travel center, two fuel stops, county offices and a combined school district operate in a CDP of 855 people.

The catchment is in Idaho. 97,539 people live in Twin Falls County, 47 miles north, a county growing 8.3% since 2020.

Incomes are high for a rural county. Elko County’s median household income of \$83,427 reflects mining and gaming employment across the region.

Housing is scarce. A 1,904 SF mobile home on parcel 033 is a real asset in a town that imports most of its seasonal workforce.

EXCLUSIVELY LISTED BY

CONTACT



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PROCESS

Tours are arranged through the listing agent only. Do not contact the property, its staff or its vendors. Complete financial statements, assessor records, the appraiser's sketch addendum and license documentation are available on execution of a confidentiality agreement.

OFFERING AT A GLANCE

Asking price	\$2,000,000
Conveys	Real estate, business, inventory
Site	1.62 AC · three parcels
Building	2,991 SF retail, built 1965



CONFIDENTIAL

Information obtained from the owner and from sources deemed reliable, including Elko County Assessor records, CoStar market data, the U.S. Census Bureau, OpenStreetMap and seller-provided financial statements, and is not guaranteed. Financial statements are unaudited. Traffic counts, acreage, zoning, building areas and license status are subject to independent verification. The stabilized pro forma and lease-up scenario are illustrations based on stated assumptions, not projections. Not an offer to sell.