

2970 IDAHO STREET

ELKO, NEVADA 89801

Income-Producing Hospitality Asset
with Adjacent Development Parcel

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COMFORT INN



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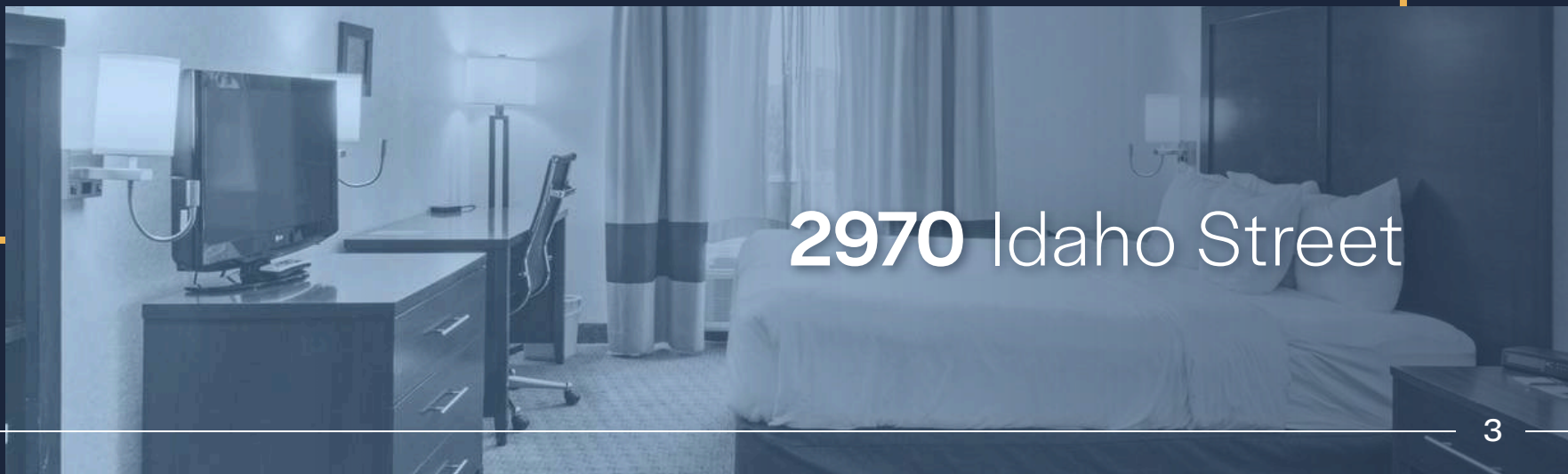
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Executive **Summary**

Income-Producing Hospitality Asset
with Adjacent Development Parcel



2970 Idaho Street

2970 Idaho Street

ELKO, NEVADA 89801

2970 Idaho Street and the adjacent vacant parcel present a compelling investment opportunity in the heart of Elko, Nevada, one of the strongest economic centers in Northern Nevada. Strategically positioned within an established commercial corridor, the property offers investors the opportunity to acquire an income-producing asset with additional land for future expansion, redevelopment, or complementary commercial uses.

The combination of an existing improved property and excess land provides significant flexibility for owner-users, developers, and long-term investors seeking exposure to Elko's resilient economy, which is supported by mining, transportation, logistics, tourism, and regional government services. The property's location provides convenient access to Interstate 80, downtown Elko, major employment centers, and regional transportation infrastructure.



52 KEYS
GUEST ROOMS



±26,782 SF
BUILDING SIZE



±1.35 AC
LAND AREA



COMFORT INN
FRANCHISE BRAND



ADJACENT PARCEL (1.53 AC)
DEVELOPMENT UPSIDE



I-80 ACCESS
REGIONAL CONNECTIVITY

2970 Idaho Street

ELKO, NEVADA 89801

INVESTMENT HIGHLIGHTS

Existing Comfort Inn hospitality asset with adjacent vacant development parcel

52-room franchised hotel with Comfort Inn branding

Built in 1999 and renovated in 2015

Additional land supports future expansion or redevelopment

Strong regional economy anchored by mining, logistics, transportation, tourism, and government services

Convenient access to Interstate 80 and major commercial corridors

Value-add potential through repositioning, development, or operational enhancements

LOCATION HIGHLIGHTS

Located in Elko, the commercial and transportation hub of Northeastern Nevada

Positioned near Interstate 80, a major east-west transportation corridor

Proximity to downtown Elko retail, dining, and professional services

Access to Elko Regional Airport and regional transportation infrastructure

Supported by workforce demand from mining and industrial employers

Nevada business-friendly tax environment



Property **Photos**

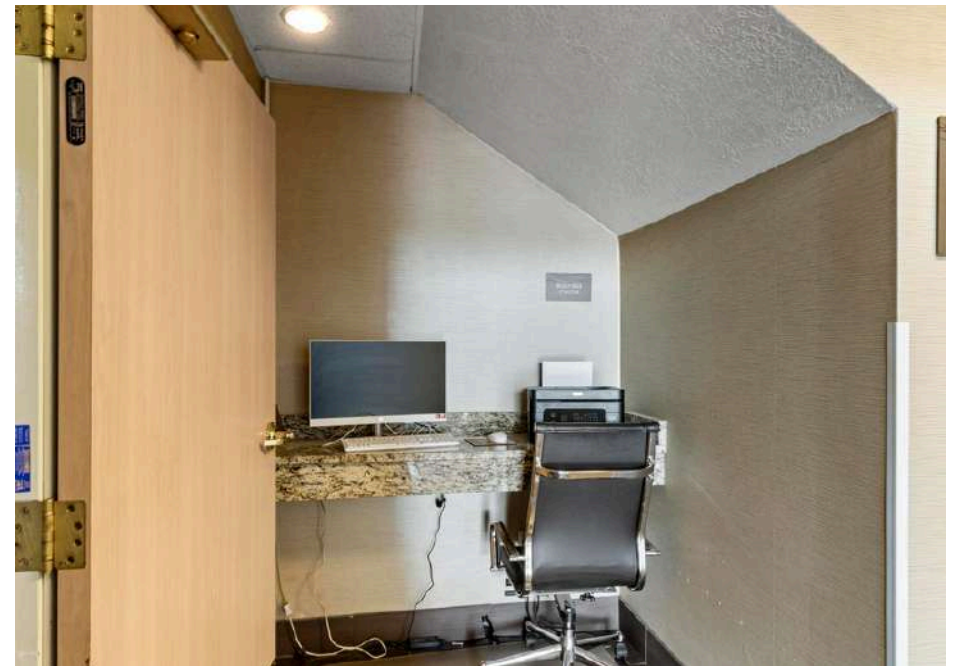
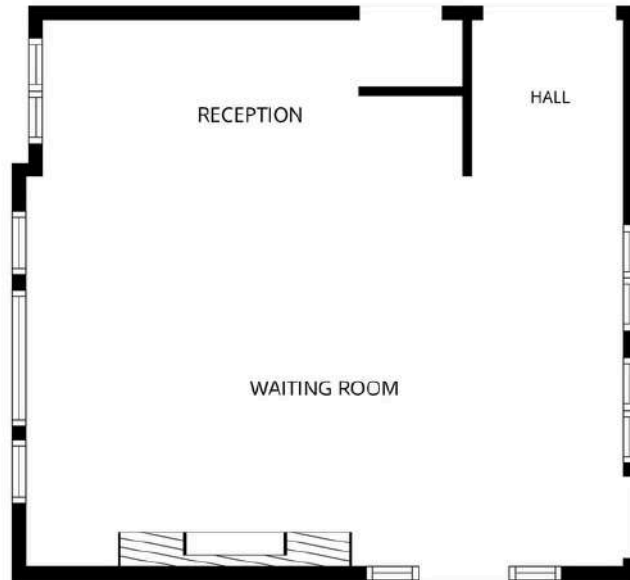
Income-Producing Hospitality Asset
with Adjacent Development Parcel

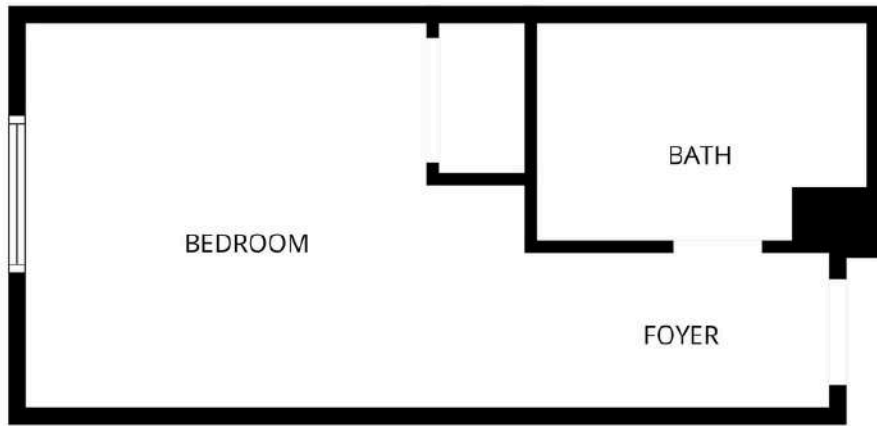


2970 Idaho Street



Lobby & Business Nook





1 King, 1 Bath, ADA



1 King, 1 Bath, Couch

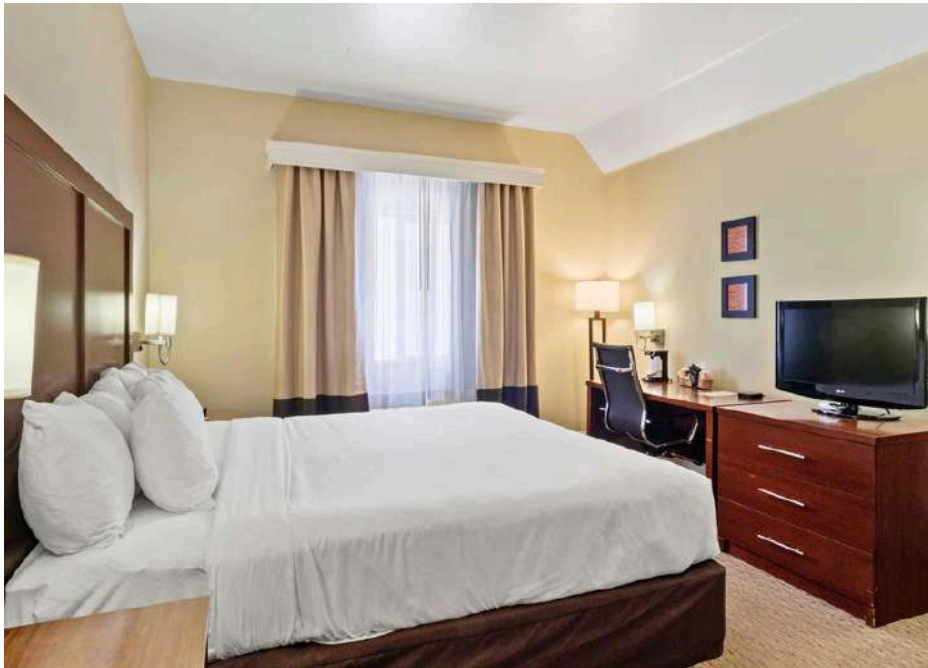


1 King, 1 Bath, Jetted Tub

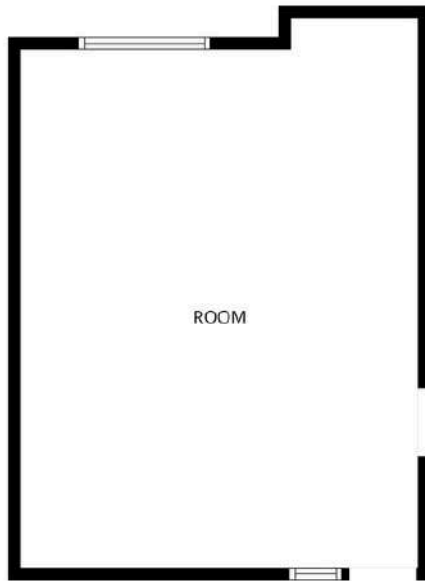


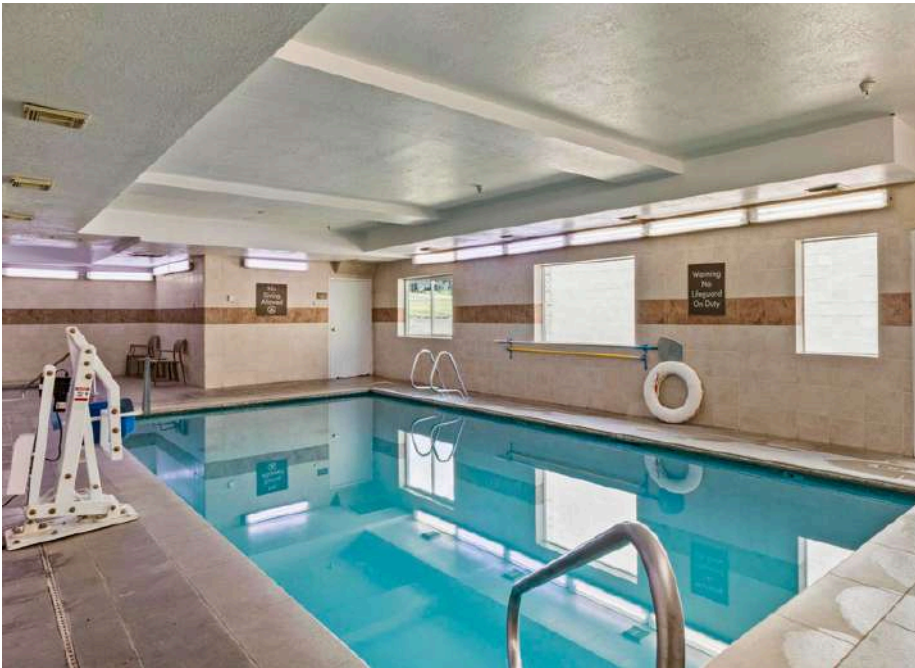
2 Queen, 1 Bath

Guestroom Configurations



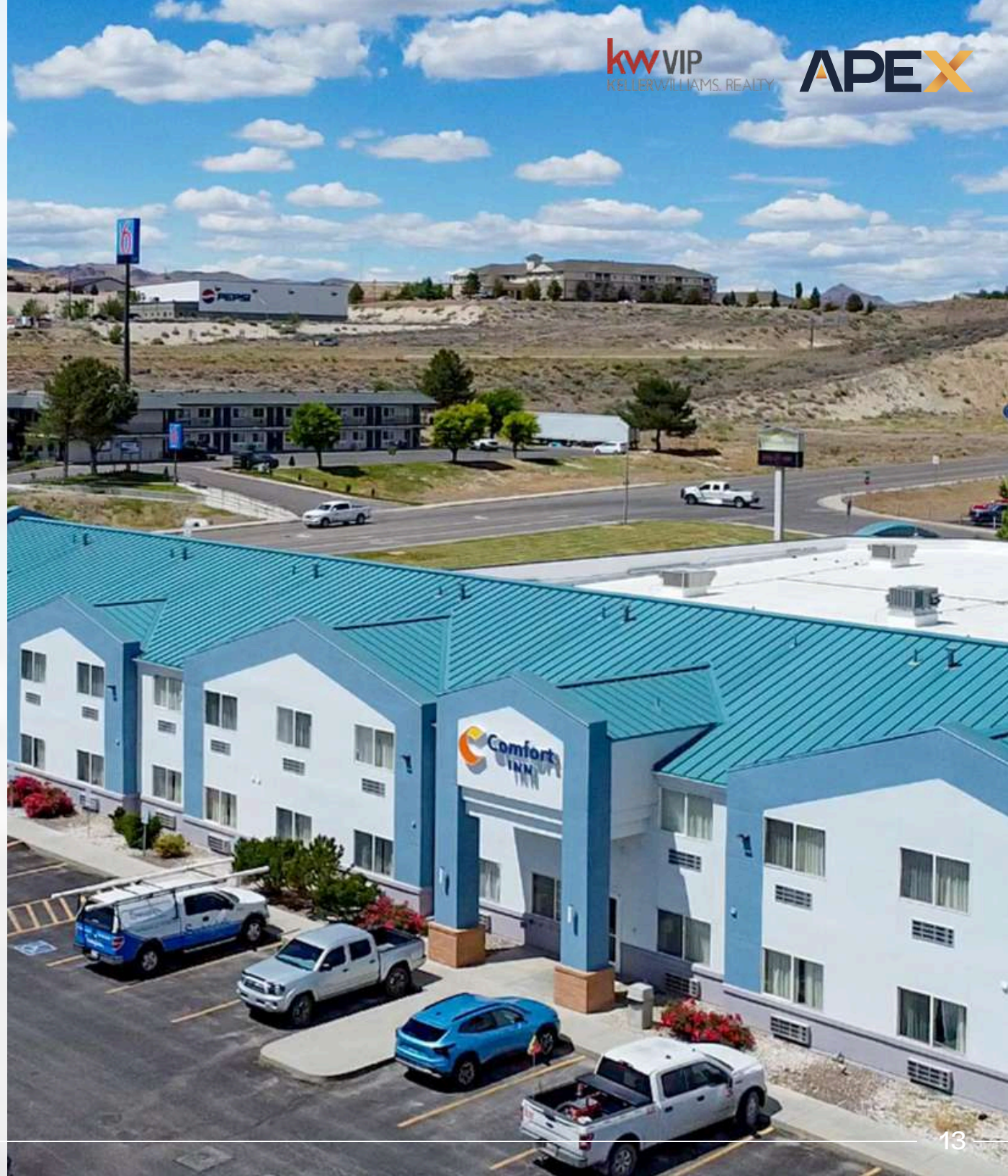
Dining & Meeting Space





Comfort Inn Elko provides guests with the reliability of a nationally recognized franchise while offering convenient access to Interstate 80 and Elko's primary commercial, industrial, and transportation corridors. Amenities including a business center, fitness center, meeting space, indoor pool, complimentary Wi-Fi, and smoke-free accommodations appeal to business travelers, workforce guests, and leisure visitors alike.

The property's strategic location supports convenient travel throughout Northeastern Nevada, with quick access to downtown Elko, regional employers, Elko Regional Airport, and nearby recreational destinations. The adjacent development parcel further enhances long-term value by creating opportunities for future expansion or complementary commercial uses.





Demographics & Traffic Count

Income-Producing Hospitality Asset
with Adjacent Development Parcel



2970 Idaho Street

Highway Access

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2970 IDAHO STREET
SUBJECT PROPERTY



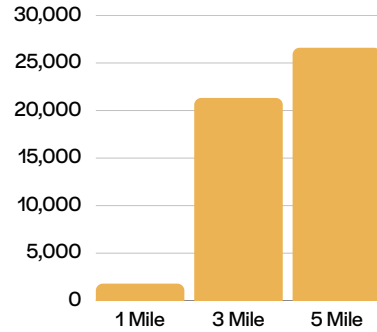
12,400
AADT (2025)



5,550
AADT (2025)



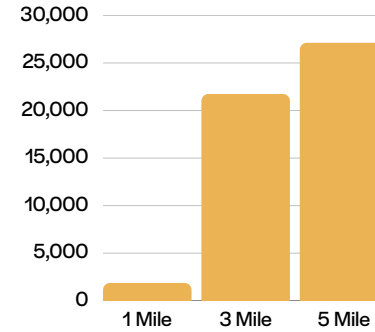
2025 Population Estimate



Total Population 2025

1 Mile	1,799
3 Mile	21,324
5 Mile	26,601

2030 Population Projection

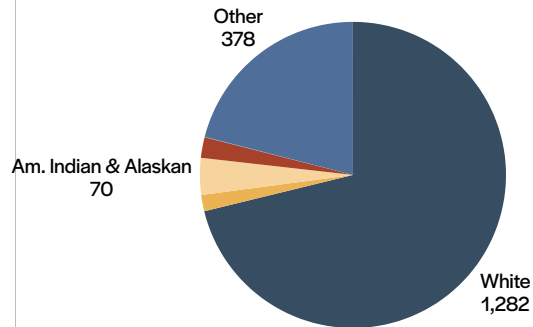


Projection 2030

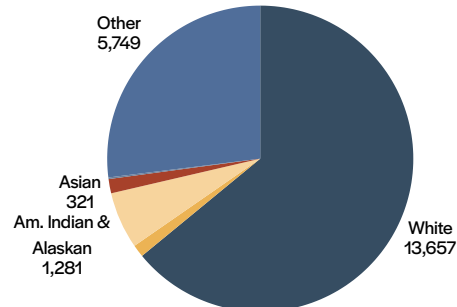
1 Mile	1,870
3 Mile	21,739
5 Mile	27,122

2025 Population by Ethnic Group

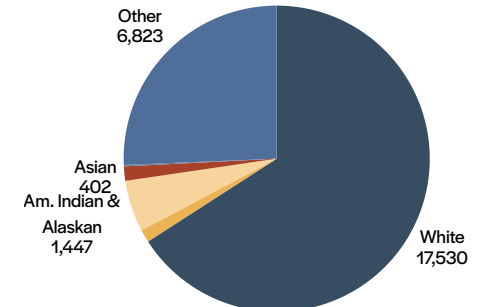
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Demographic Report

Households	1 Mile	3 Mile	5 Mile
2030 Projection	777	8,326	10,332
2025 Estimate	745	8,164	10,130
2020 Census	628	7,684	9,531
Growth 2025–2030	4.30%	1.98%	1.99%
Growth 2020–2025	18.63%	6.25%	6.28%



2025 Avg Household Income

1 Mile: \$132,109 | 3 Mile: \$101,678 | 5 Mile: \$103,113



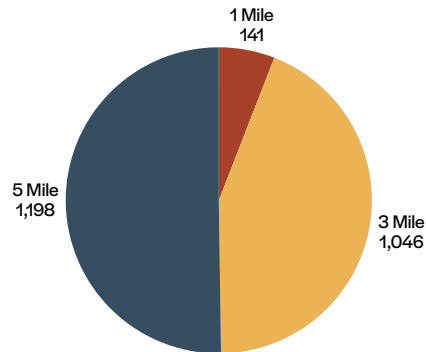
2025 Med Household Income

1 Mile: \$129,524 | 3 Mile: \$76,669 | 5 Mile: \$80,235

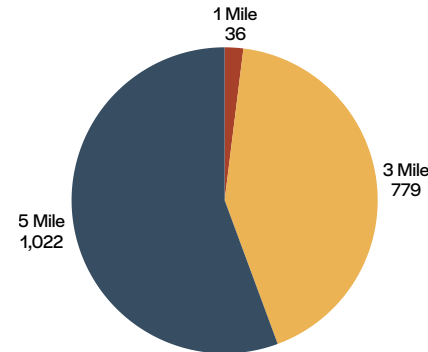
2025 Households by HH Income

1 Mile: 746 | 3 Mile: 8,164 | 5 Mile: 10,132

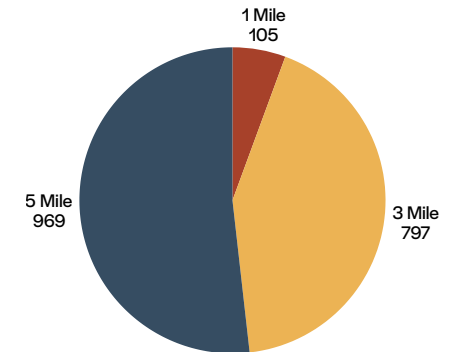
Less than \$25,000



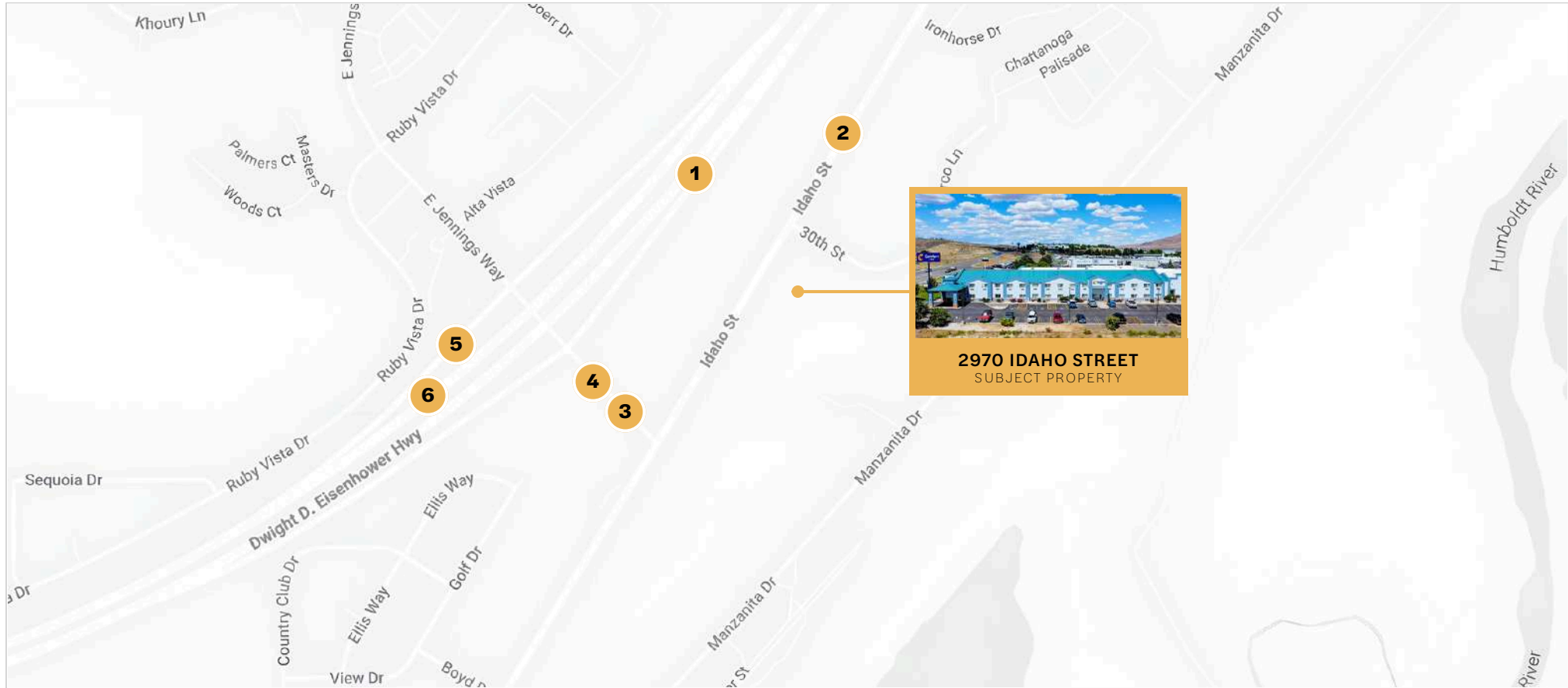
\$75,000 - \$100,000



More than \$200,000



2025 Households by HH Income	1 Mile		3 Miles		5 Miles	
Income: <\$25,000	141	18.90%	1,046	12.81%	1,198	11.82%
Income: \$25,000 - \$50,000	60	8.04%	1,713	20.98%	2,033	20.07%
Income: \$50,000 - \$75,000	36	4.83%	1,271	15.57%	1,621	16.00%
Income: \$75,000 - \$100,000	36	4.83%	779	9.54%	1,022	10.09%
Income: \$100,000 - \$125,000	81	10.86%	1,088	13.33%	1,362	13.44%
Income: \$125,000 - \$150,000	105	14.08%	640	7.84%	818	8.07%
Income: \$150,000 - \$200,000	182	24.40%	830	10.17%	1,109	10.95%
Income: \$200,000+	105	14.08%	797	9.76%	969	9.56%



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	I-80	I-80 Bus	0.09 SW	2024	1,716	MPSI	0.15
2	Idaho Street	30th St	0.09 SW	2025	6,380	MPSI	0.18
3	I-80 Bus	E Idaho St	0.07 SE	2024	11,003	MPSI	0.20
4	East Jennings Way	E Idaho St	0.07 SE	2025	10,991	MPSI	0.20
5	E Jennings Way	I-80	0.05 SE	2024	6,427	MPSI	0.28
6	I-80	E Jennings Way	0.05 E	2024	3,577	MPSI	0.30



Location Overview

Income-Producing Hospitality Asset
with Adjacent Development Parcel



2970 Idaho Street

Elko, Nevada



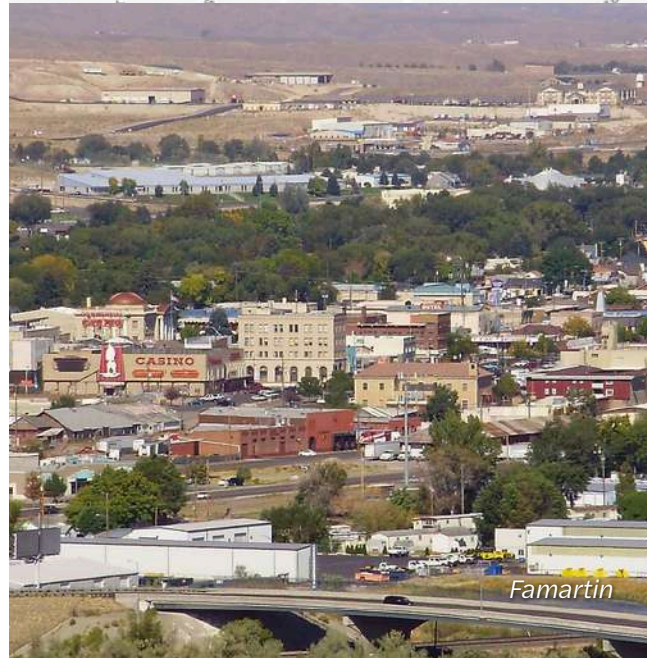
Elko serves as the commercial, transportation, and economic center of Northeastern Nevada, strategically positioned along Interstate 80 between Salt Lake City and Reno. The city's diverse economy is anchored by world-class mining operations, regional logistics, government services, tourism, and outdoor recreation, creating consistent year-round lodging demand from workforce travelers, business professionals, and leisure visitors.

Located on Idaho Street with convenient access to Interstate 80, Comfort Inn Elko benefits from excellent visibility and accessibility within one of the city's primary commercial corridors. The property's proximity to major employers, regional transportation infrastructure, retail centers, and the included adjacent development parcel creates both immediate operational value and long-term investment potential.



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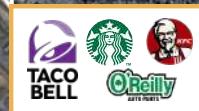
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Area Amenities

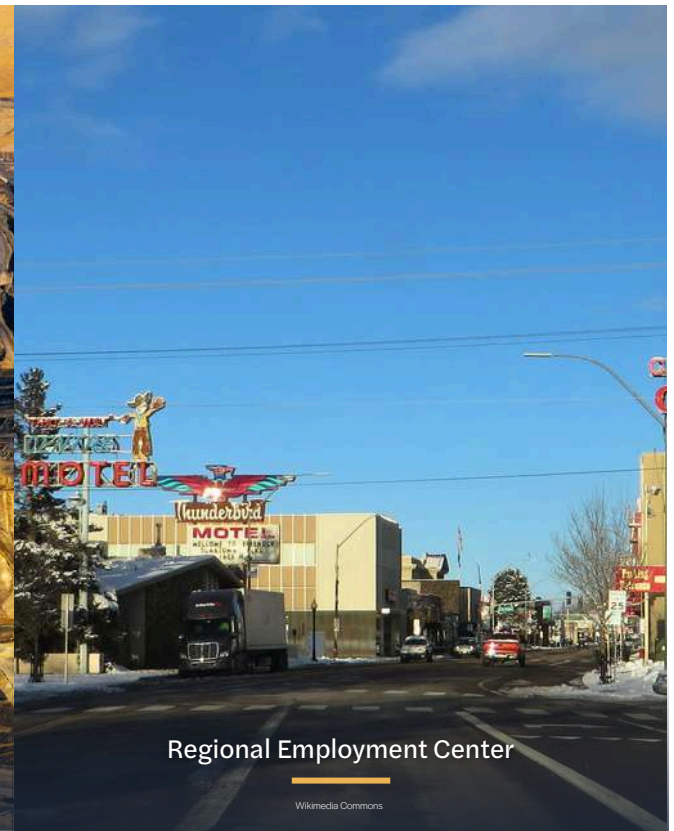
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Elko is recognized as the economic engine of Northeastern Nevada, serving as the regional headquarters for mining, transportation, healthcare, education, and government services. The city is home to several of the world's largest gold mining operations, supporting a stable employment base and generating consistent commercial activity throughout the year.

Beyond its industrial foundation, Elko has become a regional destination for tourism, outdoor recreation, and western heritage. Annual events such as the National Cowboy Poetry Gathering, combined with access to the Ruby Mountains, Lamoille Canyon, and extensive public lands, contribute to year-round visitor demand that complements business and workforce travel. These diverse economic drivers support sustained lodging demand and reinforce Elko's position as a resilient hospitality market.



Located in Elko, Great Basin College serves as the primary higher education institution for Northeastern Nevada, offering associate and bachelor's degree programs, workforce development, and technical education. The college supports a steady flow of faculty, students, visiting families, and industry professionals while partnering closely with the region's mining and healthcare sectors.



The institution contributes additional lodging demand through academic events, workforce training, conferences, and community programs. Combined with Elko's expanding commercial economy, Great Basin College further diversifies the area's hospitality demand beyond traditional business and leisure travel.



1967
ESTABLISHED



ELKO CAMPUS
MAIN LOCATION



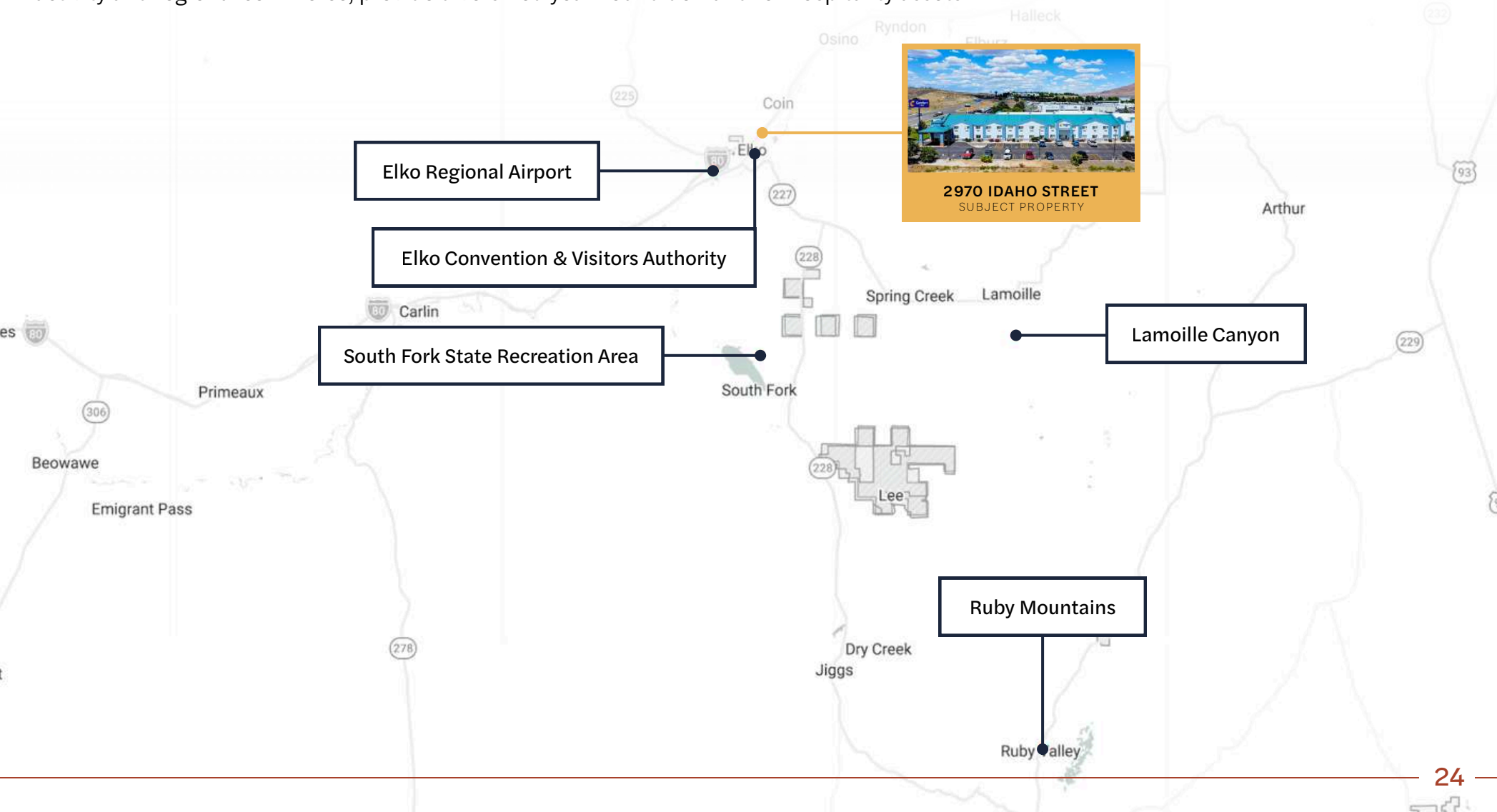
4,000+
STUDENTS



WORKFORCE TRAINING
INDUSTRY FOCUSED

Comfort Inn Elko benefits from its location along Interstate 80, one of the western United States' primary transportation corridors connecting Northern California, Nevada, Utah, and the Mountain West. This strategic positioning supports consistent transient lodging demand from commercial trucking, business travelers, regional tourism, and cross-country motorists.

Beyond transportation, Elko serves as the gateway to numerous recreational and cultural destinations including the Ruby Mountains, Lamoille Canyon, South Fork State Recreation Area, and the annual National Cowboy Poetry Gathering. These attractions, combined with strong mining activity and regional commerce, provide diversified year-round demand for hospitality assets.





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