

**755** HUMBOLDT  
AVE

WELLS, NV 89835

Wells China Town Mixed-Use  
Commercial Asset with Hotel,  
Restaurant & RV Park

**kwVIP**  
KELLERWILLIAMS. REALTY **APEX**



WELLS CHINA TOWN MIXED-USE  
COMMERCIAL ASSET

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# Executive **Summary**

Wells China Town Mixed-Use Commercial Asset with Hotel,  
Restaurant & RV Park



**755** Humboldt Ave,

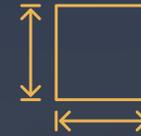
# 755 Humboldt Ave, HIGH-DEMAND CORRIDOR

755 Humboldt Ave is a strategically located mixed-use commercial property situated in the heart of the Wells China Town district in Wells, Nevada. The property is not solely a hotel asset—it also includes an on-site restaurant and an RV park component, creating multiple revenue streams within a single infill site. Positioned along Humboldt Avenue, the property benefits from strong street visibility, direct access, and proximity to surrounding retail, dining, and service-oriented businesses. Its location within a culturally significant commercial corridor makes it well suited for an owner-user or investor seeking a stable asset with local traffic and long-term upside in a business-friendly Nevada market.



**\$1,600,000**

Asking Price



**±1.66 Acres**

Land Area



**11,033 SF**

TOTAL IMPROVEMENTS



**Commercial**

ZONING



**Owner-User**

INVESTMENT PROFILE



# Property **Photos**

Wells China Town Mixed-Use Commercial Asset with Hotel,  
Restaurant & RV Park

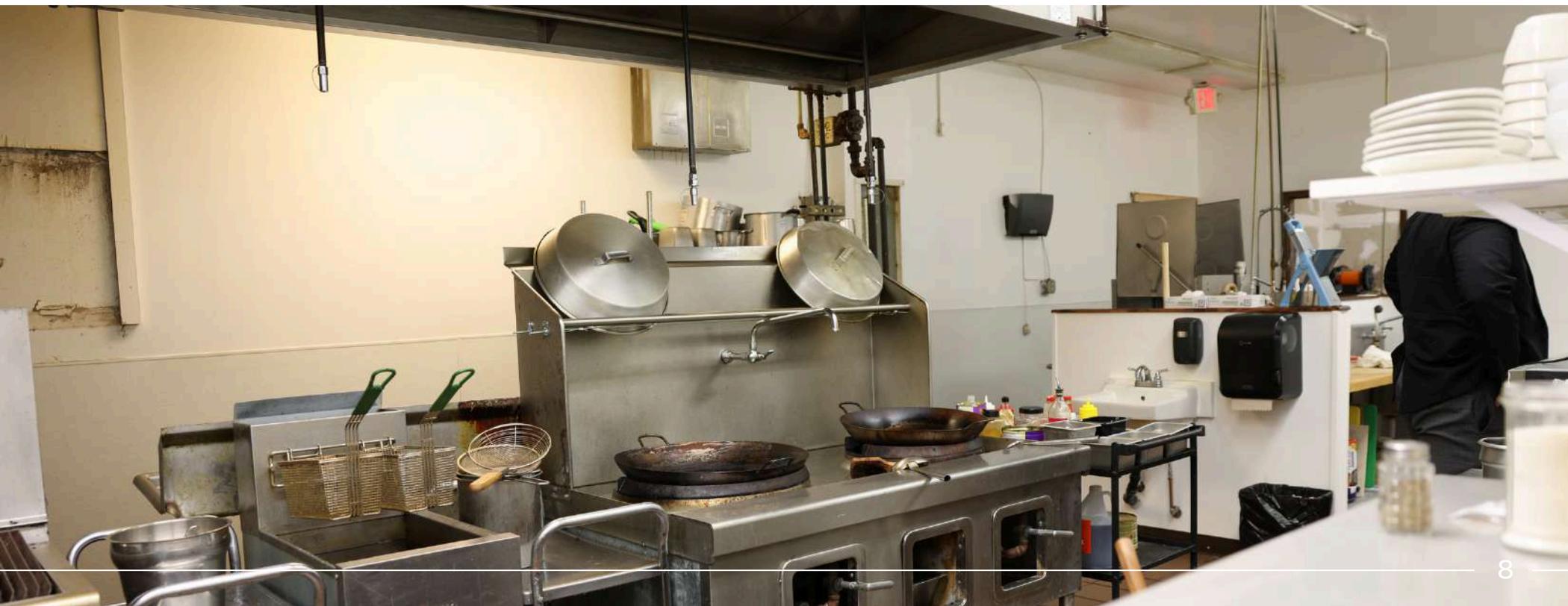


**755** Humboldt Ave,





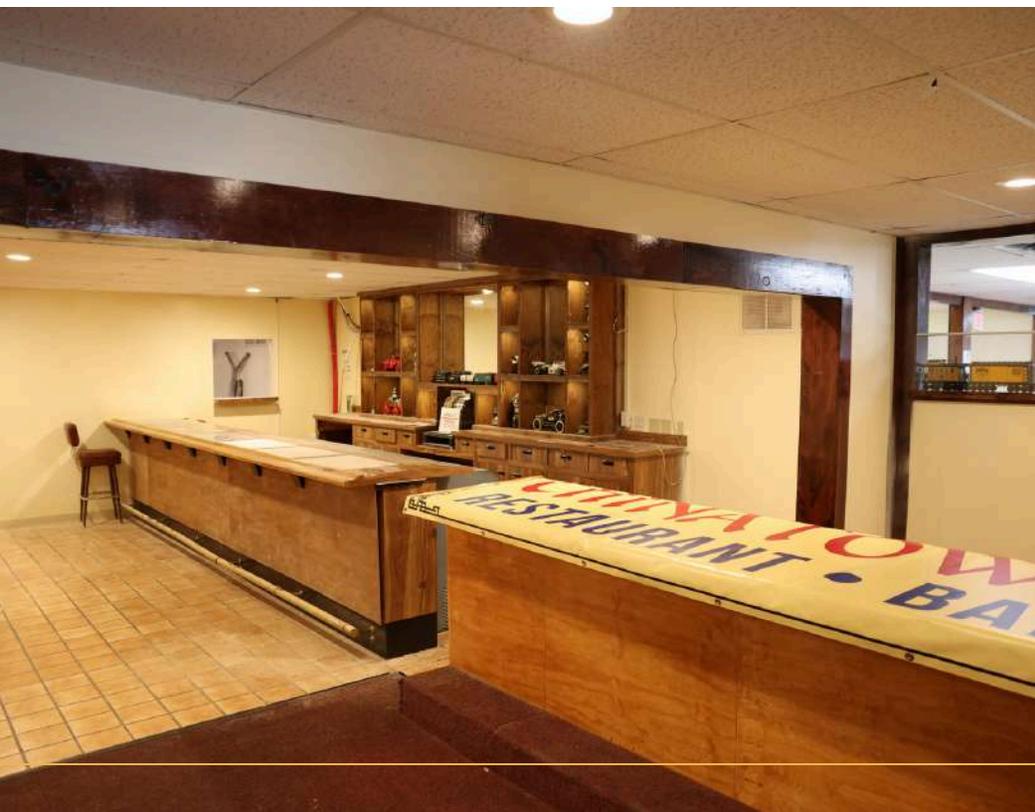
# Dining and Kitchen Photos



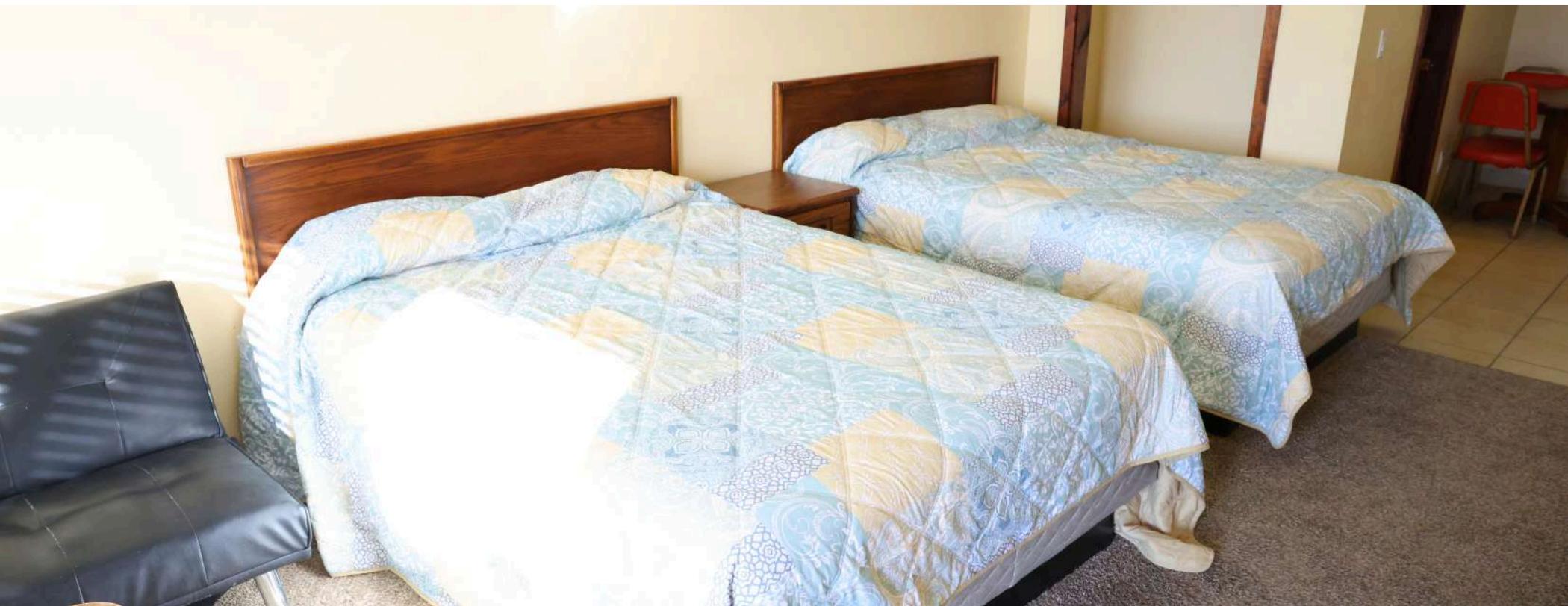
# Lobby and Restaurant Bar



**kwvip**  
KELLERWILLIAMS. REALTY **APEX**



# Living Accommodations





Located in the heart of the vibrant Wells Avenue District, this prime commercial asset offers a rare combination of cultural significance and high-traffic visibility on Humboldt Avenue. Its prominent frontage ensures constant exposure to both pedestrians and vehicles, making it an ideal flagship location for retail, dining, or service-oriented businesses.

As a versatile infill property within a stable, established market, it serves as a robust opportunity for both owner-users and investors. The property benefits from Nevada's favorable tax climate and business-friendly environment, providing significant value-add potential through strategic repositioning or operational upgrades in a consistently growing regional hub.





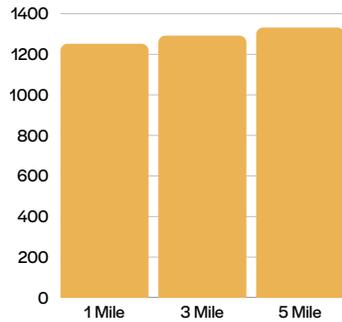
# Demographic and **Traffic Count Report**

Wells China Town Mixed-Use Commercial Asset with Hotel,  
Restaurant & RV Park



**755** Humboldt Ave,

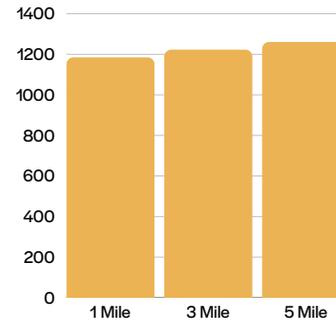
## 2024 Population Estimate



### Growth 2020 - 2024

1 Mile	1,252
3 Mile	1,292
5 Mile	1,332

## 2029 Population Projection



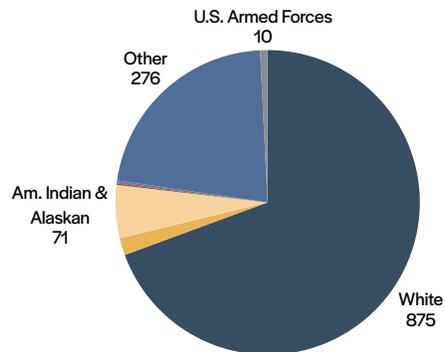
### 2029 Projection

1 Mile	1,185
3 Mile	1,223
5 Mile	1,261

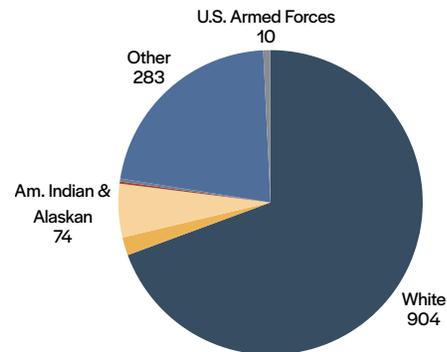
## 2024 Population by Hispanic Origin

1 Mile: 283 | 3 Mile: 291 | 5 Mile: 297

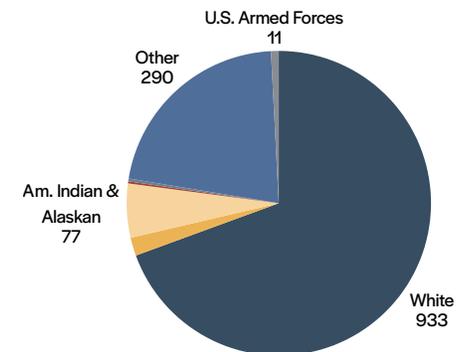
### 2024 Population - 1 Mile



### 2024 Population - 3 Mile



### 2024 Population - 5 Mile



Households	1 Miles	3 Miles	5 Miles
2029 Projection	452	465	478
2024 Estimate	477	491	504
2020 Census	644	662	680
Growth 2024-2029	-5.24%	-5.30%	-5.16%
Growth 2020-2024	-25.93%	-25.83%	-25.88%
Owner Occupied	320 (67.09%)	330 (67.21%)	340 (67.46%)
Renter Occupied	157 (32.91%)	160 (32.59%)	164 (32.54%)



## 2024 Avg Household Income

1 Mile: \$62,607 | 3 Mile: \$62,936 | 5 Mile: \$63,469

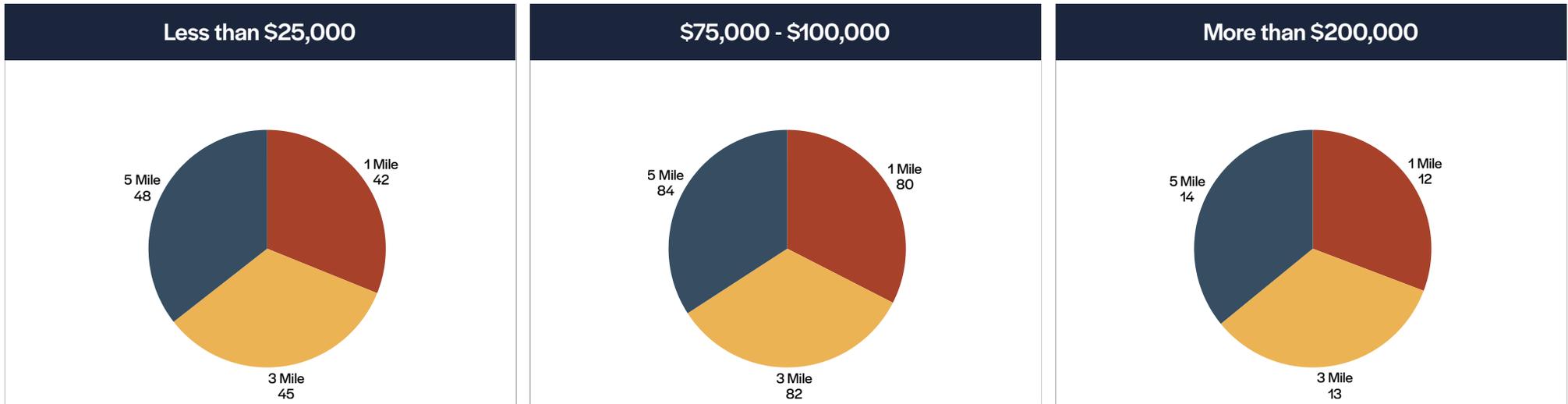


## 2024 Med Household Income

1 Mile: \$61,278 | 3 Mile: \$61,180 | 5 Mile: \$61,236

## 2024 Households by HH Income

1 Mile: 475 | 3 Mile: 488 | 5 Mile: 503



2024 Households by HH Income	1 Miles	3 Miles	5 Miles
Income: <\$25,000	164 (34.53%)	167 (34.22%)	170 (33.80%)
Income: \$25,000-\$50,000	42 (8.84%)	45 (9.22%)	48 (9.54%)
Income: \$50,000-\$75,000	112 (23.58%)	114 (23.36%)	117 (23.26%)
Income: \$75,000-\$100,000	80 (16.84%)	82 (16.80%)	84 (16.70%)
Income: \$100,000-\$125,000	42 (8.84%)	44 (9.02%)	46 (9.15%)
Income: \$125,000-\$150,000	14 (2.95%)	14 (2.87%)	14 (2.78%)
Income: \$150,000-\$200,000	9 (1.89%)	9 (1.84%)	10 (1.99%)
Income: \$200,000+	12 (2.53%)	13 (2.66%)	14 (2.78%)



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I-80 Bus	Easy St	0.01 S	2023	1,072	MPSI	0.07
2	Humboldt Avenue	Easy St	0.01 S	2025	1,083	MPSI	0.07
3	I-80	I-80 Bus	0.03 SE	2022	231	MPSI	0.18
4	I-80 Business	I-80 Bus	0.03 SE	2021	210	AADT	0.19
5	I-80	I-80 Bus	0.03 SE	2023	218	MPSI	0.19
6	I-80	I-80 Bus	0.07 W	2024	218	MPSI	0.23
7	I-80	Humboldt Ave	0.01 E	2018	667	MPSI	0.23
8	I-80	Humboldt Ave	0.07 E	2018	489	MPSI	0.24
9	I-80	Humboldt Ave	0.07 E	2023	320	MPSI	0.26
10	I-80 Business	Humboldt Ave	0.07 E	2021	790	AADT	0.26

# Highway Access



**755 HUMBOLDT AVE**  
SUBJECT PROPERTY

 1,083 MPSI





# Location **Overview**

Wells China Town Mixed-Use Commercial Asset with Hotel,  
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**755** Humboldt Ave,



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](http://cityofwellsnv.com)



[travelnevada.com](http://travelnevada.com)

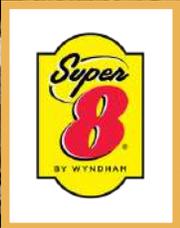
# Area Amenities



755 HUMBOLDT AVE  
SUBJECT PROPERTY



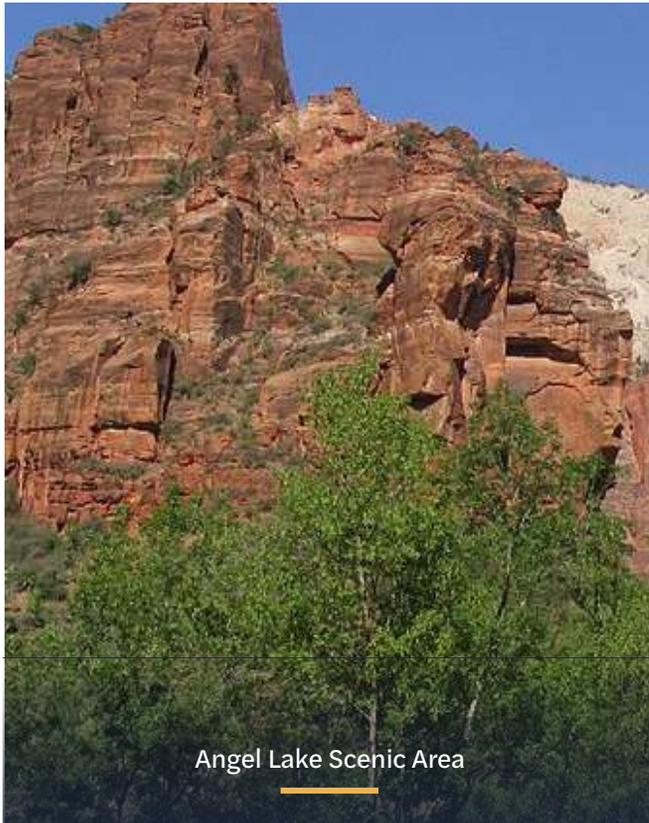
Wells City Park



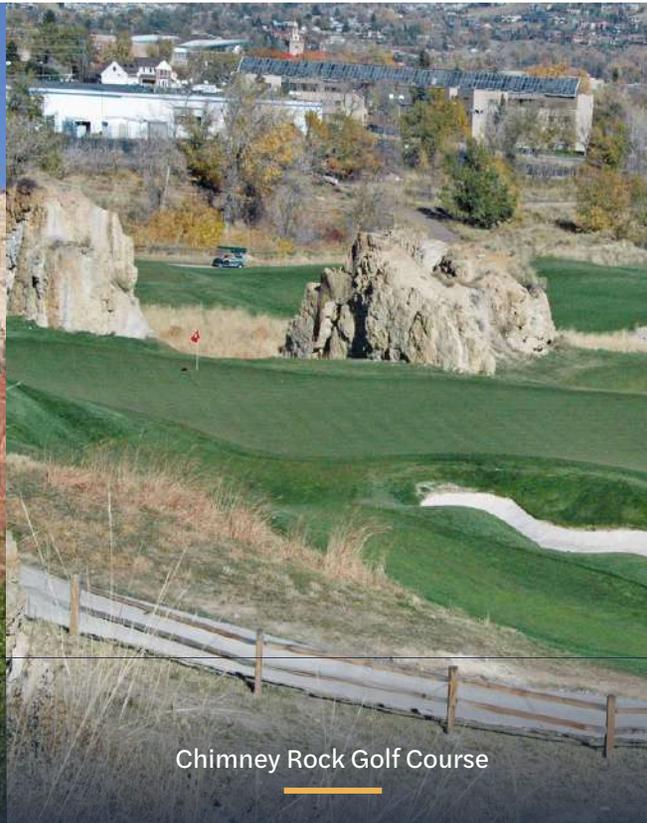
Wells Municipal Airport

**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.**

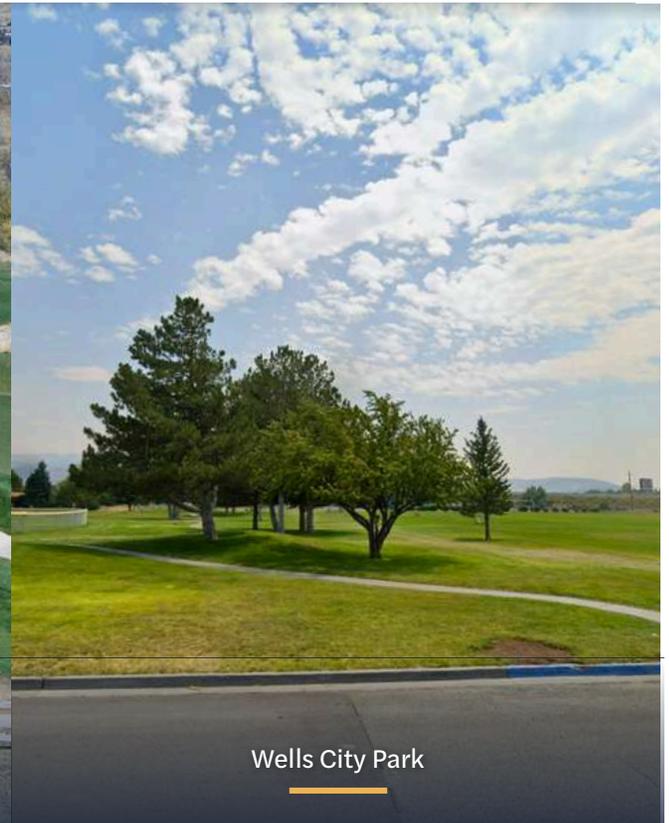
With a population of approximately 1,200 residents, Wells offers a quiet, small-town environment while benefiting from consistent transient traffic generated by I-80—one of the nation’s primary east–west transportation routes. The city supports a steady hospitality and service economy driven by interstate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



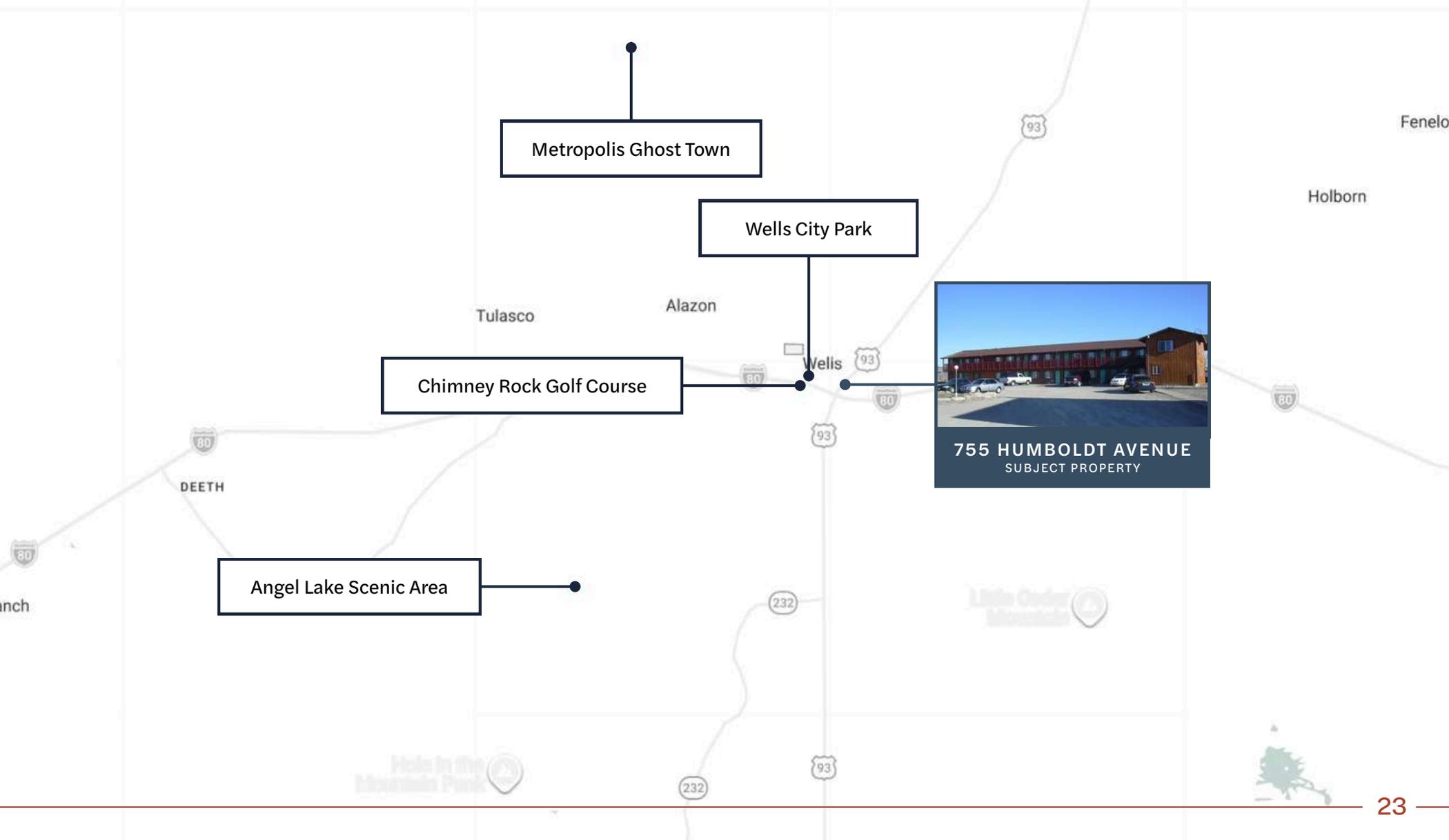
**~ 21,000**  
STUDENTS



**1,290**  
FACULTY



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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