

245 E WENDOVER BOULEVARD

WENDOVER, UT 84083

100-Key Hospitality Asset in Wendover's
Casino & Interstate Corridor

APEX

kw SOUTH VALLEY
KELLERWILLIAMS



QUALITY INN STATELINE

Q Quality
INN
BY CHOICE HOTELS

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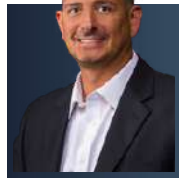
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Executive **Summary**

100-Key Hospitality Asset in Wendover's Casino
& Interstate Corridor



245 E Wendover Boulevard

245 E Wendover Blvd

WENDOVER, UT 84083

Quality Inn Stateline is a 100-key, two-story, midscale franchise hotel positioned along Wendover Boulevard near I-80 in Wendover, Utah. The property benefits from proximity to Montego Bay Hotel Casino Resort, Wendover Nugget Casino, Wendover City Hall, and the Bonneville Salt Flats International Speedway. Guest amenities include free WiFi, free breakfast, seasonal outdoor pool, snack bar/deli, business center, banquet hall, laundry facilities, and free self-parking.



100 KEYS
GUEST ROOMS



±43,568 SF
BUILDING SIZE



±3.01 AC
LAND AREA



QUALITY INN
FRANCHISE BRAND



2 STORIES
HOTEL LAYOUT



I-80 ACCESS
INTERSTATE LOCATION



CASINO DISTRICT
PRIMARY DEMAND DRIVER

245 E Wendover Blvd

WENDOVER, UT 84083

INVESTMENT HIGHLIGHTS

100-key midscale hospitality asset under the Quality Inn brand

Franchise operation with established national flag recognition

Interstate hotel location near I-80 and Wendover Boulevard

3.01-acre site with ±131,116 SF of land area

43,568 SF building with two-story hospitality layout

88 surface parking spaces at 0.88 spaces per room

Amenity package includes pool, hot tub, public WiFi, breakfast, and guestroom conveniences

Strong demand drivers from casinos, racing/tourism, interstate travel, and regional recreation

LOCATION HIGHLIGHTS

Located along Wendover Boulevard, the city's primary commercial and hospitality corridor

Near Montego Bay Hotel Casino Resort and Wendover Nugget Casino

Within a short drive of Bonneville Salt Flats International Speedway

Immediate access to I-80, supporting regional and interstate traveler demand

Positioned in a border-market location serving both Wendover, UT and West Wendover, NV

Car-friendly location with CoStar reporting a 100 car-friendly score



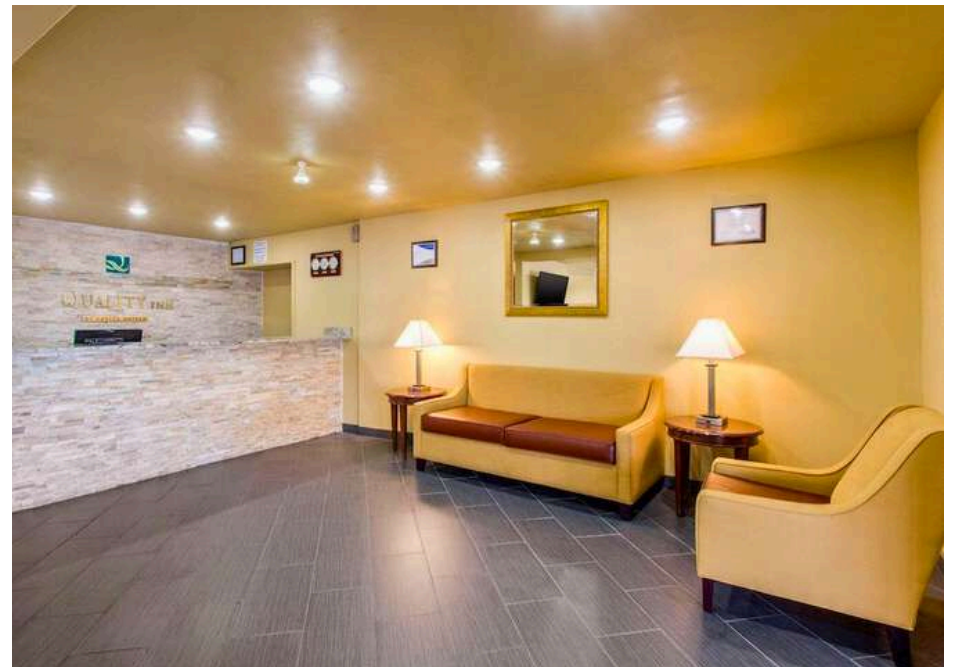
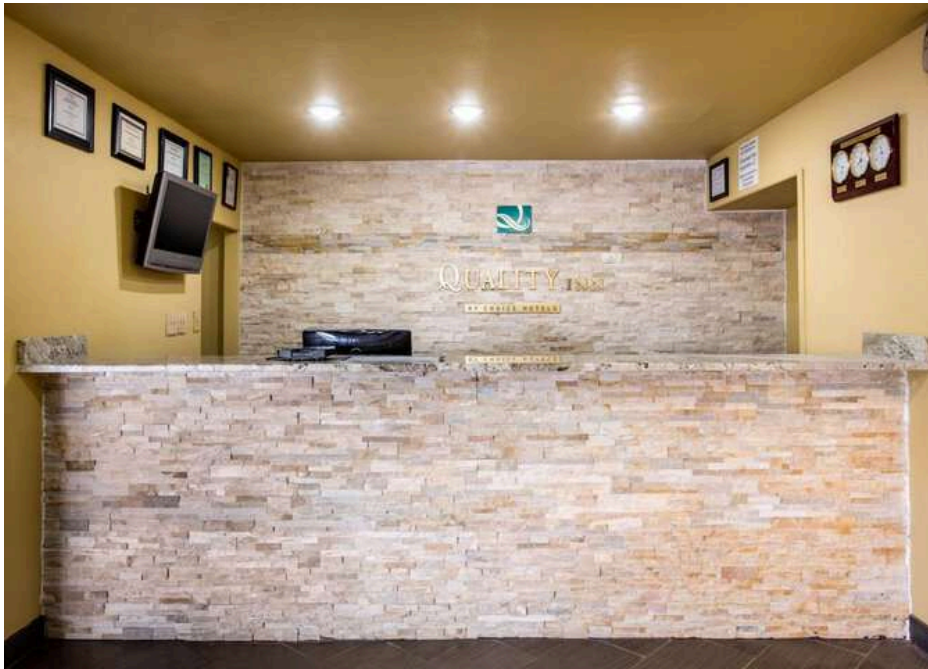
Property **Photos**

100-Key Hospitality Asset in Wendover's Casino
& Interstate Corridor

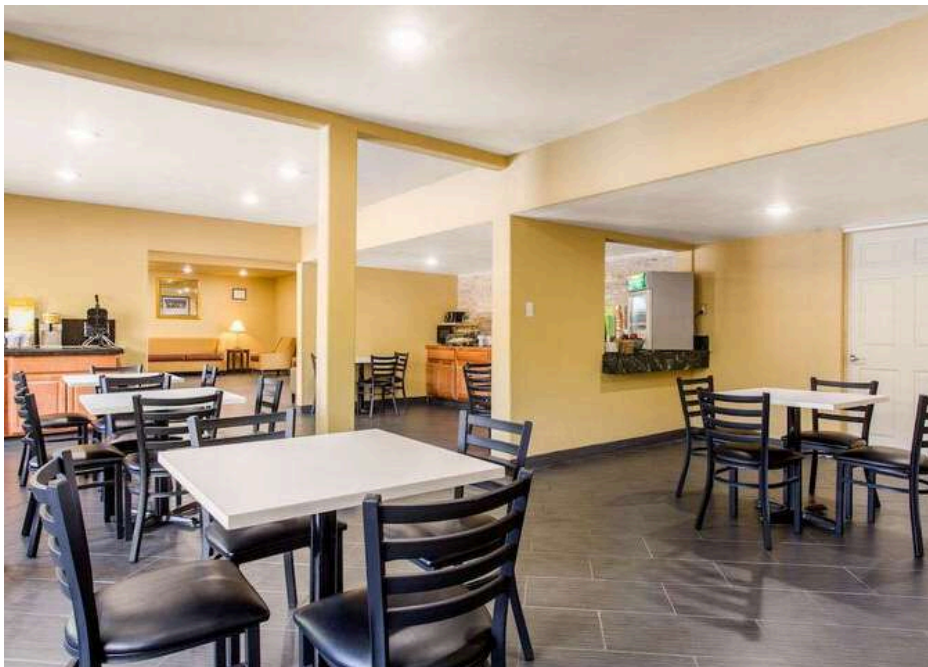


245 E Wendover Boulevard









Quality Inn Stateline offers guests the convenience of a nationally recognized hospitality brand in one of the Intermountain West's most active gaming and travel destinations. Amenities including complimentary breakfast, free Wi-Fi, seasonal outdoor pool, hot tub, business center, banquet facilities, and ample parking provide a comfortable experience for both leisure and business travelers.

Positioned along Wendover Boulevard with immediate access to Interstate 80, the hotel provides convenient connectivity to casinos, regional employers, recreational attractions, and cross-country travel routes. Its border-market location enables the property to capture demand from both Utah and Nevada while serving year-round visitors traveling throughout the Great Basin.



APEX

kw SOUTH VALLEY
KELLER WILLIAMS

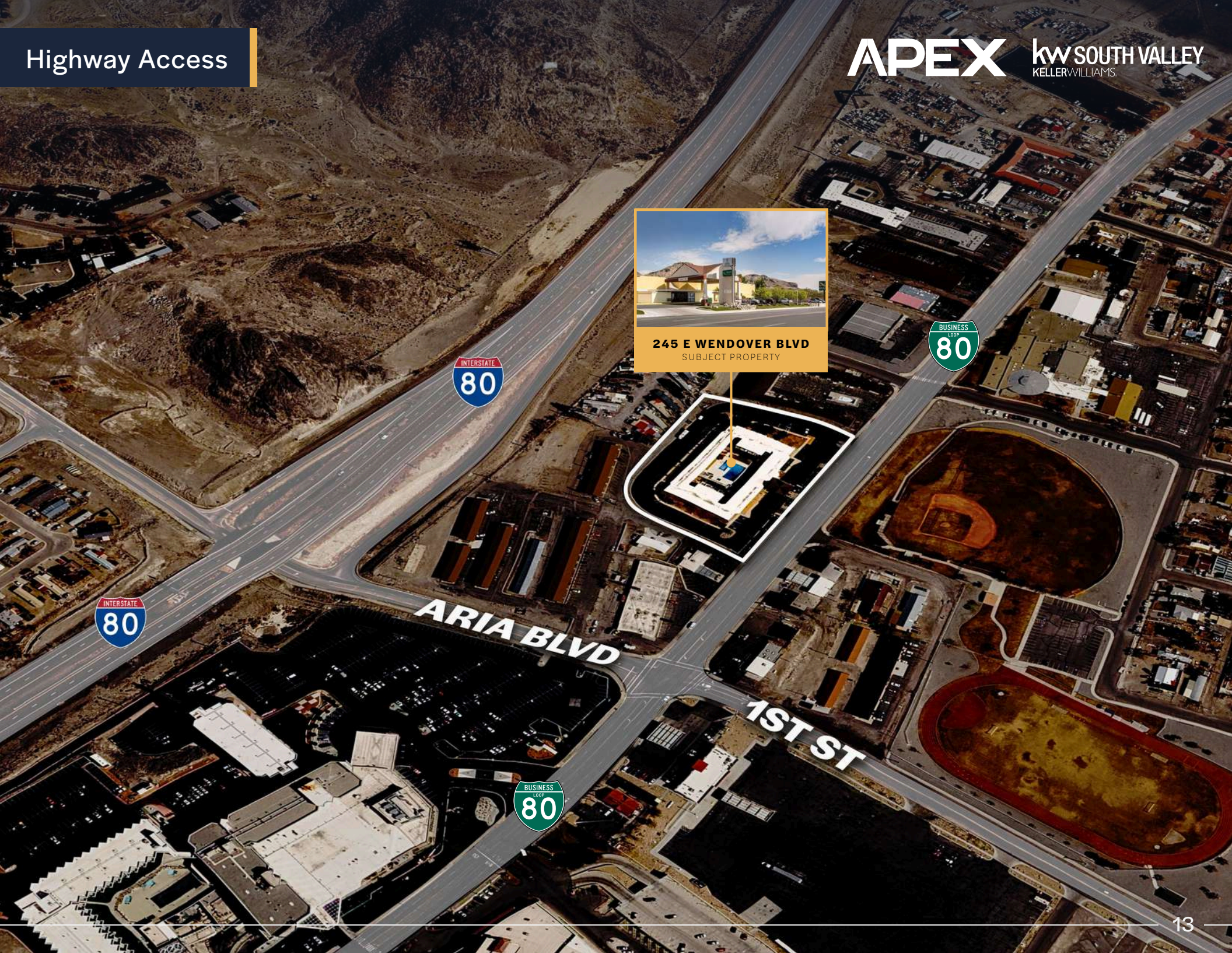


Demographics & Traffic Count

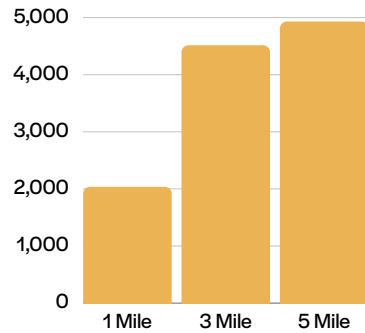
100-Key Hospitality Asset in Wendover's Casino
& Interstate Corridor



245 E Wendover Boulevard



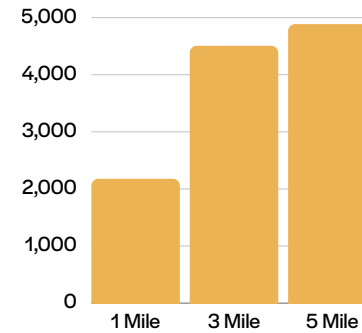
2025 Population Estimate



Total Population 2025

1 Mile	2,037
3 Mile	4,516
5 Mile	4,932

2030 Population Projection

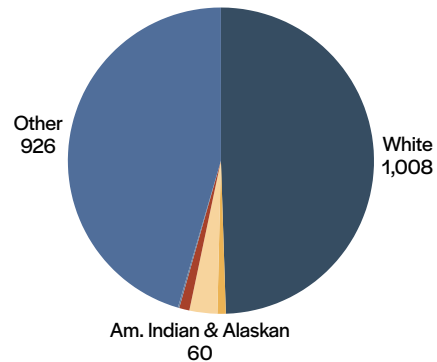


Projection 2030

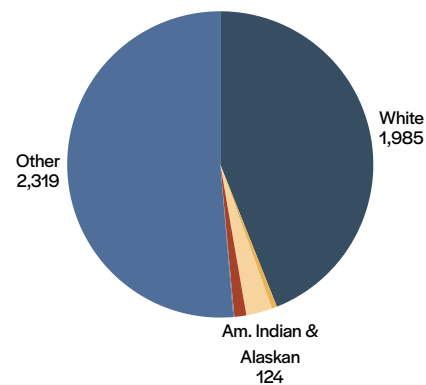
1 Mile	2,178
3 Mile	4,507
5 Mile	4,887

2025 Population by Ethnic Group

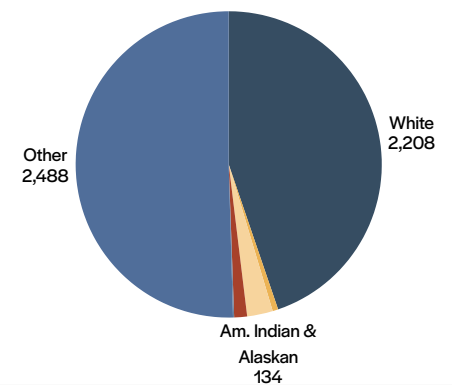
2025 Population - 1 Mile



2025 Population - 3 Mile



2025 Population - 5 Mile



Demographic Report

Households	1 Mile	3 Mile	5 Mile
2030 Projection	801	1,624	1,748
2025 Estimate	741	1,617	1,753
2020 Census	678	1,821	2,012
Growth 2025–2030	8.10%	0.43%	-0.29%
Growth 2020–2025	9.29%	-11.20%	-12.87%



2025 Avg Household Income

1 Mile: \$58,387 | 3 Mile: \$63,636 | 5 Mile: \$64,686



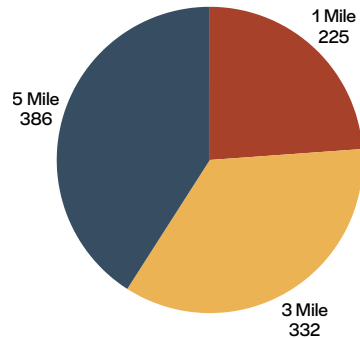
2025 Med Household Income

1 Mile: \$48,076 | 3 Mile: \$48,737 | 5 Mile: \$48,743

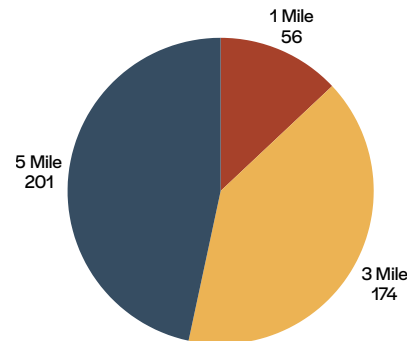
2025 Households by HH Income

1 Mile: 742 | 3 Mile: 1,616 | 5 Mile: 1,754

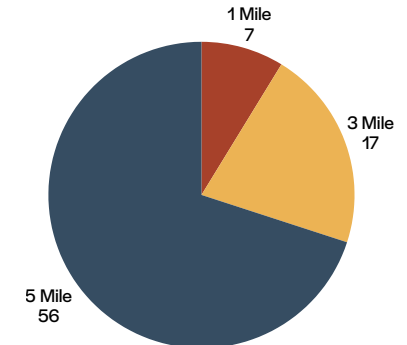
Less than \$25,000



\$75,000 - \$100,000

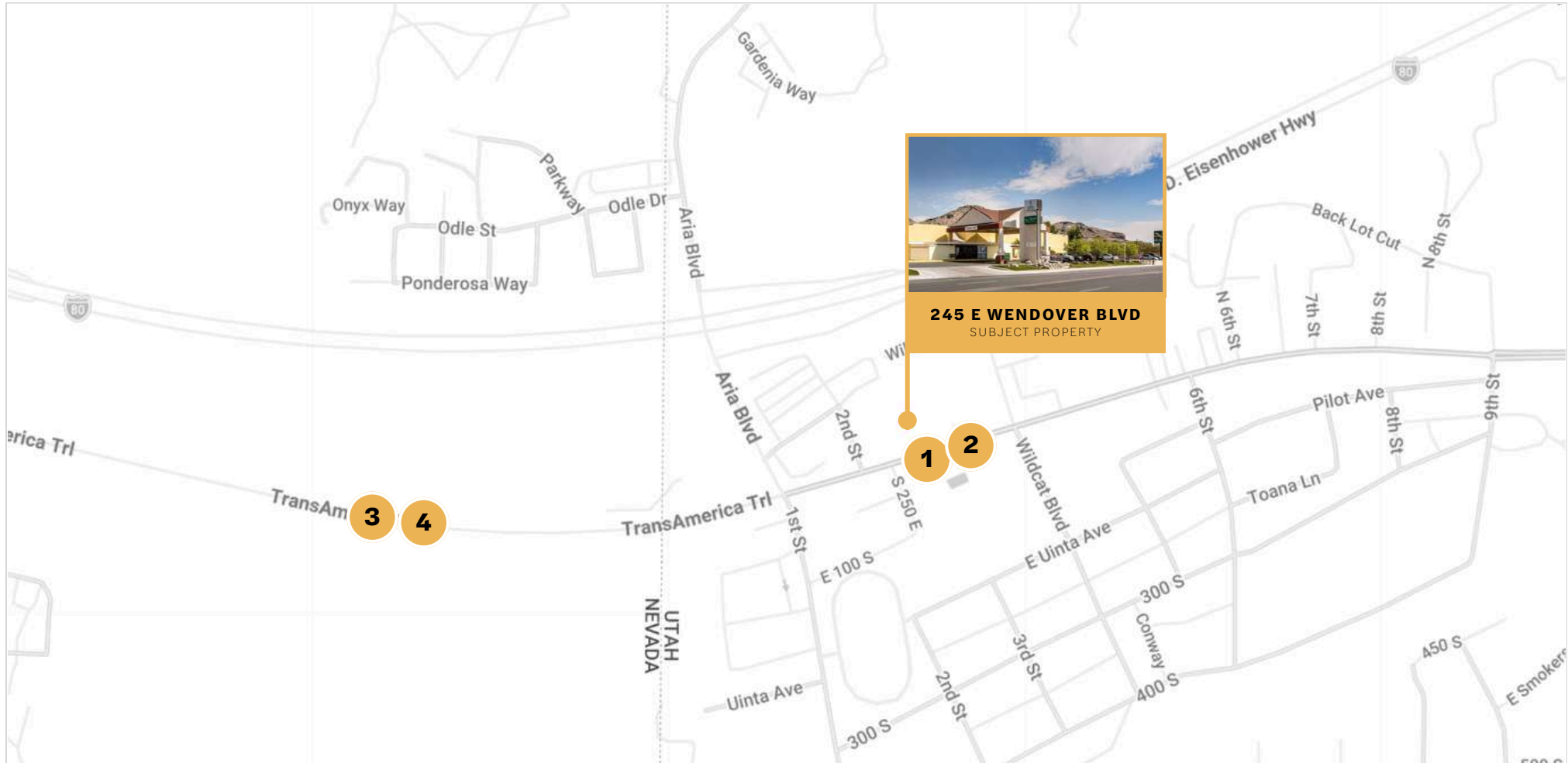


More than \$200,000



2025 Households by HH Income	1 Mile		3 Miles		5 Miles	
Income: <\$25,000	225	30.32%	332	20.54%	386	22.01%
Income: \$25,000 - \$50,000	151	20.35%	526	32.55%	541	30.84%
Income: \$50,000 - \$75,000	159	21.43%	226	13.99%	226	12.88%
Income: \$75,000 - \$100,000	56	7.55%	174	10.77%	201	11.46%
Income: \$100,000 - \$125,000	102	13.75%	201	12.44%	207	11.80%
Income: \$125,000 - \$150,000	20	2.70%	71	4.39%	75	4.28%
Income: \$150,000 - \$200,000	22	2.96%	69	4.27%	101	5.76%
Income: \$200,000+	7	0.94%	17	1.05%	17	0.97%

Traffic Count Report



#	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	Wendover Boulevard	6th St	0.04 E	2025	2,424	MPSI	0.14
2	Wendover Blvd	6th St	0.04 E	2024	2,520	MPSI	0.18
3	Wendover Boulevard	Ponderosa Way	0.19 N	2024	8,921	MPSI	0.43
4	Wendover Boulevard	Ponderosa Way	0.19 N	2025	8,928	MPSI	0.43



Location **Overview**

100-Key Hospitality Asset in Wendover's Casino
& Interstate Corridor



245 E Wendover Boulevard

Wendover, Utah



Wendover has developed into one of the Great Basin's premier gaming and hospitality destinations, supported by casino tourism, interstate commerce, and destination travel. The city's economy is anchored by its unique location on the Utah-Nevada border, attracting visitors from throughout the Mountain West seeking gaming, entertainment, and outdoor recreation.

In addition to casino visitation, Wendover benefits from regional events at the Bonneville Salt Flats, motorsports activity, and Interstate 80 traffic connecting Northern California, Utah, and the broader western United States. These diverse demand generators contribute to stable year-round hotel occupancy and reinforce the market's importance as a regional hospitality destination.



APEX

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Area Amenities

APEX

kw SOUTH VALLEY
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245 E WENDOVER BLVD
SUBJECT PROPERTY



Wendover Community Center

Regional Overview



Bonneville Salt Flats
International Speedway

Danger Cave State Park
Heritage Area



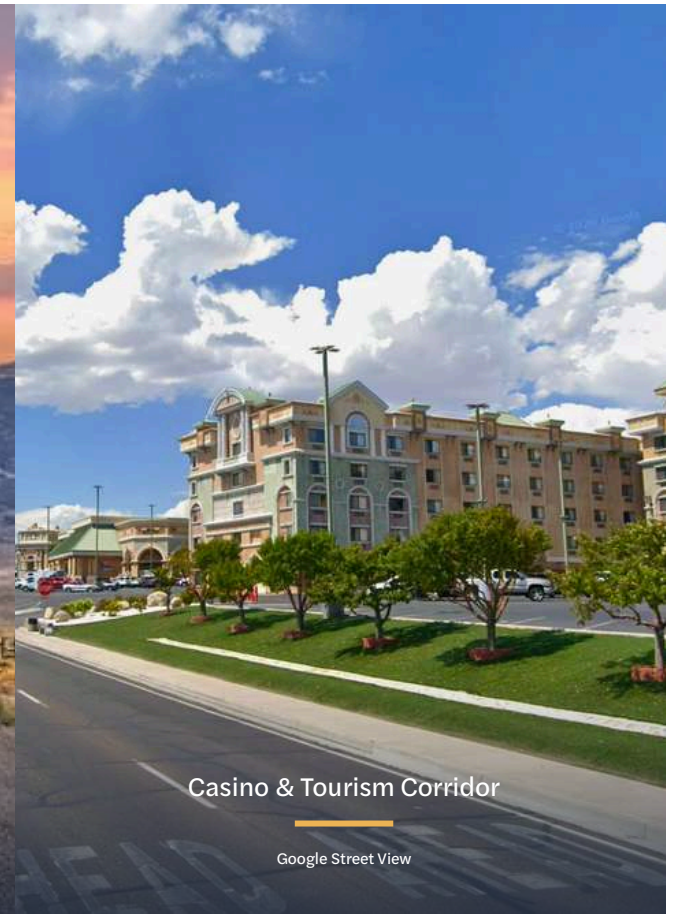
 **8,800**
AADT (2024)

Enola Gay Hangar

Wendover Airport

Located on Wendover Boulevard, Quality Inn Stateline occupies a highly visible position within Wendover's primary commercial and hospitality corridor. The property benefits from direct Interstate 80 access and proximity to the Utah-Nevada state line, allowing it to serve one of the region's most established gaming, tourism, and highway travel markets.

Its strategic location places guests within minutes of major casinos, dining, entertainment, outdoor recreation, and regional events. Combined with a nationally recognized franchise affiliation, the property's accessibility and visibility support consistent lodging demand from leisure travelers, gaming visitors, workforce guests, and interstate motorists.



Quality Inn Stateline benefits from exceptional accessibility along Interstate 80 and Wendover Boulevard, serving one of the busiest travel corridors connecting Utah and Nevada. The property's location captures demand from cross-country motorists, casino visitors, outdoor recreation enthusiasts, and regional business travelers.

Tourism is supported by Wendover's established casino district, the internationally recognized Bonneville Salt Flats, motorsports events, and nearby recreational opportunities. Together, these attractions create diversified lodging demand throughout the year while reinforcing the property's position within a well-established hospitality market.





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