



GERCHICK REAL ESTATE

INVESTMENT REAL ESTATE | EXCLUSIVELY MARKETING

LINDA GERCHICK, CCIM

602-688-9279 | I ANSWER MY PHONE

NATIONAL NNN TENANT + SIX APARTMENTS

760-778 W Wickenburg Way | Wickenburg, Arizona 85390

\$2,295,000

MIXED-USE | THREE PARCELS | EXCESS LAND | OPPORTUNITY ZONE POSITIONING



CONTRACTUAL COMMERCIAL INCOME. RESIDENTIAL DIVERSIFICATION.

0.92 ACRE

CURRENT CAP

5.28%

reconciled

CURRENT NOI

\$121,122

annual

PRO FORMA CAP

5.77%

rent sensitivity

PRO FORMA NOI

\$132,464

annual

INVESTMENT OVERVIEW

Mixed-use investment combining a national ambulance company under an NNN lease, six one-bedroom apartments, and excess land across three parcels. Contractual commercial income, residential lease-up potential, Opportunity Zone positioning, and illustrative seller financing create multiple paths to value.

RECONCILED FINANCIAL SNAPSHOT

INCOME / EXPENSE	CURRENT	PRO FORMA
Gross potential income	\$165,779	\$177,481
Multifamily vacancy	(\$3,397)	(\$3,757)
Effective gross income	\$162,382	\$173,724
Operating expenses	\$41,260	\$41,260
NET OPERATING INCOME	\$121,122	\$132,464

PROPERTY, LEASE, AND FINANCING



- NNN lease through November 30, 2028
- 3% annual increases and two five-year options reported
- Six 1BR units: five occupied, one available per 7/10/26 rent roll
- 6,182 SF | 40,076 SF land | three parcels
- 5% interest | 30-year amortization | five-year term*

LINDA GERCHICK, CCIM

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Property details + virtual tour

*Seller financing is illustrative and subject to seller approval. Buyer to verify leases, occupancy, finances, zoning, Opportunity Zone status, and all property facts.