



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

NNN BASE / MONTH

**\$7,530.98**

executed lease, year 3

APARTMENTS

**3 OF 6**

occupied, October 2026

OCCUPIED APT BASE

**\$2,685/mo**

excludes utility charges

SCHEDULED NOI / CAP

**\$90,923 | 3.96%**

Annualized underwriting

## 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.

## INCOME & RETURN SUMMARY

|                                   |                    |
|-----------------------------------|--------------------|
| Current gross scheduled income    | \$132,182.76       |
| Annual operating expenses         | (\$41,260.00)      |
| <b>Current scheduled NOI</b>      | <b>\$90,922.76</b> |
| <b>Current scheduled cap rate</b> | <b>3.96%</b>       |
| Projected lease-up NOI            | \$119,101.76       |
| Projected lease-up cap rate       | 5.19%              |

Scheduled figures, not collected income. Expenses confirmed unchanged. Includes \$7,791 assumed NNN reimbursements, subject to true-up, and scheduled utility charges. Lease-up deducts 5% residential vacancy and \$900 incentives. See OM for assumptions.

## PROPERTY, LEASE, AND FINANCING



NNN rent: \$7,530.98/month; 3% annual increases  
Two additional two-year lease options  
3 apartments occupied; Units 3, 5 and 6 vacant  
Vacant ask: \$850/month + \$300 move-in gift card  
6,182 SF | 40,076 SF land | three parcels  
5% seller financing illustration; approval required

REVISED OCTOBER 24, 2026 | \$41,260 annual expenses unchanged | Scheduled and projected returns; buyer to verify.

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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.