

FOR SALE OR LEASE: SINGLE TENANT BUILDING AVAILABLE

WICKENBURG, ARIZONA

910 West Wickenburg Way
Wickenburg, Arizona 85390



2,383 SF Freestanding Building

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ORION 
INVESTMENT REAL ESTATE

FOR SALE OR LEASE: OFFERING SUMMARY

910 W. Wickenburg Way - Wickenburg, Arizona 85390

- Opportunity to Own or Lease in Historical Wickenburg, AZ
- Frontage along US 60 (Wickenburg Way) for Maximum Visibility
- Large Lot allowing Sufficient Parking
- Single Tenant Building perfect for a Restaurant or Medical/ Office User
- Opportunity to Purchase Building priced well below Replacement Costs
- Electric Panel upgrade completed in 2023
- Current Building contains (2) Rest Rooms, an Office, Storage Room, Reception Area, and Patio

Price: **\$650,000**

Lease Rate: **\$24/SF NNN**

Size: **2,383 SF**

Year Built: **1978**

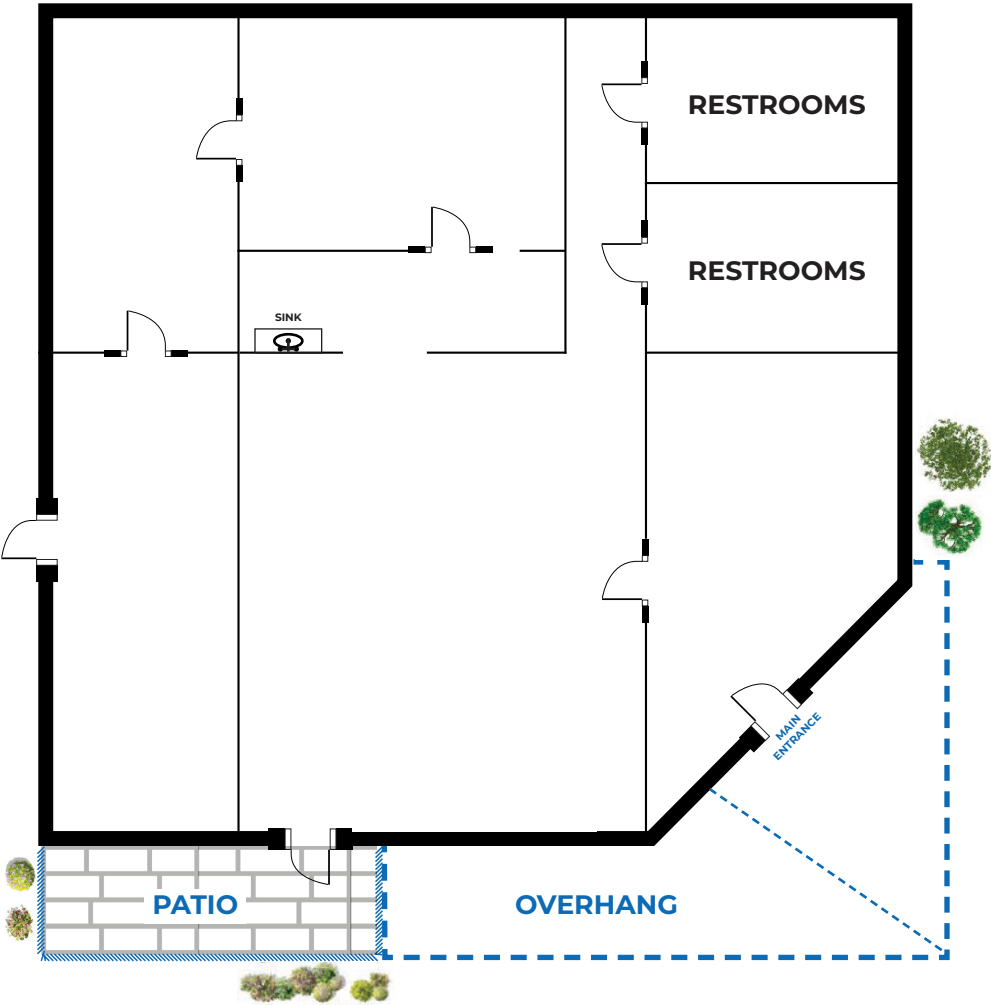
Zoning: **C-3 Wickenburg**

Parcel/APN: **505-34-052D**



FLOOR PLAN / *Not to Scale*

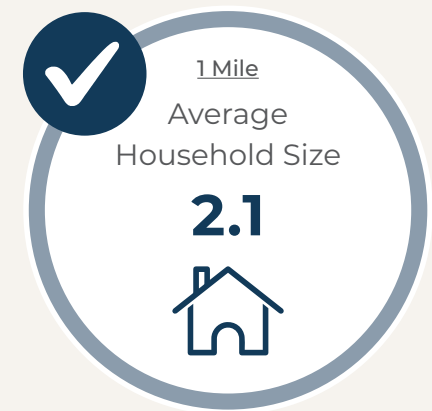
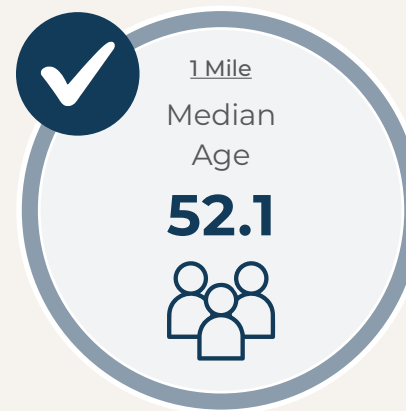
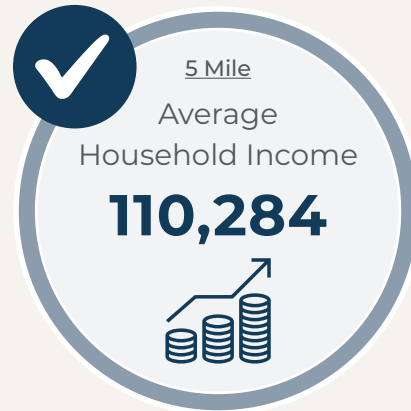
Building Size: **2,383 SF**



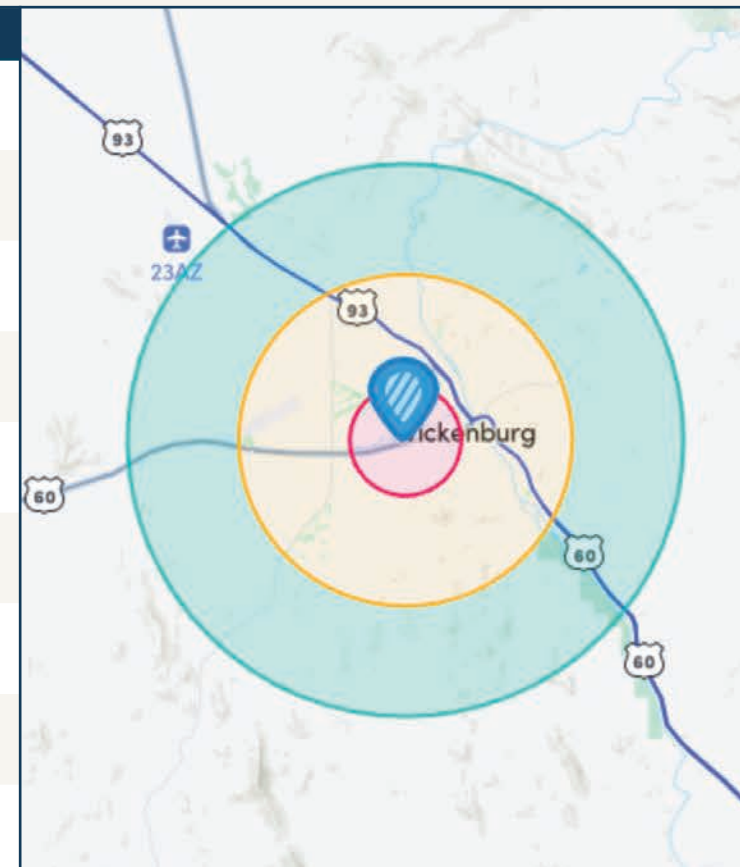
DISTANT AERIAL VIEW / City of Wickenburg



DEMOGRAPHIC HIGHLIGHTS / 1-3-5 Mile



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	4,580	11,521	12,444
Estimated Population:	3,407	8,601	9,260
2029 Proj. Residential Population:	3,540	9,203	9,953
Average Household Income:	\$109,105	\$110,001	\$110,284
Median Age:	52.1	52.8	53.2
Average Household Size:	2.1	2.1	2.1
Consumer Annual Retail Expenditures:	\$120.82 M	\$289.9 M	\$312.09 M
Total Households:	1,640	4,059	4,380
Total Employees:	1,173	2,920	3,184



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.