

# 82-86 N. VALENTINE

82 - 86 N. Valentine St., Wickenburg, AZ 85390



Land, Commercial & Investment Real Estate  
480-481-0032

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**2**

**Property Info & Disclaimer**

**3**

**Property Description**

**4**

**Property Photos**

**9**

**Aerial & Location Report**

**11**

**Demographic Analysis**

# TABLE OF CONTENTS

**82-86 N.  
VALENTINE**



## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$798,000.00

**PROPERTY ADDRESS**  
82 - 86 N. Valentine St.  
Wickenburg, AZ 85390

**YEAR BUILT**  
1941

**PROPERTY SIZE**  
3,436 Sq. Ft.

**LAND SIZE**  
3,500.00 Sq. Ft.

# 82-86 N. VALENTINE

82 - 86 N. Valentine  
St. Wickenburg, AZ  
85390

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



# PROPERTY OVERVIEW

Historic Downtown Wickenburg three unit commercial center 100% leased. A charming and historic town in Arizona known for its western heritage and small-town charm with explosive growth in recent years. This 3 suite building near the town square, built in 1941 and completely renovated in 2005 is a solid property, prime location and solid tenants in place.

The prime location near town square offers high visibility and foot traffic adjacent to regional favorite Anitas Cocina Mexican Food Restaurant. The building itself has a unique southwestern territorial design wood lodge poll posts and heavy wood beams, tounge and groove covered walkway that adds to the charm of the building and character of the downtown district.



## 82-86 N. VALENTINE

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# PROPERTY PHOTOS



# 82-86 N. VALENTINE

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# PROPERTY PHOTOS



# 82-86 N. VALENTINE

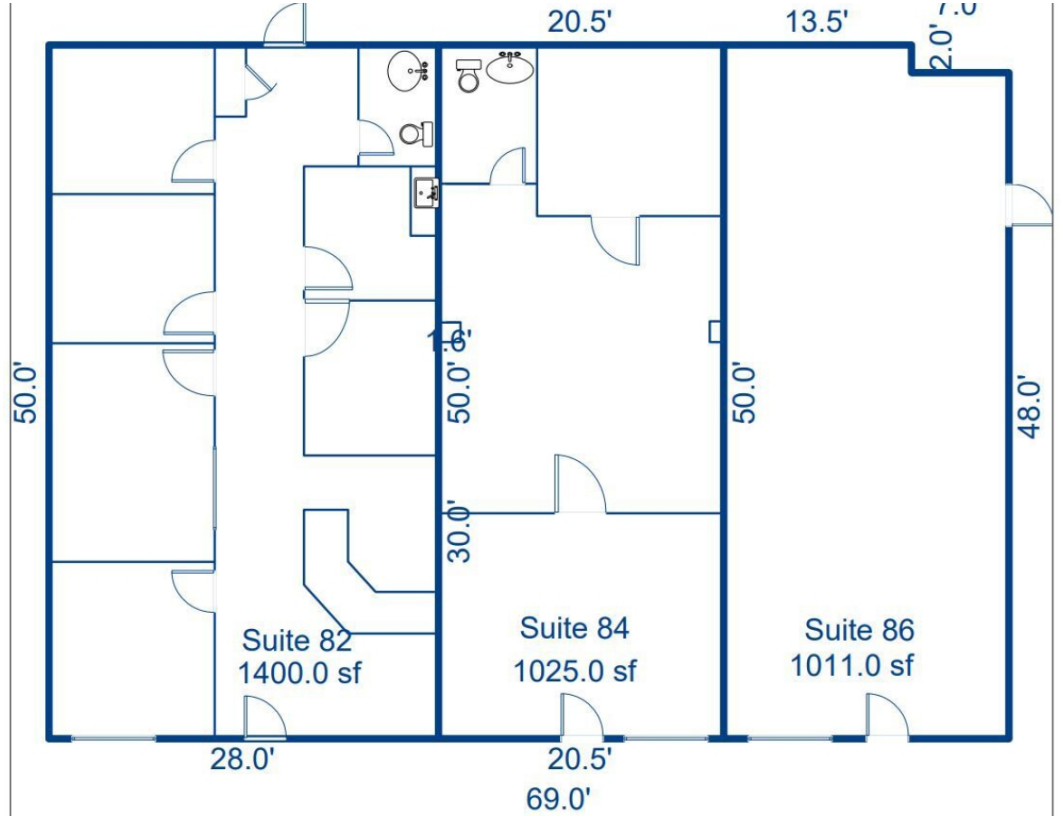
82 - 86 N. Valentine St., Wickenburg, AZ 85390



# PROPERTY PHOTOS

# 82-86 N. VALENTINE

82 - 86 N. Valentine St., Wickenburg, AZ 85390



# PROPERTY PHOTOS

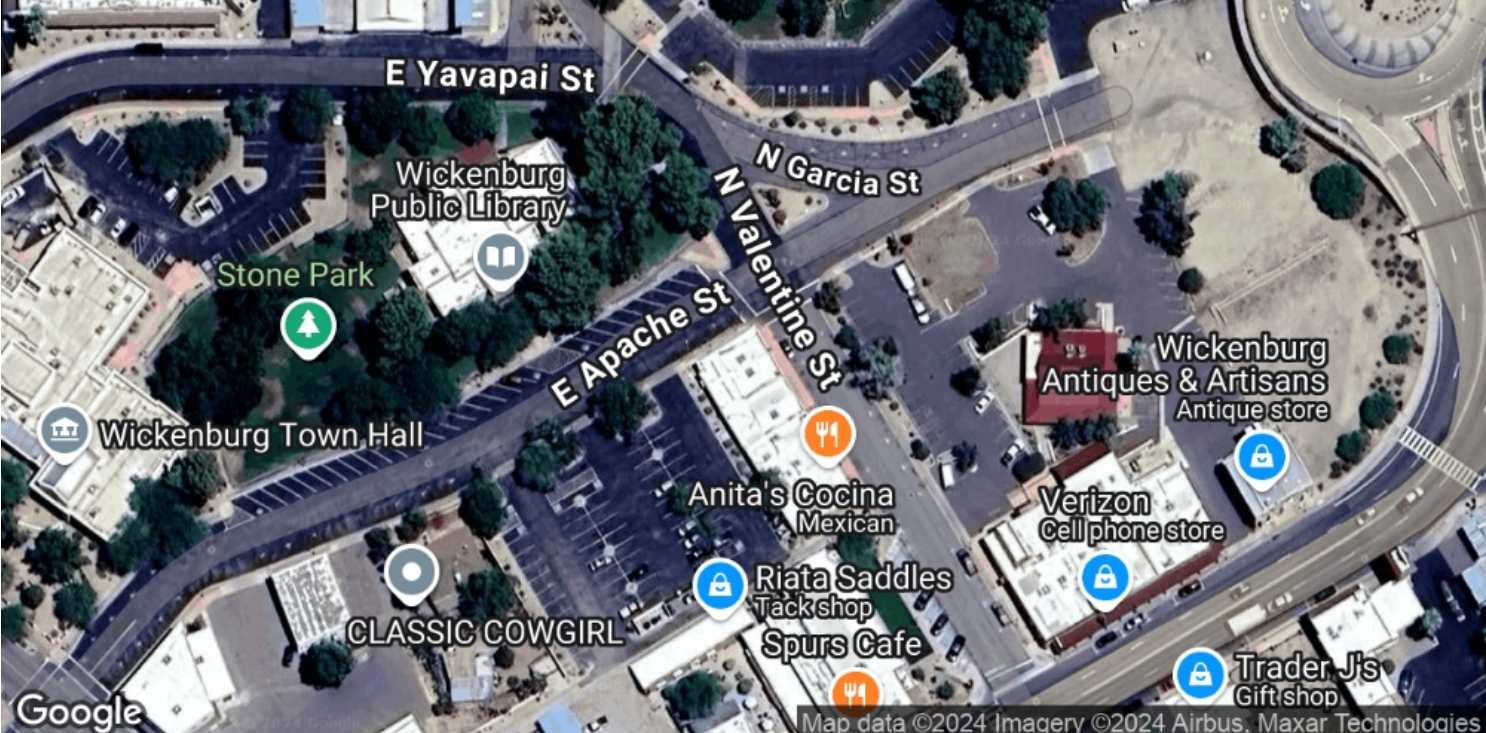


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# AERIAL ANNOTATION MAP



# 82-86 N. Valentine

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# STREET VIEW MAP



# 82-86 N. VALENTINE

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# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



## 82-86 N. VALENTINE

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# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

**2,541**  
Population

**51.7** Median Age

**2.02**  
Average Household Size

**1,161**  
Total Households

## EDUCATION

**2.36%**  
No High School Diploma

**10.87%**  
High School Graduate

**25.09%**  
Some College

**19.11%**  
Bachelor's/ Grad

## BUSINESS

**230**  
Total Businesses

**1,579**  
Total Employees

## EMPLOYMENT

**13**  
Manufacturing Employees

**561**  
Retail Trade Employees

**283**  
Eating & Drinking Employees

**114**  
Finance/Ins/Real Estate Emp

**0.7%** Unemployment Rate

## INCOME

**\$74,921**  
Median Household Income

**\$45,733**  
Per Capita Income

**\$246,302**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (21.66%) ■  
The smallest group : \$25,000 - \$34,999 (6.12%) ■

Indicator	Value(%)	
< \$15,000	9.82	■
\$15,000 - \$24,999	6.2	■
\$25,000 - \$34,999	6.12	■
\$35,000 - \$49,999	9.74	■
\$50,000 - \$74,999	18.12	■
\$75,000 - \$99,999	14.41	■
\$100,000 - \$149,999	21.66	■
\$150,000 - \$199,999	6.92	■
\$200,000+	6.92	■



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# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

## KEY FACTS

**6,536**  
Population

**58.4** Median Age

**1.99**  
Average Household Size

**3,071**  
Total Households

## EDUCATION

**2.38%**  
No High School Diploma

**12.51%**  
High School Graduate

**20.59%**  
Some College

**15.9%**  
Bachelor's/ Grad

## BUSINESS

**373**  
Total Businesses

**3,106**  
Total Employees

## EMPLOYMENT

**756**  
Retail Trade Employees

**54**  
Manufacturing Employees

**238**  
Finance/Ins/Real Estate Emp

**358**  
Eating & Drinking Employees

**1.3%** Unemployment Rate

## INCOME

**\$68,570**  
Median Household Income

**\$50,219**  
Per Capita Income

**\$281,778**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (16.36%) ■  
The smallest group : \$25,000 - \$34,999 (6.91%) ■

Indicator	Value(%)	
< \$15,000	12.08	■
\$15,000 - \$24,999	8.77	■
\$25,000 - \$34,999	6.91	■
\$35,000 - \$49,999	9.11	■
\$50,000 - \$74,999	16.36	■
\$75,000 - \$99,999	12.27	■
\$100,000 - \$149,999	14.68	■
\$150,000 - \$199,999	10.07	■
\$200,000+	9.79	■



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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**8,187**  
Population

**60.2** Median Age

**2.04**  
Average Household Size

**3,737**  
Total Households

## EDUCATION

2.62%  
No High School Diploma

13.17%  
High School Graduate

19.95%  
Some College

15.9%  
Bachelor's/ Grad

## BUSINESS



**431**

Total Businesses



**3,785**

Total Employees

## EMPLOYMENT

**107**  
Manufacturing Employees

**815**  
Retail Trade Employees

**383**  
Eating & Drinking Employees

**266**  
Finance/Ins/Real Estate Emp

**1.4%** Unemployment Rate

## INCOME



**\$70,497**

Median Household Income



**\$51,500**

Per Capita Income



**\$324,620**

Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (15.57%) ■

The smallest group : \$25,000 - \$34,999 (6.35%) ■

Indicator	Value(%)	
< \$15,000	11.19	■
\$15,000 - \$24,999	8.69	■
\$25,000 - \$34,999	6.35	■
\$35,000 - \$49,999	10.3	■
\$50,000 - \$74,999	15.57	■
\$75,000 - \$99,999	11.84	■
\$100,000 - \$149,999	14.81	■
\$150,000 - \$199,999	11.24	■
\$200,000+	10	■



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# INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

## Community Profile



2,541

Population  
Total

-0.14%

Population  
Growth

2.02

Average  
HH Size

51.7

Median  
Age

60.6

Diversity  
Index

\$74,921

Median HH  
Income

\$279,412

Median Home  
Value

16.8%

Under 18

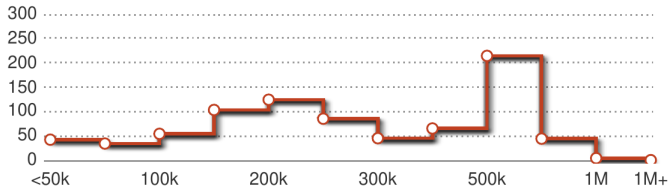
50.33%

Ages 18  
to 65

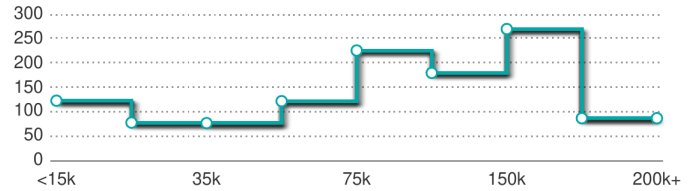
32.86%

Aged 66+

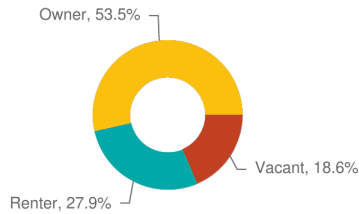
HOME VALUE



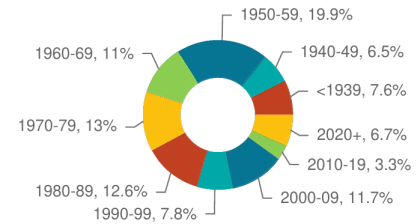
HOUSEHOLD INCOME



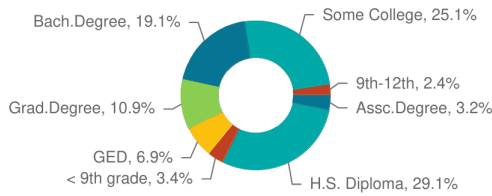
HOME OWNERSHIP



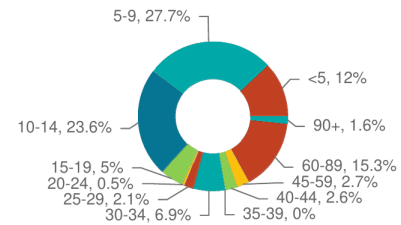
HOUSING: YEAR BUILT



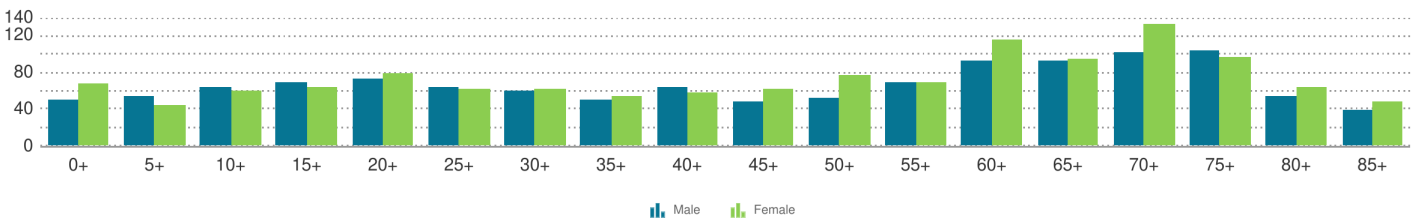
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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# INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

## Community Profile



**6,536**

Population  
Total

**0.29%**

Population  
Growth

**1.99**

Average  
HH Size

**58.4**

Median  
Age

**54.1**

Diversity  
Index

**\$68,570**

Median HH  
Income

**\$481,142**

Median Home  
Value

**14.6%**

Under 18

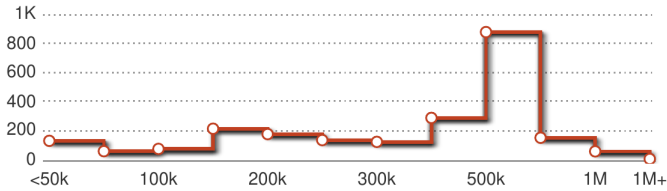
**46.14%**

Ages 18  
to 65

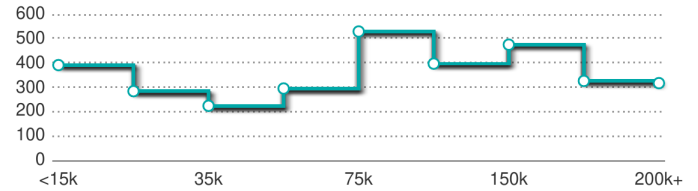
**39.27%**

Aged 66+

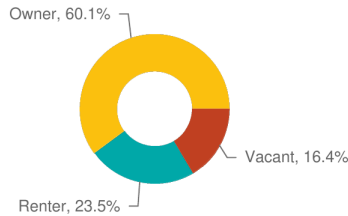
HOME VALUE



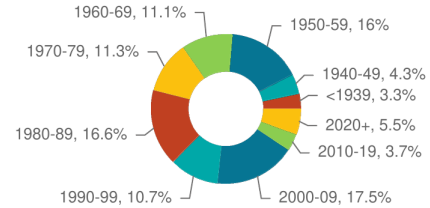
HOUSEHOLD INCOME



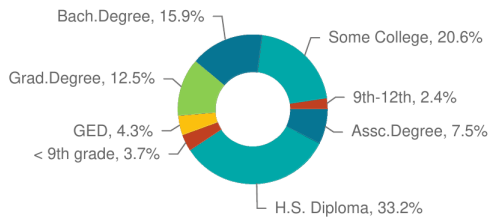
HOME OWNERSHIP



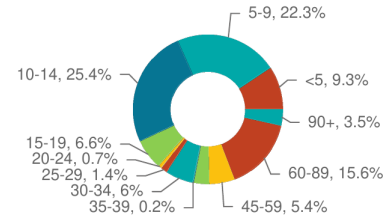
HOUSING: YEAR BUILT



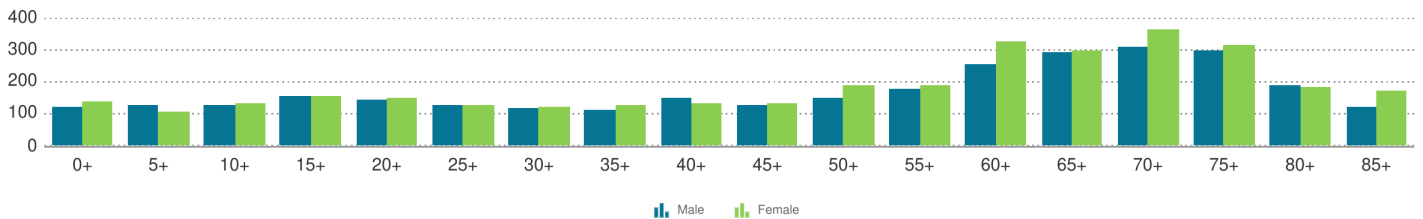
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

## Community Profile



**8,187**  
Population  
Total

**0.83%**  
Population  
Growth

**2.04**  
Average  
HH Size

**60.2**  
Median  
Age

**55.3**  
Diversity  
Index

**\$70,497**  
Median HH  
Income

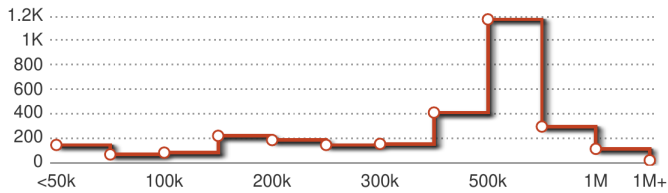
**\$523,571**  
Median Home  
Value

**14.05%**  
Under 18

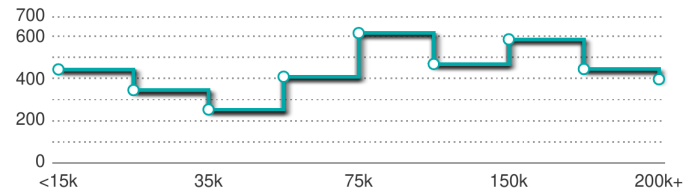
**44.4%**  
Ages 18  
to 65

**41.55%**  
Aged 66+

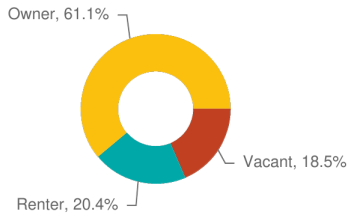
HOME VALUE



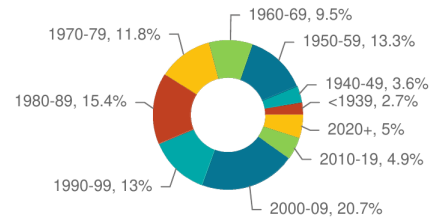
HOUSEHOLD INCOME



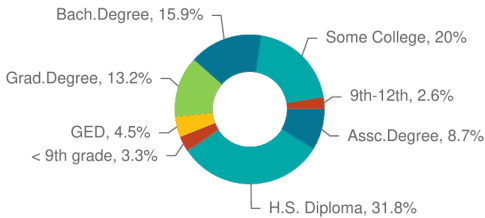
HOME OWNERSHIP



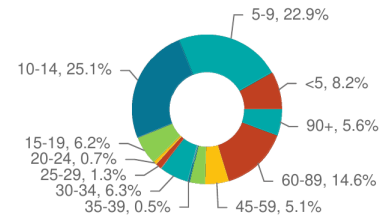
HOUSING: YEAR BUILT



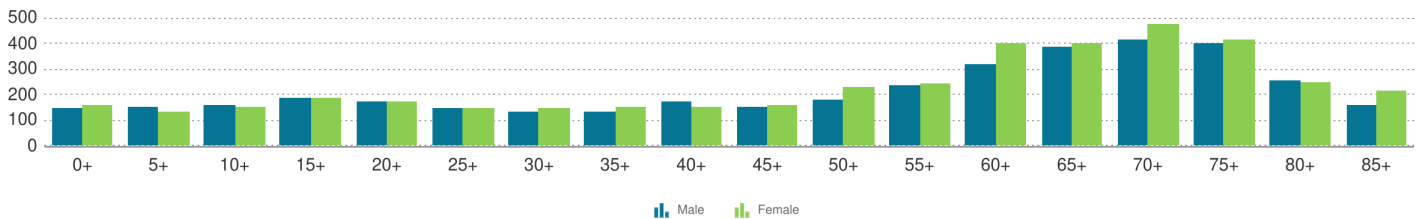
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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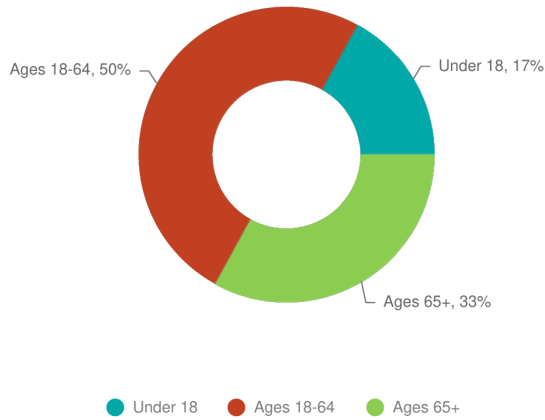


# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

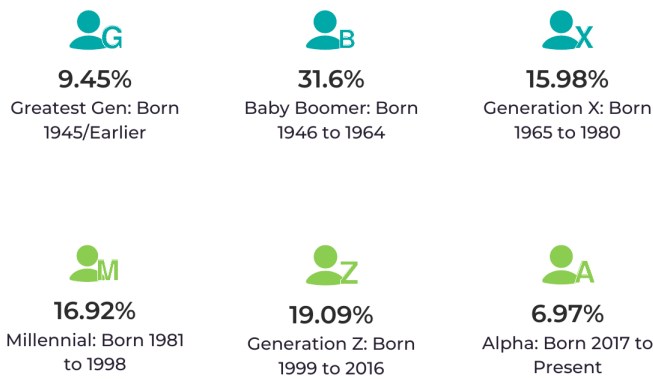
## POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>2,541</b> Population	<b>1,242</b> Households	<b>51.7</b> Median Age
<b>2.02</b> Avg Size Household	<b>\$74,921</b> Median Household Income	<b>\$279,412</b> Median Home Value
<b>97</b> Wealth Index	<b>111</b> Housing Affordability	<b>60.6</b> Diversity Index

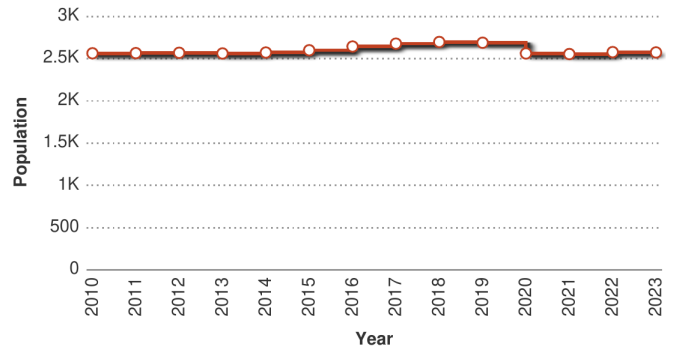
### POPULATION BY AGE



### POPULATION BY GENERATION



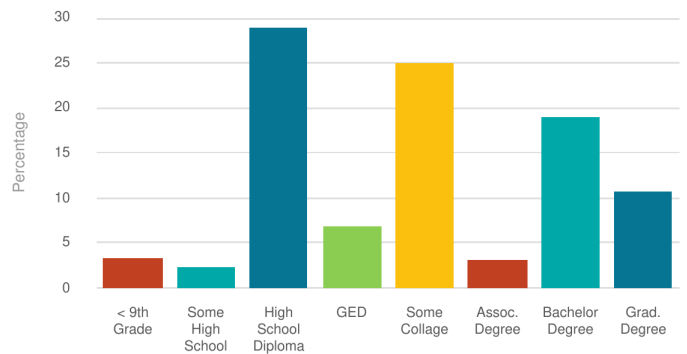
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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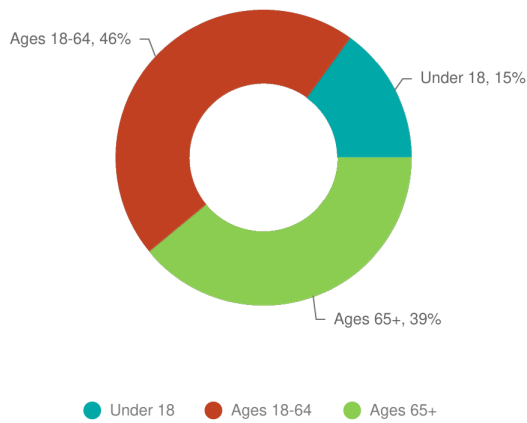


# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>6,536</b> Population	<b>3,228</b> Households	<b>58.4</b> Median Age
<b>1.99</b> Avg Size Household	<b>\$68,570</b> Median Household Income	<b>\$481,142</b> Median Home Value
<b>121</b> Wealth Index	<b>59</b> Housing Affordability	<b>54.1</b> Diversity Index

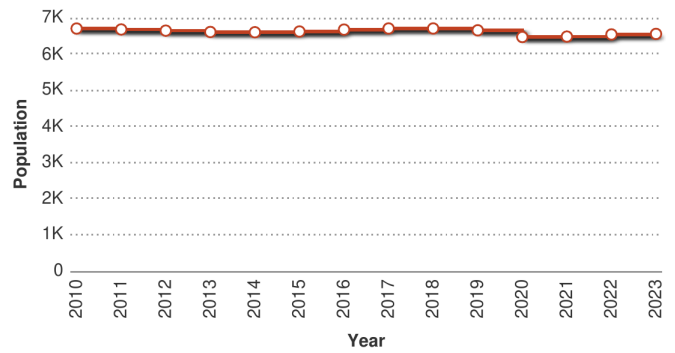
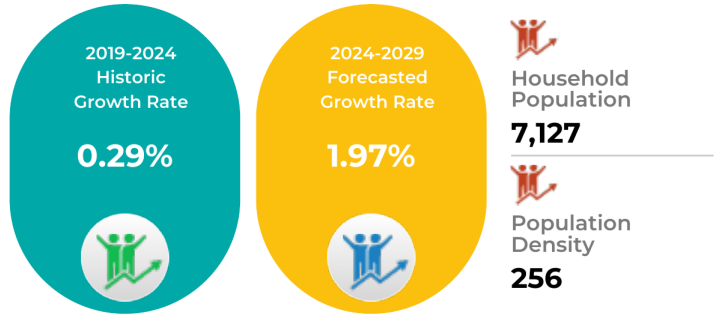
### POPULATION BY AGE



### POPULATION BY GENERATION

<b>12.03%</b> Greatest Gen: Born 1945/Earlier	<b>36.18%</b> Baby Boomer: Born 1946 to 1964	<b>15.87%</b> Generation X: Born 1965 to 1980
<b>14.12%</b> Millennial: Born 1981 to 1998	<b>15.82%</b> Generation Z: Born 1999 to 2016	<b>5.97%</b> Alpha: Born 2017 to Present

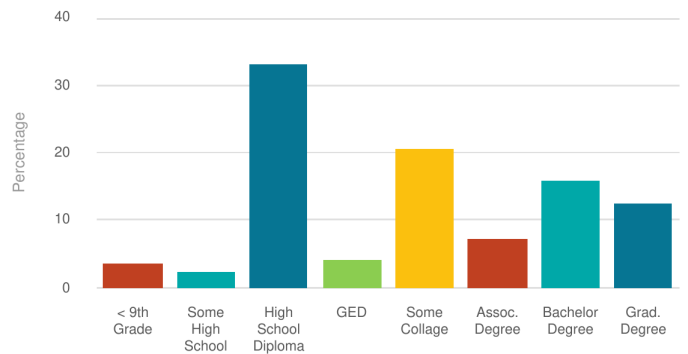
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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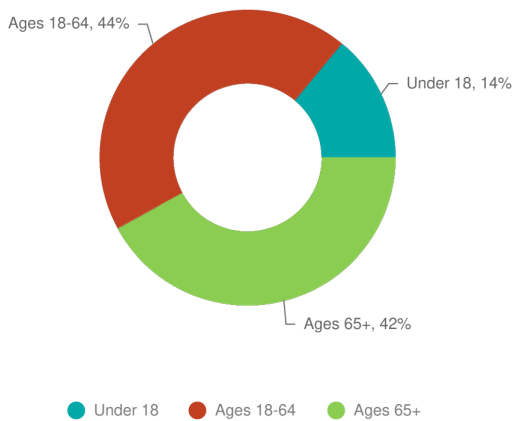


# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

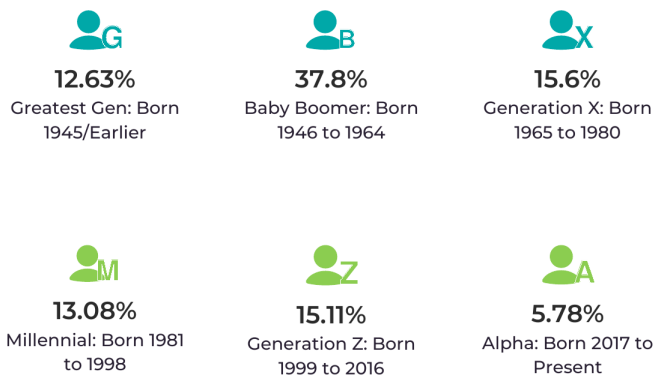
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>8,187</b> Population	<b>3,969</b> Households	<b>60.2</b> Median Age
<b>2.04</b> Avg Size Household	<b>\$70,497</b> Median Household Income	<b>\$523,571</b> Median Home Value
<b>129</b> Wealth Index	<b>56</b> Housing Affordability	<b>55.3</b> Diversity Index

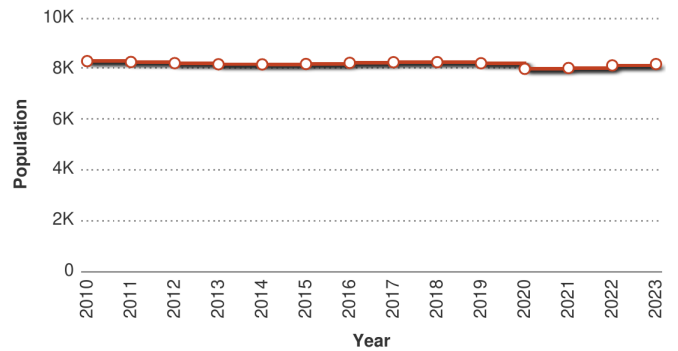
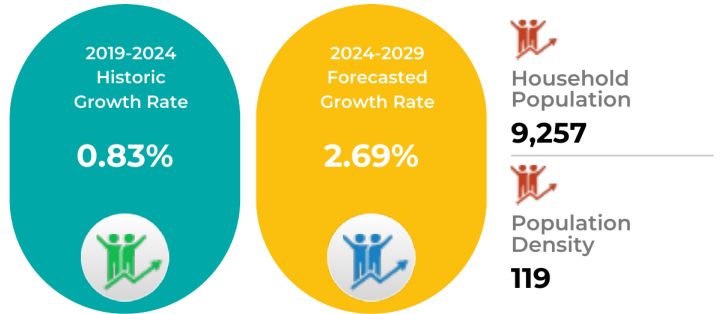
### POPULATION BY AGE



### POPULATION BY GENERATION



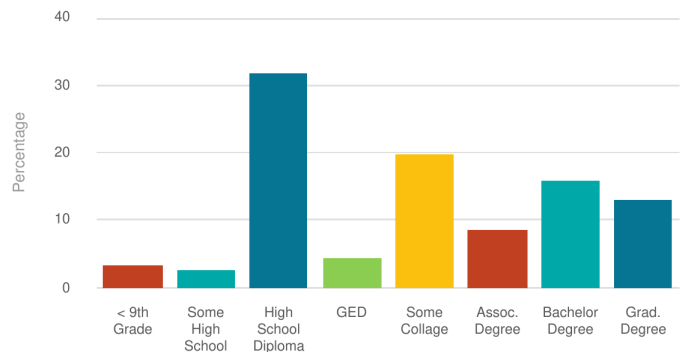
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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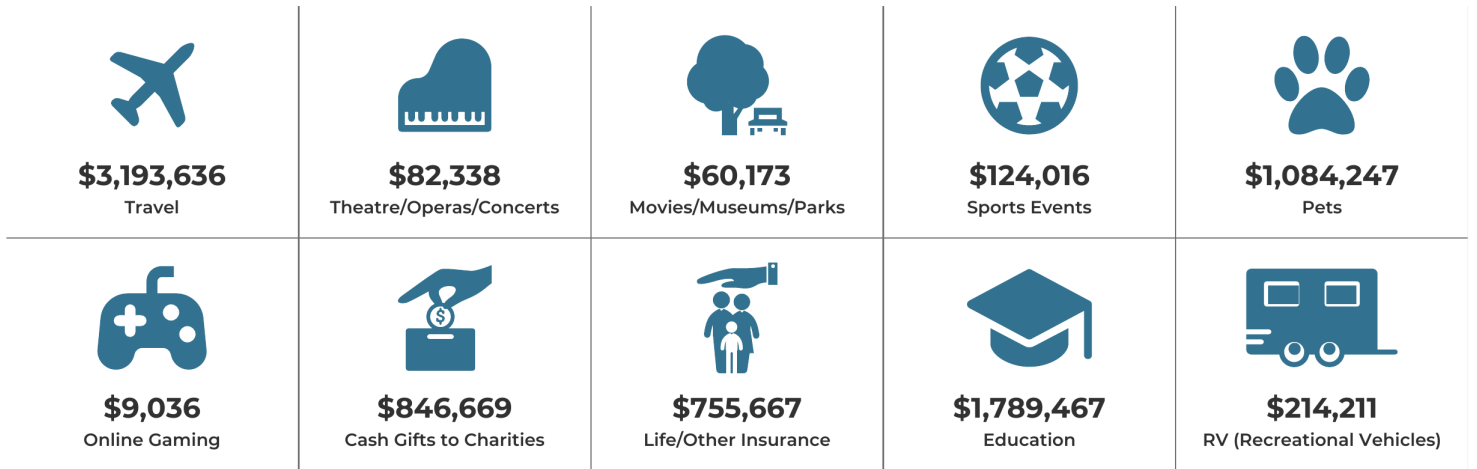
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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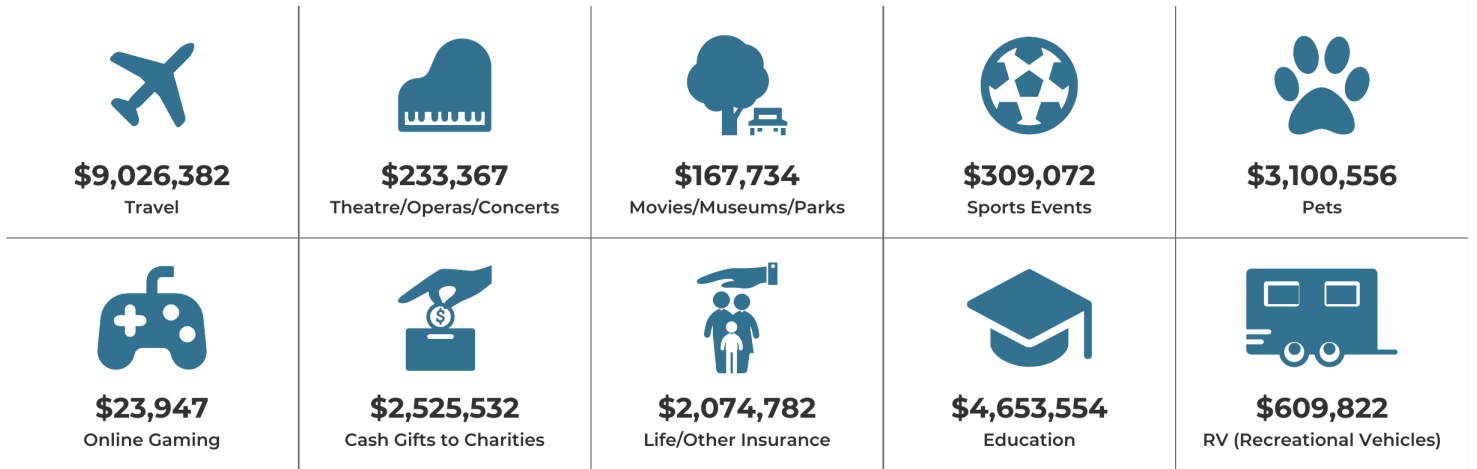


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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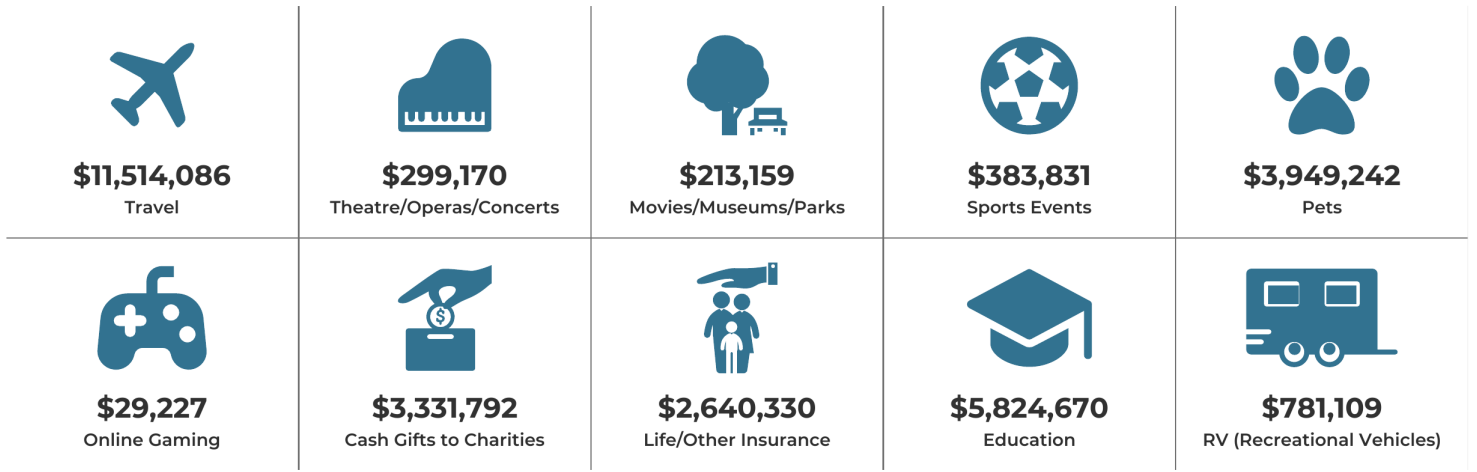
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| <a href="#">Segment 1A (Top Tier)</a>                   | <a href="#">Segment 8C (Bright Young Professionals)</a> |
| <a href="#">Segment 1B (Professional Pride)</a>         | <a href="#">Segment 8D (Downtown Melting Pot)</a>       |
| <a href="#">Segment 1C (Boomburbs)</a>                  | <a href="#">Segment 8E (Front Porches)</a>              |
| <a href="#">Segment 1D (Savvy Suburbanites)</a>         | <a href="#">Segment 8F (Old and Newcomers)</a>          |
| <a href="#">Segment 1E (Exurbanites)</a>                | <a href="#">Segment 8G (Hardscrabble Road)</a>          |
| <a href="#">Segment 2A (Urban Chic)</a>                 | <a href="#">Segment 9A (Silver &amp; Gold)</a>          |
| <a href="#">Segment 2B (Pleasantville)</a>              | <a href="#">Segment 9B (Golden Years)</a>               |
| <a href="#">Segment 2C (Pacific Heights)</a>            | <a href="#">Segment 9C (The Elders)</a>                 |
| <a href="#">Segment 2D (Enterprising Professionals)</a> | <a href="#">Segment 9D (Senior Escapes)</a>             |
| <a href="#">Segment 3A (Laptops and Lattes)</a>         | <a href="#">Segment 9E (Retirement Communities)</a>     |
| <a href="#">Segment 3B (Metro Renters)</a>              | <a href="#">Segment 9F (Social Security Set)</a>        |
| <a href="#">Segment 3C (Trendsetters)</a>               | <a href="#">Segment 10A (Southern Satellites)</a>       |
| <a href="#">Segment 4A (Soccer Moms)</a>                | <a href="#">Segment 10B (Rooted Rural)</a>              |
| <a href="#">Segment 4B (Home Improvement)</a>           | <a href="#">Segment 10C (Diners &amp; Miners)</a>       |
| <a href="#">Segment 4C (Middleburg)</a>                 | <a href="#">Segment 10D (Down the Road)</a>             |
| <a href="#">Segment 5A (Comfortable Empty Nesters)</a>  | <a href="#">Segment 10E (Rural Bypasses)</a>            |
| <a href="#">Segment 5B (In Style)</a>                   | <a href="#">Segment 11A (City Strivers)</a>             |
| <a href="#">Segment 5C (Parks and Rec)</a>              | <a href="#">Segment 11B (Young and Restless)</a>        |
| <a href="#">Segment 5D (Rustbelt Traditions)</a>        | <a href="#">Segment 11C (Metro Fusion)</a>              |
| <a href="#">Segment 5E (Midlife Constants)</a>          | <a href="#">Segment 11D (Set to Impress)</a>            |
| <a href="#">Segment 6A (Green Acres)</a>                | <a href="#">Segment 11E (City Commons)</a>              |
| <a href="#">Segment 6B (Salt of the Earth)</a>          | <a href="#">Segment 12A (Family Foundations)</a>        |
| <a href="#">Segment 6C (The Great Outdoors)</a>         | <a href="#">Segment 12B (Traditional Living)</a>        |
| <a href="#">Segment 6D (Prairie Living)</a>             | <a href="#">Segment 12C (Small Town Simplicity)</a>     |
| <a href="#">Segment 6E (Rural Resort Dwellers)</a>      | <a href="#">Segment 12D (Modest Income Homes)</a>       |
| <a href="#">Segment 6F (Heartland Communities)</a>      | <a href="#">Segment 13A (International Marketplace)</a> |
| <a href="#">Segment 7A (Up and Coming Families)</a>     | <a href="#">Segment 13B (Las Casas)</a>                 |
| <a href="#">Segment 7B (Urban Villages)</a>             | <a href="#">Segment 13C (NeWest Residents)</a>          |
| <a href="#">Segment 7C (American Dreamers)</a>          | <a href="#">Segment 13D (Fresh Ambitions)</a>           |
| <a href="#">Segment 7D (Barrios Urbanos)</a>            | <a href="#">Segment 13E (High Rise Renters)</a>         |
| <a href="#">Segment 7E (Valley Growers)</a>             | <a href="#">Segment 14A (Military Proximity)</a>        |
| <a href="#">Segment 7F (Southwestern Families)</a>      | <a href="#">Segment 14B (College Towns)</a>             |
| <a href="#">Segment 8A (City Lights)</a>                | <a href="#">Segment 14C (Dorms to Diplomas)</a>         |
| <a href="#">Segment 8B (Emerald City)</a>               | <a href="#">Segment 15 (Unclassified)</a>               |

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