RIVER CROSSING

RIVER RD. & LA CHOLLA BLVD.

NEC OF RIVER RD. & LA CHOLLA BLVD. | TUCSON, ARIZONA 85704

PROPERTY HIGHLIGHTS

- Bashas' anchored shopping center has over 100,000 SF of retail shopping space
- Across River Road has over 100,000 SF of occupied office space including AFNI; with over 1,000 employees, Sundt Construction, Candlewood Suites offers 90 rooms, National Bank of Arizona, The Mahoney Group, M3 Engineering Corporate Office and Pima Lung and Sleep Center
- The Northwest Hospital is located just 1-mile North with over 2,000 employees

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
Estimated Population	13,945	70,000	180,000
Average Household Income	$60,065	$57,255	$63,866
Workplace Employees	6,579	33,711	80,000

TRAFFIC COUNTS

	VEHICLES PER DAY
River Rd.	30,000
La Cholla Blvd.	25,000

W.M. GRACE COMPANIES
SINCE 1966

CONTACT

MIKE PEARLSTEIN
(602) 315-3260
MPEARL@WMGRACECO.COM

JERRY STRAUSS
(602) 418-9164
JSTRAUSS@WMGRACECO.COM

6925 E. INDIAN SCHOOL RD. | SCOTTSDALE, AZ 85251 | (602) 956-8254 | WMGRACECO.COM | INFO@WMGRACECO.COM

RIVER CROSSING | TUCSON, AZ 85704

AVAILABLE SPACES

SHOPS A
2,000 SQUARE FEET
5,500 SQUARE FEET
2,000 SQUARE FEET

SHOPS B
1,300 SQUARE FEET

SHOPS C
1,293 SQUARE FEET

MAJOR A
BASHAS'

MINOR A
O'REILLY AUTO PARTS

PAD A
VIVA BURRITO

SHOPS A
100: 1,200 SQ FT AVAILABLE
150: 6,500 SQ FT AVAILABLE
160/170: JERRY BOB'S
180/190: 2,000 SQ FT AVAILABLE

SHOPS B:
100: RELAX FOOT SPA
110: 1,300 SQ FT AVAILABLE
120: DAPPER BARBER STUDIO
130: SPA NAILS ON RIVER
140/180: INVICTUS DANCE

SHOPS C:
100/120: BARRO'S PIZZA
130 - 1,293 SQ FT AVAILABLE
140/150: FLOORING AMERICA
160/190: FAMOUS SAM'S

PAD C:
PANDA EXPRESS
SUBWAY

PAD D:
BURGER KING

BASIC SUMMARY REPORT

	1 MILE	3 MILE	5 MILE
POPULATION			
Population	13,945	70,000	180,000
Projected Population	11,150	71,021	179,664
% Growth	0.4%	0.6%	0.6%
HOUSEHOLDS			
HHouseholds Avg	4,579	30,711	76,564
Household Size	2.3	2.2	2.3
EMPLOYMENT			
Total Employers	673	4,457	9,152
Workplace Employees	8,603	45,498	87,411
RACE			
% White	76.4%	77.4%	74.0%
% Hispanic	28.6%	32.0%	33.8%
% Black	2.7%	2.8%	4.0%
% Asian	6.3%	3.7%	4.0%
% Other	9.1%	10.5%	11.7%
White	8,360	53,373	128,987
Hispanic	3,135	22,086	58,876
Black	290	1,948	6,902
Asian	691	2,578	6,958
Other	1,001	7,274	20,478
HOUSING			
% Renter Occupied Housing Units	43.7%	41.8%	5.5%
% Owner Occupied Housing Units	56.3%	58.2%	54.5%
Median Home Value	$139,061	$149,878	$189,997
INCOME			
Average Household Income	$60,065	$57,255	$63,866
Projected Average Household Income	$75,674	$69,220	$77,367
Per Capita Income	$32,512	$31,571	$34,799
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	5.4	4.3%	4.8%
% Some High School	7.0%	7.4%	7.2%
% High School	24.0%	25.5%	22.3%
% Some College	25.8%	27.6%	26.1%
% College - Associates Degree	8.4%	9.1%	8.3%
% College - Bachelors Degree	16.3%	15.3%	17.9%
% College - Masters Degree	63.6%	62.7%	65.6%
% College - Professional/Doctorate Degree	29.4%	26.1%	31.2%
AGE			
Median Age	37.8	39.6	38.0