



CATALINA FOOTHILLS
Avg HH income
exceeds \$135k

WHOLE FOODS MARKET

Animas
Orangetheory

BORDERLANDS

CHILDTIME
Nurturing in every way

petco

Walgreens

Sushi Zona

INSPIRATIONS OF RIVER CENTRE
A RACE WORK COMMUNITY

NATURAL GROGERS

N Craycroft Rd

E River Rd

15,219 VPD

24,667 VPD



RIVER CENTER

Owned by
SIHI

NEC River Rd & Craycroft Rd
Tucson, Arizona

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◆ SHOP SPACE AVAILABLE

Property Highlights

- Anchored by Whole Foods (34,933 SF)
- Gateway to affluent Catalina Foothills
- Strong mix of boutique and high end retailers
- Attractive courtyards and open space
- High household incomes
- New landscaping forthcoming

Traffic Counts

| | |
|--------------|-------------------|
| River Rd | 15,219 CPD |
| Craycroft Rd | 24,667 CPD |
| Total | 39,886 CPD |

Demographics

| | 1 mi | 3 mi | 5 mi |
|----------------------|-----------|-----------|----------|
| Estimated Population | 4,527 | 73,541 | 211,728 |
| Estimated Households | 2,438 | 36,896 | 105,050 |
| Avg Household Income | \$137,096 | \$100,187 | \$98,028 |
| Daytime Population | 820 | 32,509 | 98,362 |

Source: SitesUSA

Nearby Tenants



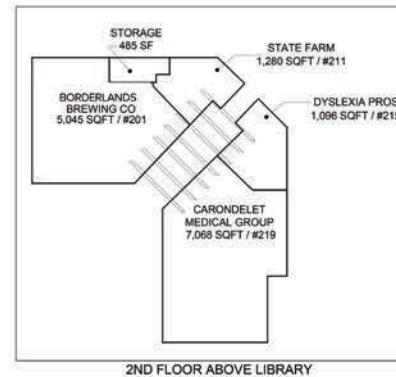
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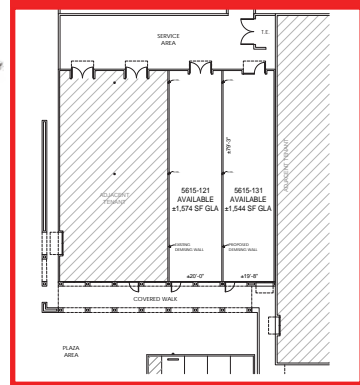
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SITE PLAN



D121-131 DEMISING PLAN



| Ste | Tenant | SF |
|-----------------|------------------------------|--------------|
| Bldg A | Whole Foods | 34,993 |
| Bldg B: | | |
| B101 | Orange Theory Fitness | 2,943 |
| B111-121 | Animas Pilates | 2,516 |
| B131 | US Cryotherapy | 1,842 |
| B141 | Revival Hair Salon | 1,929 |
| B151 | Stretch Zone | 1,755 |
| B171 | Sabino Dental | 2,574 |
| Bldg C: | | |
| C101 | Mathnasium | 900 |
| C121 | Teaspoon | 2,718 |
| C131 | Star Nails | 1,256 |
| C201 | Borderlands Brewing Co | 5,045 |
| C215 | Dyslexia Pros | 1,096 |
| C211 | State Farm | 1,280 |
| C219 | Carondelet Medical Group | 7,068 |
| Bldg D: | | |
| D101 | The West | 3,362 |
| D121-131 | Available (Divisible) | 3,245 |
| | Petco | 13,000 |
| D101 | AVAILABLE | 945 |
| D107-111 | Living Space Design | 3,117 |
| Bldg E: | | |
| E101 | Anstys Nancy | 1,102 |
| E111 | Jimmy's Pizzeria | 1,240 |
| E123 | Mila's Hair Salon | 1,240 |
| E131 | Orvis Dry Creek Outfitters | 920 |
| E151 | Sushi Zona | 1,988 |
| E171 | River Road Pet Clinic | 2,559 |
| | Childtime Childcare | 6,450 |

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RIVER CENTER RENOVATION RENDERINGS



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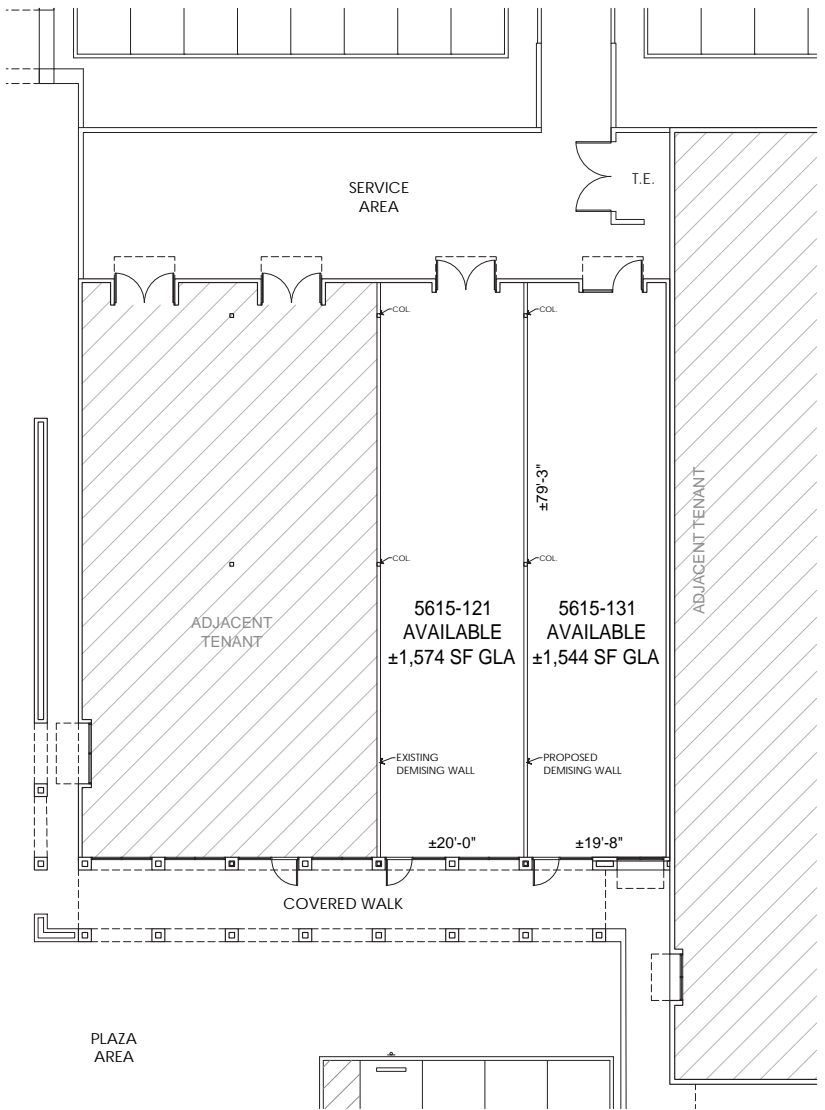
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FLOOR PLAN



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24,667 VPD



N Craycroft Rd

E River Rd

15,219 VPD

WHOLE FOODS MARKET

petco

Walgreens

Sushi Zona

Animas

OrangeTheory

BORDERLANDS

Carondelet Health Network

{(teaspoon)}

LD LIVING SPACE DESIGNS

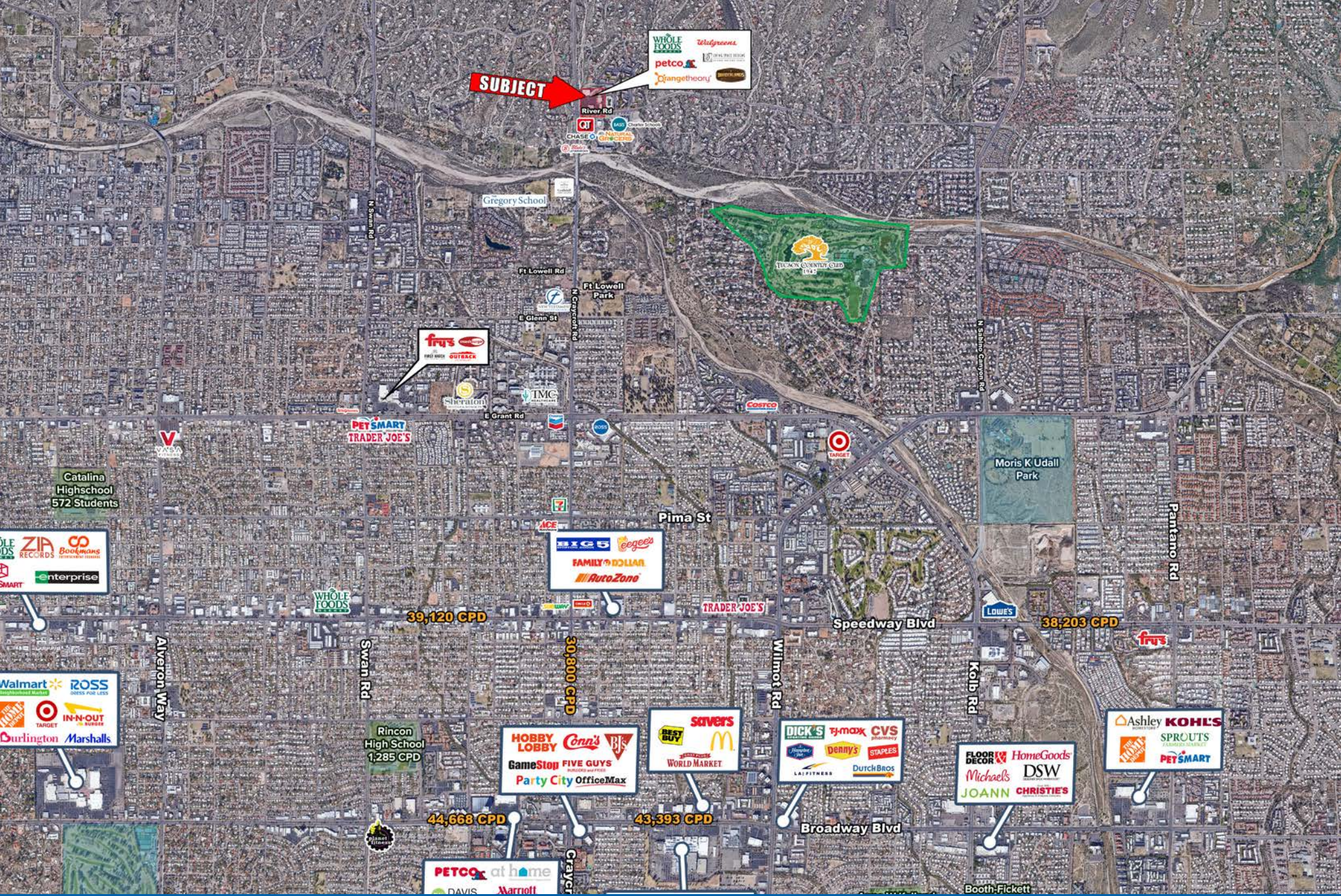
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DEMOGRAPHICS



2025 POPULATION

1 MILE: 4,485
3 MILES: 72,040
5 MILES: 212,396



MEDIAN HOUSEHOLD INCOME

1 MILE: \$136,252
3 MILES: \$107,841
5 MILES: \$106,573



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.0%
3 MILES: 0.0%
5 MILES: 0.0%



TOTAL BUSINESSES

1 MILE: 181
3 MILES: 4,532
5 MILES: 12,453



2025 TOTAL HOUSEHOLDS

1 MILE: 2,419
3 MILES: 35,267
5 MILES: 102,494



NUMBER OF EMPLOYEES

1 MILE: 854
3 MILES: 31,154
5 MILES: 97,395



MEDIAN HOME VALUE

1 MILE: \$475,630
3 MILES: \$385,278
5 MILES: \$386,978

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