



CATALINA FOOTHILLS

Avg HH income
exceeds \$135k

AVAILABLE

AVAILABLE

N Craycroft Rd

E River Rd

17,049 VPD

26,736 VPD

**RIVER
CENTER**

Owned by
SIHI

NEC River Rd & Craycroft Rd
Tucson, Arizona

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





◆ OFFICE/MEDICAL 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 exceeding \$125K
- New landscaping forthcoming

Traffic Counts

River Rd	17,049 CPD
Craycroft Rd	26,736 CPD
Total	43,785 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	4,557	74,125	214,004
Estimated Households	2,456	36,477	103,963
Avg Household Income	\$127,782	\$100,849	\$100,446
Daytime Population	840	32,529	98,363

Source: SitesUSA

Nearby Tenants

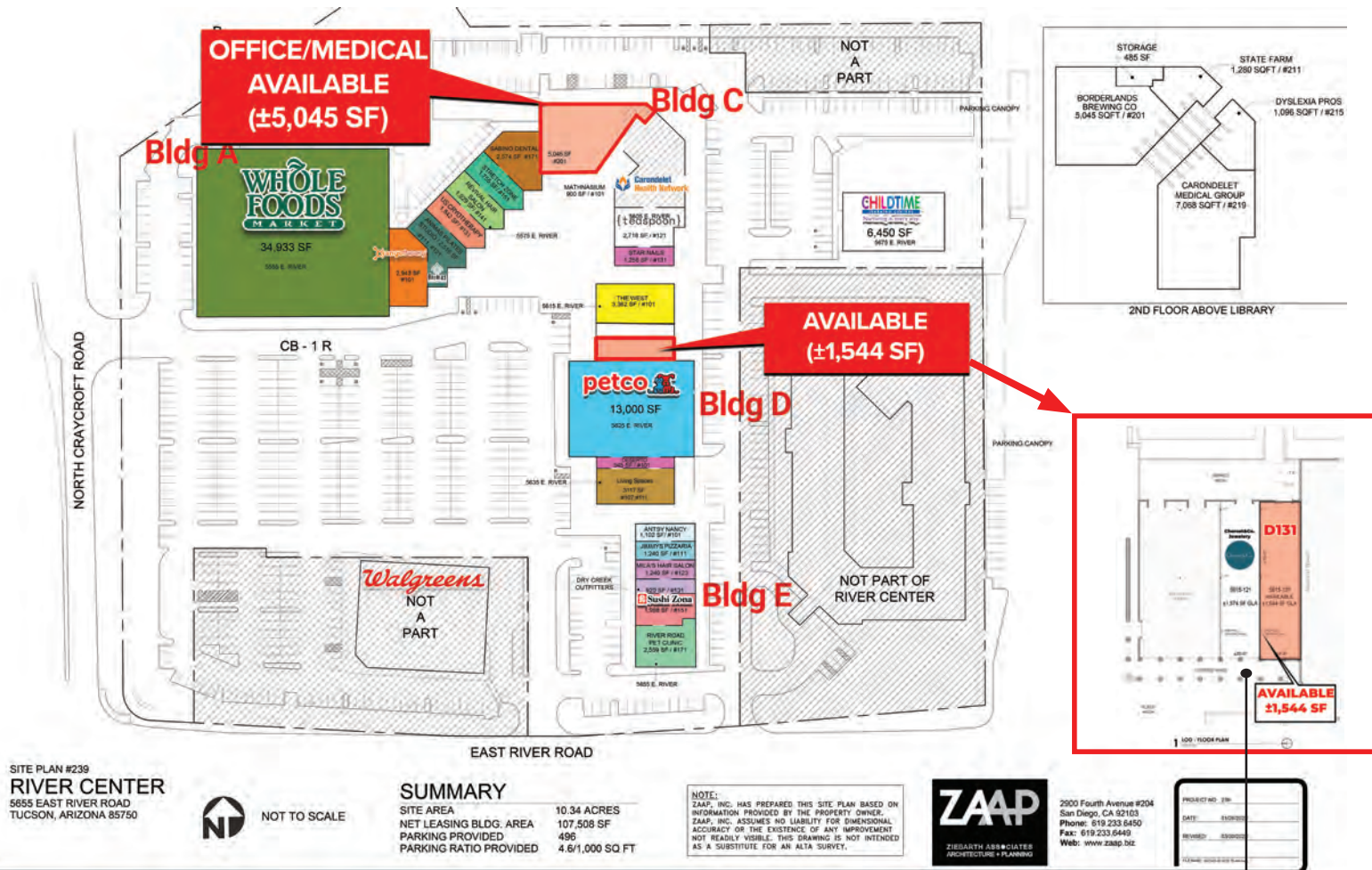


Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



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	AVAILABLE	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	Chorost&Co.	1,574
D131	AVAILABLE	1,544
	Petco	13,000
D101	Deserto	945
D107-111	Living Spaces	3,117
Bldg E:		
E101	Anstsy Nancy	1,102
E111	Jimmy's Pizzaria	1,240
E123	Mila's Hair Salon	1,240
E131	Orvis Dry Creek Outfitters	920
E151	Sushi Zona	1,988
E171	River Rod Pet Clinic	2,559
	Childtime Childcare	6,450

D121: Chorost&Co.



RIVER CENTER RENOVATION RENDERINGS - EST. COMPLETION Q4 2025



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



FLOOR PLAN



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

 **VELOCITY
RETAILGROUP**



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2025 POPULATION

1 MILE: 4,557
3 MILES: 74,125
5 MILES: 214,004



MEDIAN HOUSEHOLD INCOME

1 MILE: \$127,782
3 MILES: \$100,849
5 MILES: \$100,446



POPULATION GROWTH PROJECTION 2025 - 2030

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



TOTAL BUSINESSES

1 MILE: 179
3 MILES: 4,737
5 MILES: 12,619



2025 TOTAL HOUSEHOLDS

1 MILE: 2,456
3 MILES: 36,477
5 MILES: 103,963



NUMBER OF EMPLOYEES

1 MILE: 840
3 MILES: 32,529
5 MILES: 98,363



MEDIAN HOME VALUE

1 MILE: \$474,127
3 MILES: \$383,037
5 MILES: \$386,950

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





VELOCITY
RETAILGROUP

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Brian Harpel

602.682.8150
brian.harpel@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



VELOCITY
RETAILGROUP