

FOR LEASE

# RIVER CENTER

5655 E. RIVER ROAD | TUCSON, ARIZONA



ANCHORED NEIGHBORHOOD  
SHOPPING CENTER IN  
CATALINA FOOTHILLS

[www.cbre.us/tucson](http://www.cbre.us/tucson)

**CBRE**

# PROPERTY INFORMATION

River Center is a grocery anchored neighborhood shopping center located in the attractive Catalina Foothills of Tucson, Arizona.

- +** River Center is the dominant shopping center in the trade area. Anchored by:
  - Whole Foods
  - Petco
  - Tenet Healthcare
  - Walgreens
- +** The center has limited direct competition and is the only shopping center located within a one mile radius.
- +** The center is strategically positioned with an excellent tenant mix of boutique and high end retailers.

## AVAILABILITY

SIZES	$\pm$ 5,506 (Built-out restaurant) $\pm$ 1,481 SF $\pm$ 1,102 SF $\pm$ 945 SF
LEASE RATE	Contact Agent

## AREA ATTRACTIONS

Tucson is home to many events and attractions that draw both the locals and tourists:

- Biosphere 2
- Titan Missile Museum
- Tombstone
- Tucson Fashion Week
- Pima Air & Space Museum
- 2nd Saturday's Downtown
- Colossal Cave Mountain Park
- Canyon Ranch Resort
- Gem & Mineral Show
- Miraval Resort
- Saguaro National Monument
- University of Arizona SkyCenter
- Arizona International Film Festival



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RIVER ROAD

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<u>Subdivision Name</u>	<u>Price Range</u>
1. Barrio De Sonoran	\$300,000-\$450,000
2. Barrio Mesquite	\$420,000-\$420,000
3. Casas de las Canciones	\$390,000-\$466,000
4. Deseo at Sabino Canyon	\$413,000-\$478,000
5. River Estates	\$402,000-\$498,000
6. River Forest	\$675,000-\$1,000,000
7. River Gate Estates	\$583,000-\$793,000
8. Sabino Terrace	\$270,000-\$295,000
9. Shadows at Sabino	\$266,000-\$346,000
10. Stonebridge	\$546,000-\$660,000
11. Valley Ranch	\$409,000-\$599,000
12. Ventana del Rio	\$491,000-\$550,000
13. Villa Toscana	\$665,000-\$825,000



Population	1 Mile	2 Miles	3 Miles
2019 Estimated Population	4,175	22,163	73,692
Population Projected: 2024	4,245	22,698	75,911

Households	1 Mile	2 Miles	3 Miles
2019 Estimated Total	2,185	10,787	35,673
Est. Average HH Income: 2019	\$108,392	\$100,819	\$78,147





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PLEASE CONTACT:

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