

F O R L E A S E

RIVER CENTER

5655 E. RIVER ROAD | TUCSON, ARIZONA



ANCHORED NEIGHBORHOOD
SHOPPING CENTER IN
CATALINA FOOTHILLS

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	<ul style="list-style-type: none">± 5,506 (Built-out restaurant)± 1,481 SF± 1,102 SF± 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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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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