

For Sale or Lease - Build-to-Suit

Riverfront Plaza

1380 W Irvington Rd
Tucson, Arizona

NAI Horizon



For Lease: \$18.00-\$22.00/SF NNN

Property Features

- New construction build-to-suit
- Great trade area position
- Join Buffalo Wild Wings and other strong performing retail tenants
- Close proximity to I-19 & Downtown Tucson
- 1,200 SF to 14,600 SF available
- Ideal for retail, restaurant and office uses
- Vacant Fully Improved PADs also Available for Sale - Contact Agent for Pricing

For more information contact:

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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Riverfront Plaza



Irvington Road

Demographics:	3 Miles	15 Min.
Est. Population (2018)	106,490	267,630
Avg. HH Income (2018)	\$45,216	\$46,640
Households (2018)	32,693	90,961

Traffic Counts:	Vehicles Per Day
I-19, N of Irvington:	86,845
I-19, S of Irvington:	57,000
Irvington Rd, W of I-19	46,725
Irvington Rd, E of I-19	34,000

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SITE PLAN



1380 Availabilities

Suite #	SF	Rate
100	1,200	\$22.00
110	1,200	\$19.00
120	1,200	\$19.00
130	1,200	\$19.00
140	2,450	\$18.00
150	2,450	\$18.00
160	2,450	\$18.00
170	2,450	\$18.00

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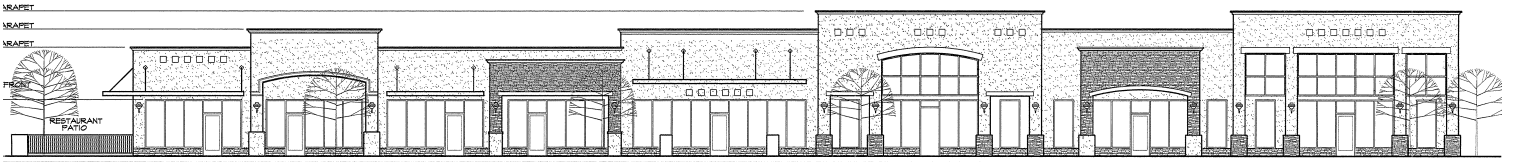
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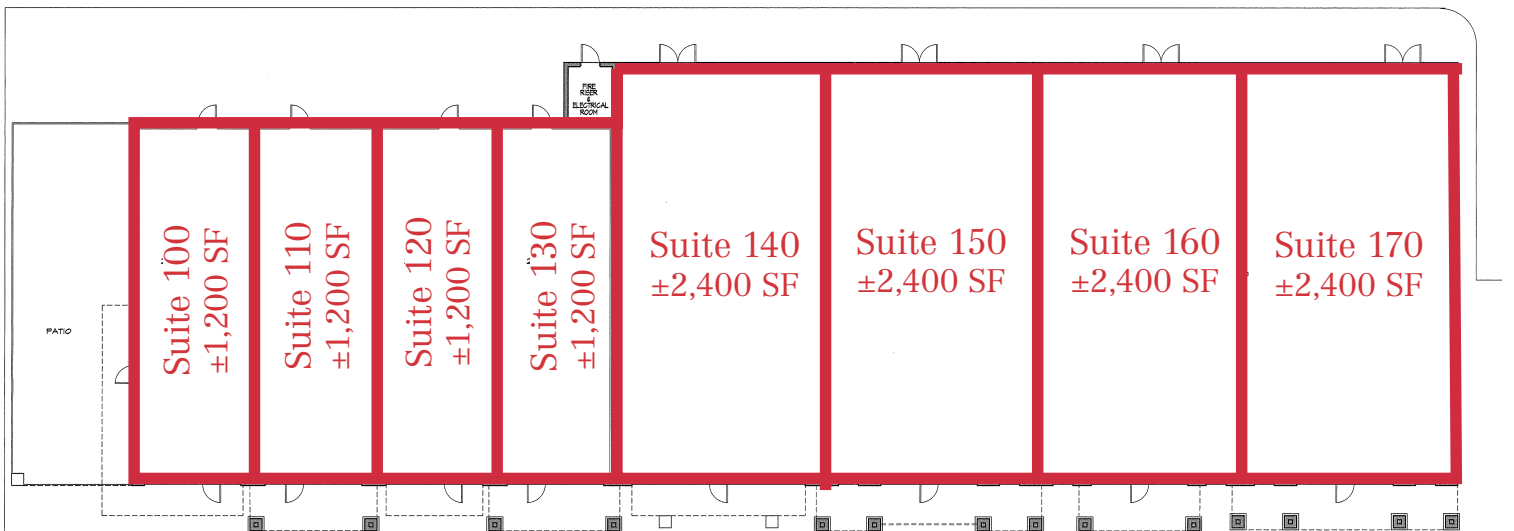
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BUILDING ELEVATION & FLOOR PLAN



FRONT ELEVATION CONCEPT

SCALE: 1/8"=1'-0"



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