

RIVER CROSSING

River Rd. & La Cholla Blvd.

NEC of River Rd. and La Cholla Blvd.
Tucson, Arizona 85704



PROPERTY DETAILS:

- Bashas' anchored shopping center has over 100,000 SF of retail shopping space
- Across River Road has over 100,000 SF of occupied office space including AFNI; with over 1,000 employees, Sundt Construction, Candlewood Suites offers 90 rooms, National Bank of Arizona, The Mahoney Group, M3 Engineering Corporate Office and Pima Lung and Sleep Center
- The Northwest Hospital is located just 1-mile North with over 2,000 employees

DEMOGRAPHICS

Estimated Population (2018)
Average Household Income
Workplace Employees

1 MILE

13,945
\$60,065
6,579

3 MILES

70,000
\$57,255
33,711

5 MILES

180,000
\$63,866
80,000

TRAFFIC COUNTS

River Rd. 30,000 VPD
La Cholla Blvd. 25,000 VPD



W.M. GRACE COMPANIES
SINCE 1966

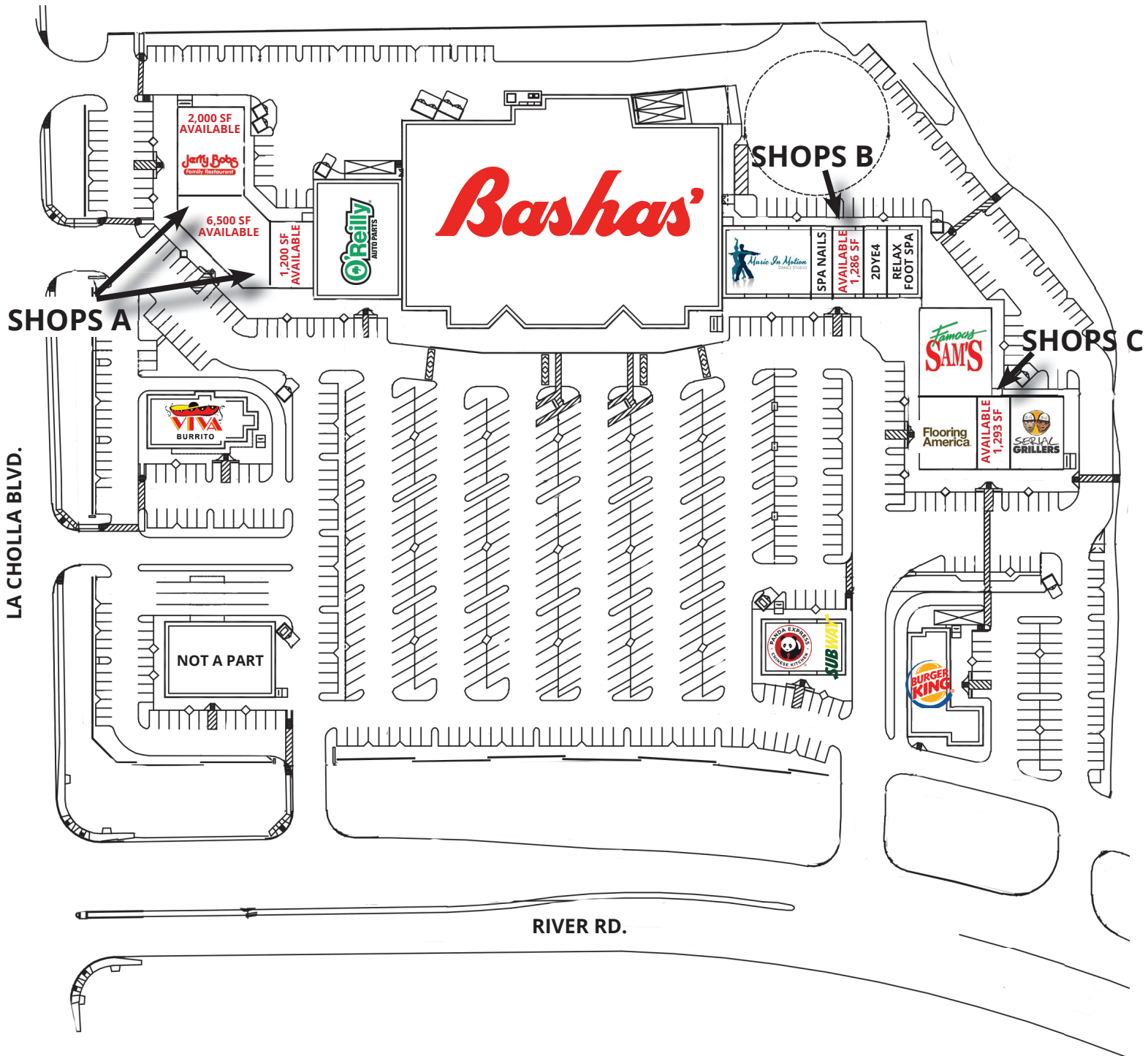
6925 E Indian School Rd. | Scottsdale, AZ 85251 | www.wmgraceco.com
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MAJOR A:
BASHA'S

MINOR A:
O'REILLY AUTO PARTS

PAD A:
VIVA BURRITO

SHOPS A:
100 - 1,200 SF AVAILABLE
150 - 6,500 SF AVAILABLE
160/170 - JERRY BOB'S
180/190 - 2,000 SF AVAILABLE

SHOPS B:
100 - RELAX FOOT SPA
110 - 2 DYE4 SALON
120 - BARBER STUDIO

130 - SPA NAILS ON RIVER
140/180 - MUSIC IN MOTION

SHOPS C:
100/120 - SERIAL GRILLERS
130 - 1,293 SF AVAILABLE
140/150 - FLOORING AMERICA
160/190 - FAMOUS SAM'S

PAD C:
PANDA EXPRESS
SUBWAY

PAD D:
BURGER KING



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BASIC SUMMARY REPORT

1 mile

3 miles

5 miles

3.14 SQ/MI

28.27 SQ/MI

78.53 SQ/MI

POPULATION

Population (2018)

13,945

70,000

180,000

Projected Population (2022)

11,150

71,021

179,664

% Growth (2017- 2022)

0.4%

0.6%

0.6%

HOUSEHOLDS

Households Avg

4,579

30,711

76,564

Household Size

2.3

2.2

2.3

EMPLOYMENT

Total Employers (2017)

673

4,457

9,152

Workplace Employees (2017)

8,603

45,498

87,411

RACE

% White

76.4%

77.4%

74.0%

% Hispanic

28.6%

32.0%

33.8%

% Black

2.7%

2.8%

4.0%

% Asian

6.3%

3.7%

4.0%

% Other

9.1%

10.5%

11.7%

White

8,360

53,373

128,987

Hispanic

3,135

22,086

58,876

Black

290

1,948

6,902

Asian

691

2,578

6,958

Other

1,001

7,274

20,478

HOUSING

% Renter Occupied Housing Units

43.7%

41.8%

45.5%

% Owner Occupied Housing Units

56.3%

58.2%

54.5%

Median Home Value

\$139,061

\$149,878

\$189,997

INCOME

Average Household Income (2017)

\$60,065

\$57,255

\$63,866

Projected Average Household Income (2022)

\$75,674

\$69,220

\$77,367

Per Capita Income (2022)

\$32,512

\$31,571

\$34,799

COLLEGE EDUCATION (Age 25+)

% < 9th Grade

5.4

4.3%

4.8%

% Some High School

7.0%

7.4%

7.2%

% High School

24.0%

25.5%

22.3%

% Some College

25.8%

27.6%

26.1%

% College - Associates Degree

8.4%

9.1%

8.3%

% College - Bachelors Degree

16.3%

15.3%

17.9%

% College - Masters Degree

63.6%

62.7%

65.6%

% College - Professional/Doctorate Degree

29.4%

26.1%

31.2%

AGE

Median Age

37.8

39.6

38.0



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