



CATALINA FOOTHILLS

Avg HH income
exceeds \$135k

AVAILABLE

AVAILABLE

**WHOLE
FOODS
MARKET**

Orange Theory

Animas

US Physical Therapy

**Carondelet
Health Network**

[teaspoon]

CHILDTIME
Learning Centers

petco

LIVING SPACE DESIGN
Kitchen and Bath Studio

**INSPIRATIONS
OF RIVER CENTRE**
KIDZ NIGHT COMMUNITY

Sushi Zona

Walgreens

**NATURAL
GROCERS**

QT

N Craycroft Rd

E River Rd

17,049 VPD

26,736 VPD

**RIVER
CENTER**

Owned by

SIHI

NEC River Rd & Craycroft Rd
Tucson, Arizona

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**VELOCITY
RETAIL GROUP**



◆ 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



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SITE PLAN



SITE PLAN #239
RIVER CENTER
5655 EAST RIVER ROAD
TUCSON, ARIZONA 85750



NOT TO SCALE

SUMMARY

SITE AREA 10.34 ACRES
NET LEASING BLDG. AREA 107,508 SF
PARKING PROVIDED 496
PARKING RATIO PROVIDED 4.6/1,000 SQ FT

NOTE:
ZAAP, INC. HAS PREPARED THIS SITE PLAN BASED ON INFORMATION PROVIDED BY THE PROPERTY OWNER. ZAAP, INC. ASSUMES NO LIABILITY FOR DIMENSIONAL ACCURACY OR THE EXISTENCE OF ANY IMPROVEMENT NOT READILY VISIBLE. THIS DRAWING IS NOT INTENDED AS A SUBSTITUTE FOR AN ALTA SURVEY.



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PROJECT NO.	DATE	REVISION
239	10/20/20	01/08/21

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

D121: In Lease Negotiations

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RIVER CENTER RENOVATION RENDERINGS - EST. COMPLETION Q4 2025



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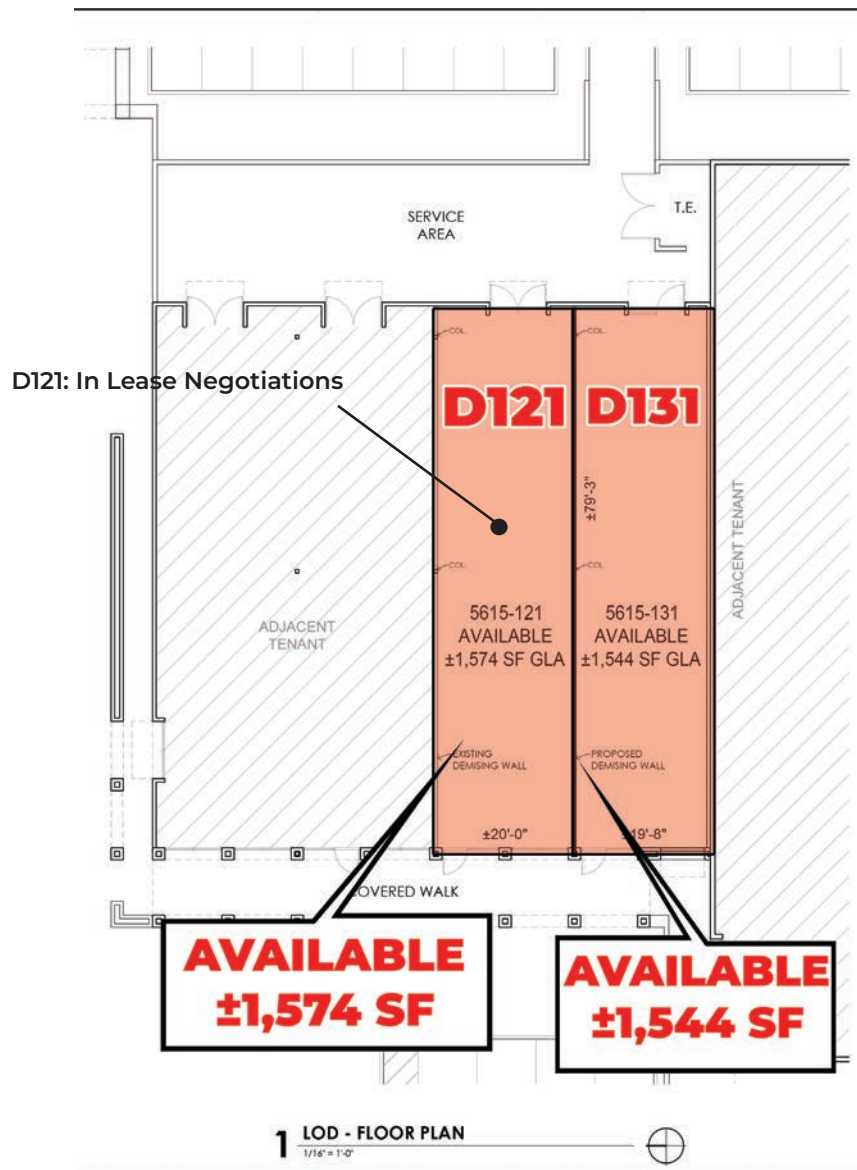
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FLOOR PLAN



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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

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