

FREESTANDING MEDICAL BUILDING

90 W River Rd. | Tucson, AZ 85704

CUSHMAN &
WAKEFIELD

PICOR

FOR SALE AND LEASE



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PROPERTY DETAILS

Available	5,247 SF
Sale Price	\$2,050,000
Lease Rate	Contact Agent
NNN Charges	\$5.25 / SF
Year Built	1997 with Major Renovations 2016
Address	90 W River Road, Tucson, AZ 85704
Zoning	C-2 Zoning (CoT)

HIGHLIGHTS

- High-end, move-in ready medical building with premium finishes
- Thoughtfully designed layout optimized for medical operations
- Includes professional office component
- Exceptional visibility and accessibility on River Road
- Ample on-site parking
- Monument signage
- Left-in, left-out directly in front of property

TRAFFIC COUNTS

River Road	36,494 VPD (2025)
Stone Loop	11,095 VPD (2025)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	6,664	\$92,187	6,975
3 Miles	92,164	\$80,652	47,244
5 Miles	220,874	\$88,595	106,444



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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5/21/2026

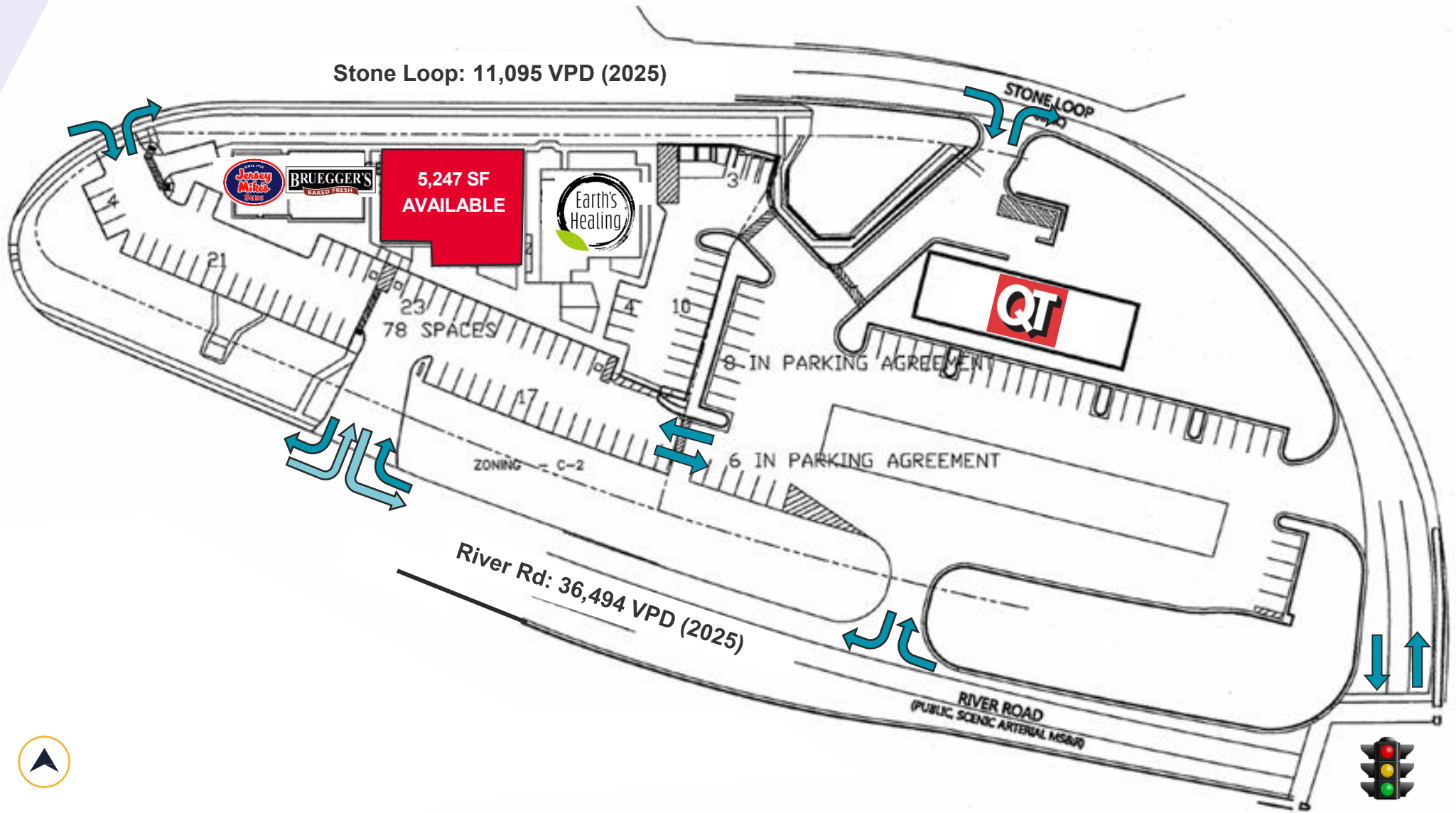
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SITE PLAN

Stone Loop: 11,095 VPD (2025)



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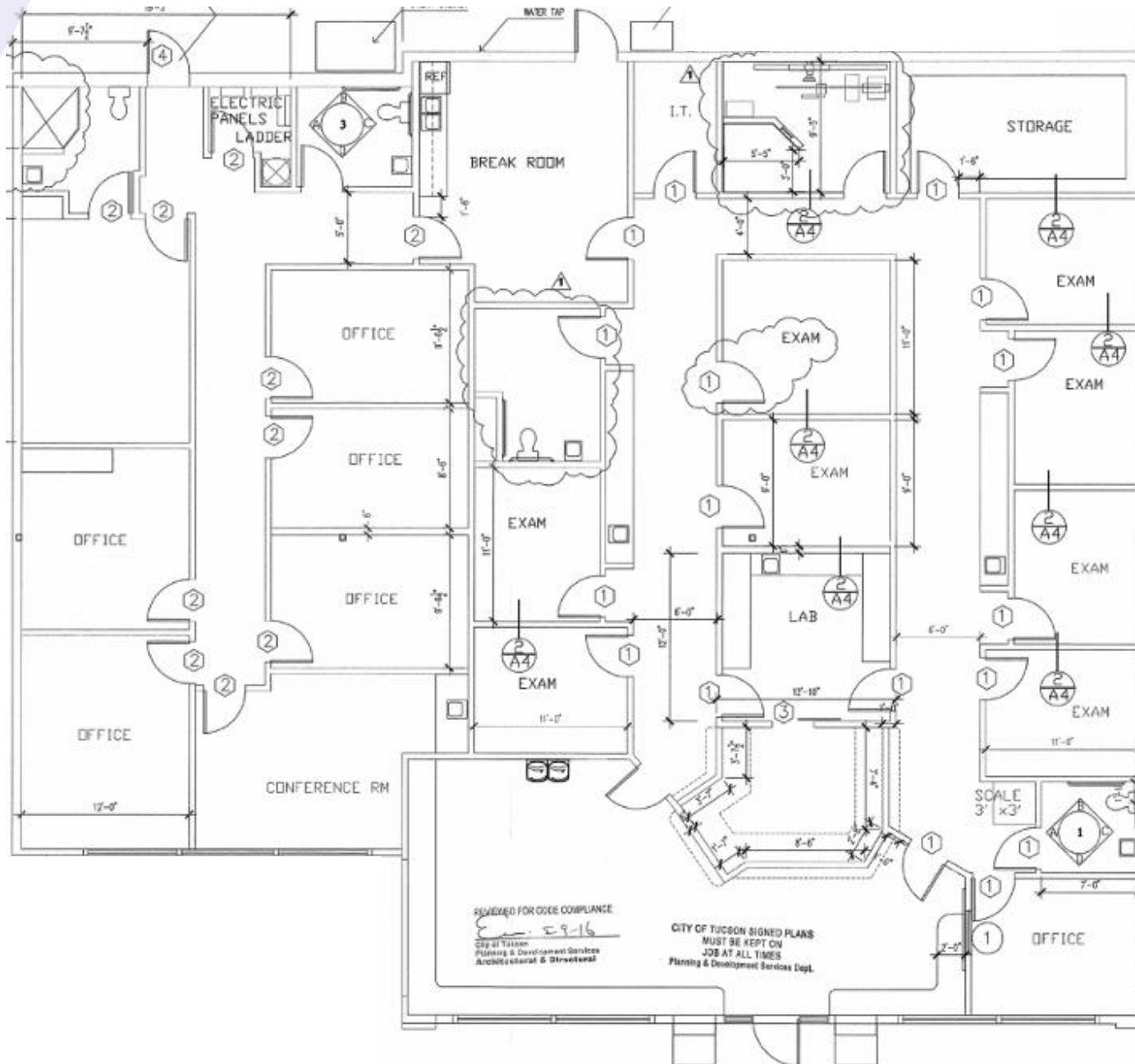
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FLOOR PLAN



INTERIOR FEATURES

- High-end flooring
- 1 3/4" solid wood doors
- Arched hallways, with crown molding and chandelier lighting
- Eight exam rooms
- Five professional offices
- Four ADA restrooms
- Corporate suite/office with walk-in shower
- Radiological room

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INTERIOR PHOTOS



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TUCSON MALL

Dillard's ★ macy's

jcp

www.tol.com

DICK'S SPORTING GOODS

curacao

OLD NAVY

The Cheesecake Factory

Olive Garden

LOWE'S

Durlington

ROSS Dress for Less

LONGHORN STEAKHOUSE

McDonald's

Chick-fil-A

DUTCH BROS

Tucson Auto Mall

HONDA

HYUNDAI

Jeep

CHRYSLER

Ford

LINCOLN

LEXUS

DODGE

Planned Parenthood

SUBARU

Sams CLUB

carelon Health

DOLLAR TREE

Bookmans

DEFY

ACE PICKLEBALL CLUB

BIG 5 SPORTING GOODS

STARBUCKS

SUBJECT

River Rd: 36,494 VPD (2025)

Promontory Apartments
±464 Units

Stone Loop:
11,095 VPD (2025)

QT

Earth's Healing

BRUEGGER'S BAKED FRESH

Joey Matis's

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SUBJECT

TUCSON MALL
Dillard's macy's
jcp AREI DICK'S SPORTING GOODS curacao
OLD NAVY The Cheesecake Factory Olive Garden

Rillito Regional Park
Rillito Racetrack

CIRCLE K