

# 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, and Pima Lung and Sleep Center
- The Northwest Hospital is located just 1-mile North with over 2,000 employees

### DEMOGRAPHICS

|                             | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------------|----------|----------|----------|
| Estimated Population (2017) | 10,945   | 68,968   | 174,330  |
| Average Household Income    | \$60,065 | \$57,255 | \$63,866 |
| Workplace Employees         | 4,579    | 30,711   | 76,564   |

### TRAFFIC COUNTS

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

### MORE INFORMATION:



**W.M. GRACE COMPANIES**  
SINCE 1966

(602) 956-8254  
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6925 E Indian School Rd.  
Scottsdale, AZ 85251  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## 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:

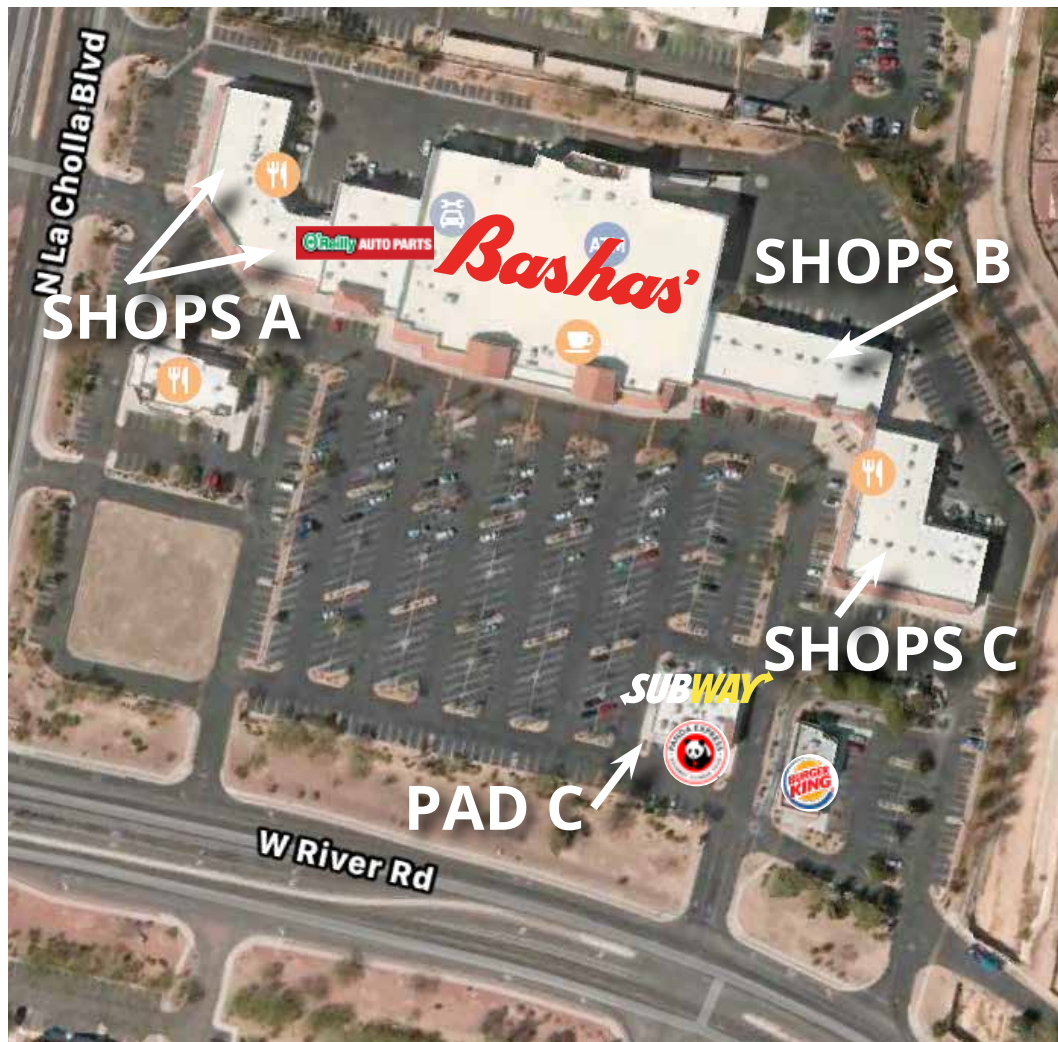
- 100 - 1,286 SF AVAILABLE
- 110 - 2 DYE4
- 120 - NUTRITION PERFECTION
- 130 - SPA NAILS ON RIVER
- 140/180 - MUSIC IN MOTION

## SHOPS C:

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

## PAD C:

- PAD C-1 - PANDA EXPRESS
- SUBWAY



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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 |
|---|------------|-------------|-------------|
| <b>POPULATION</b>                         |            |             |             |
| Population (2017)                         | 10,945     | 68,968      | 174,330     |
| Projected Population (2022)               | 11,150     | 71,021      | 179,664     |
| % Growth (2017- 2022)                     | 0.4%       | 0.6%        | 0.6%        |
| <b>HOUSEHOLDS</b>                         |            |             |             |
| Households Avg                            | 4,579      | 30,711      | 76,564      |
| Household Size                            | 2.3        | 2.2         | 2.3         |
| <b>EMPLOYMENT</b>                         |            |             |             |
| Total Employers (2017)                    | 673        | 4,457       | 9,152       |
| Workplace Employees (2017)                | 8,603      | 45,498      | 87,411      |
| <b>RACE</b>                               |            |             |             |
| % 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      |
| <b>HOUSING</b>                            |            |             |             |
| % 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   |
| <b>INCOME</b>                             |            |             |             |
| 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    |
| <b>COLLEGE EDUCATION (Age 25+)</b>        |            |             |             |
| % < 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%       |
| <b>AGE</b>                                |            |             |             |
| Median Age                                | 37.8       | 39.6        | 38.0        |

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