

# RIVER CROSSING

## River Rd. & La Cholla Blvd.

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



### PROPERTY DETAILS:

- Basha's 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

	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	13,945	70,000	180,000
Average Household Income	\$60,065	\$57,255	\$63,866
Workplace Employees	6,579	33,711	80,000

### TRAFFIC COUNTS

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



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

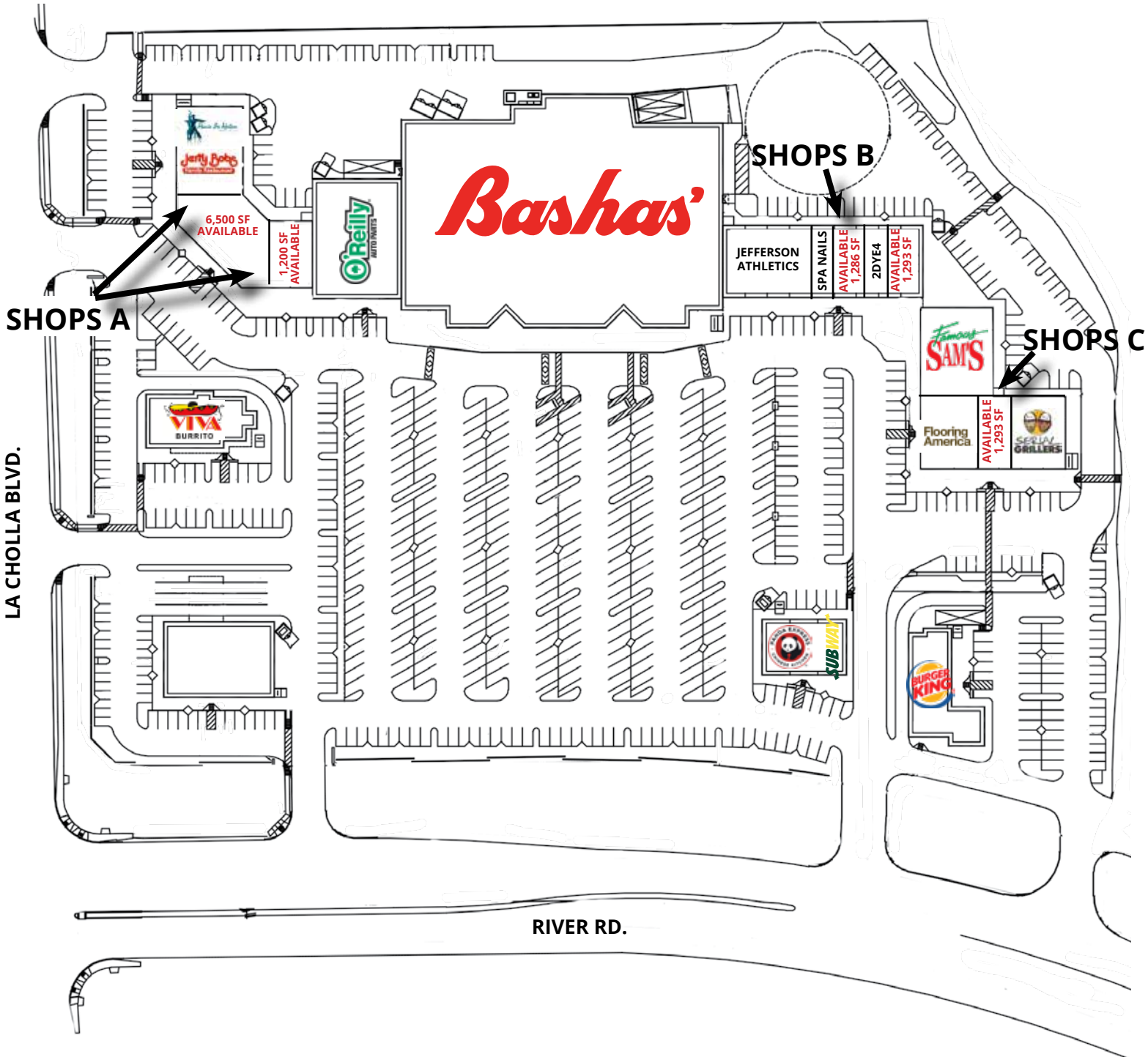
6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make 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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**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 - JEFFERSON  
ATHLETICS

**SHOPS B:**  
**100 - 1,286 SF AVAILABLE**  
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
<b>POPULATION</b>			
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%
<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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