



RIVER CROSSING



RIVER RD. & LA CHOLLA BLVD.

NEC OF RIVER RD. & LA CHOLLA BLVD. | TUCSON, ARIZONA 85704



PROPERTY HIGHLIGHTS

- » 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

DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
Estimated Population	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

	VEHICLES PER DAY
River Rd.	30,000
La Cholla Blvd.	25,000

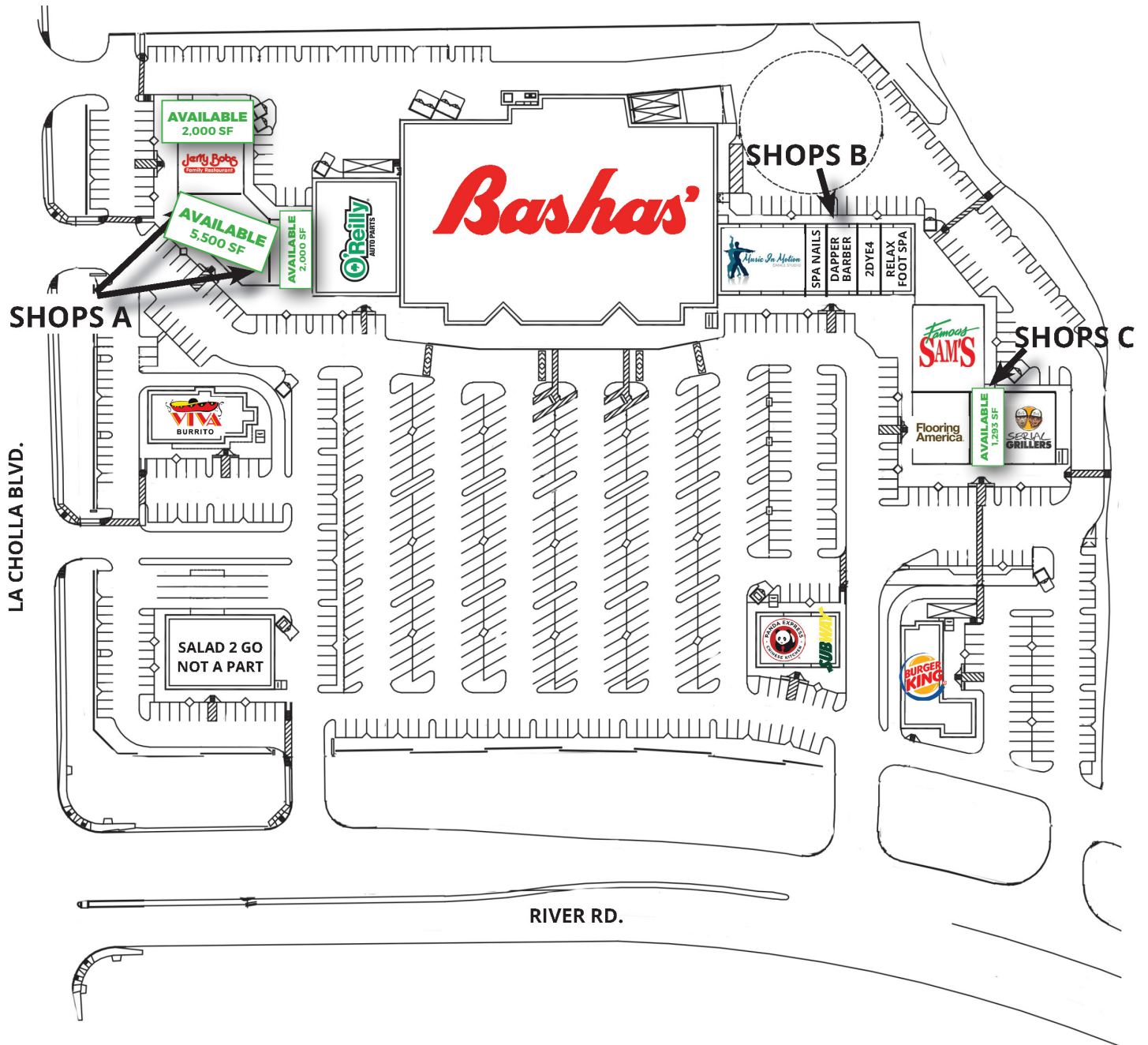


W.M. GRACE COMPANIES
SINCE 1966

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AVAILABLE SPACES

SHOPS A

2,000 SQUARE FEET
5,500 SQUARE FEET
2,000 SQUARE FEET

SHOPS C

1,293 SQUARE FEET



MAJOR A

BASHAS'

MINOR A

O'REILLY AUTO PARTS

PAD A

VIVA BURRITO

SHOPS A

100: 2,000 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 DYE 4 SALON

120: DAPPER BARBER STUDIO

130: SPA NAILS ON RIVER

140/180: INVICTUS DANCE

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

BASIC SUMMARY REPORT**1 MILE****3 MILE****5 MILE****POPULATION**

Population	13,945	70,000	180,000
Projected Population	11,150	71,021	179,664
% Growth	0.4%	0.6%	0.6%

HOUSEHOLDS

HHouseholds Avg	4,579	30,711	76,564
Household Size	2.3	2.2	2.3

EMPLOYMENT

Total Employers	673	4,457	9,152
Workplace Employees	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%	5.5%
% Owner Occupied Housing Units	56.3%	58.2%	54.5%
Median Home Value	\$139,061	\$149,878	\$189,997

INCOME

Average Household Income	\$60,065	\$57,255	\$63,866
Projected Average Household Income	\$75,674	\$69,220	\$77,367
Per Capita Income	\$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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