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, 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
(602) 956-8254 | info@wmgraceco.com

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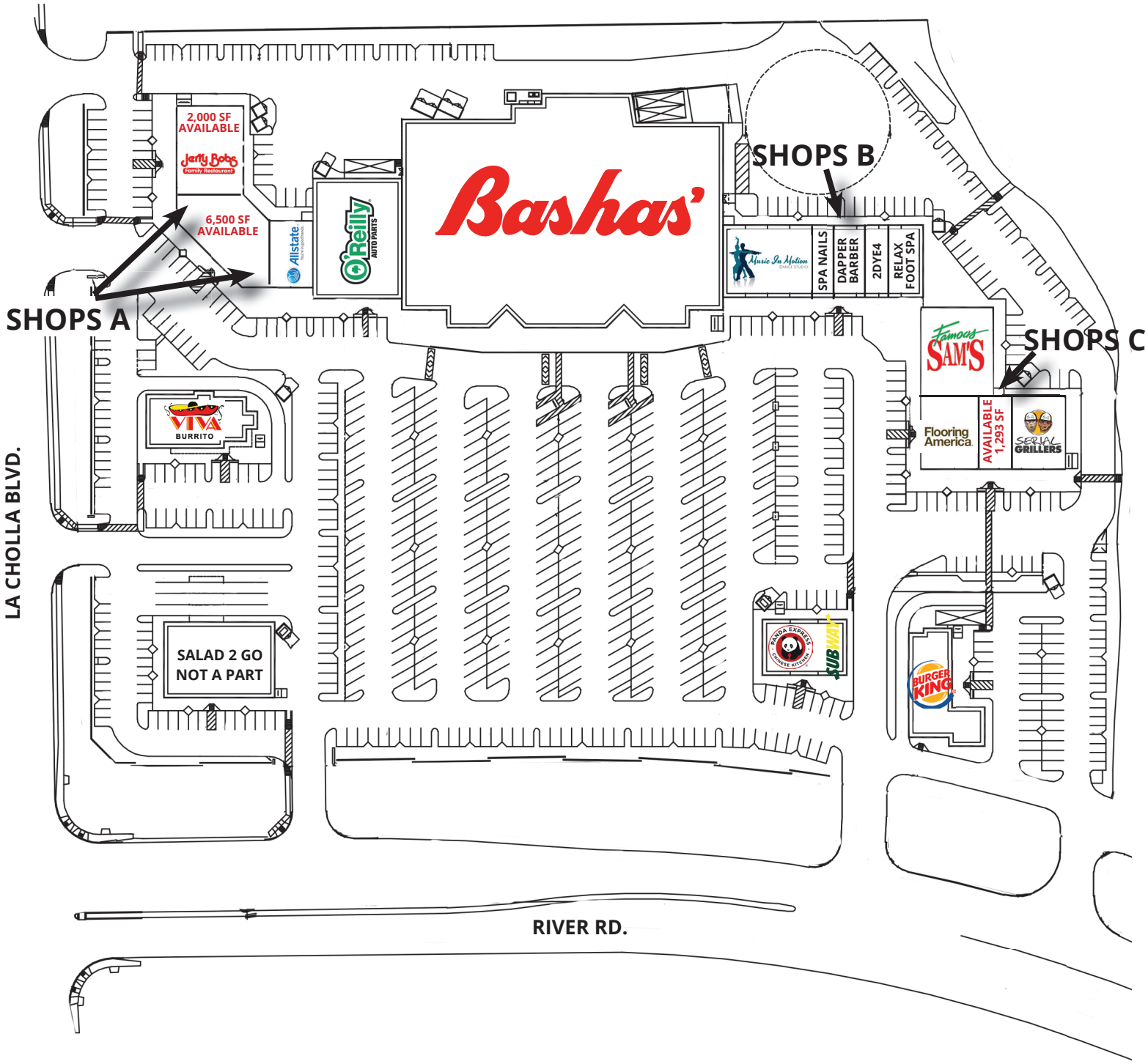

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MAJOR A:
BASHA'S

MINOR A:
O'REILLY AUTO PARTS

PAD A:
VIVA BURRITO

SHOPS A:
100 - ALLSTATE INSURANCE
150 - 6,500 SF AVAILABLE
160/170 - JERRY BOB'S
180/190 - 2,000 SF AVAILABLE

SHOPS B:
100 - RELAX FOOT SPA
110 - 2 DYE4 SALON
120 - DAPPER 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
POPULATION			
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%
HOUSEHOLDS			
Households Avg	4,579	30,711	76,564
Household Size	2.3	2.2	2.3
EMPLOYMENT			
Total Employers (2017)	673	4,457	9,152
Workplace Employees (2017)	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%	45.5%
% Owner Occupied Housing Units	56.3%	58.2%	54.5%
Median Home Value	$139,061	$149,878	$189,997
INCOME			
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
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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