

RIVER VILLAGE

NEC RIVER RD & ORACLE RD, TUCSON, AZ

100% Leased | Retail Shops



WE ARE
THE CENTER
OF RETAIL



RIVER VILLAGE

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RETAIL SPACE

100% Leased

LEASE RATE

Contact Agent

NNN CHARGES

Est \$6.00/SF

ZONING

CB-1, Pima County

NEIGHBORING TENANTS

First Watch, Red Lobster, Denny's, Circle K, Planet Fitness, Tucson Mall, Tucson Auto Mall, & More

COMMENTS

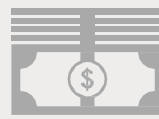
- Well located between the affluent Foothills communities to the north and the Tucson Mall retail hub to the south
- Located at one of Tucson's busiest intersections!
- Over 90,000 people within 3 miles- Extremely dense area



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



DAYTIME POPULATION



TOTAL RETAIL EXPENDITURE

| | | | | |
|------------------|---------|----------|---------|------------|
| 5 Min Drivetime | 29,023 | \$76,474 | 17,362 | \$383.89 M |
| 10 Min Drivetime | 106,400 | \$73,767 | 58,514 | \$1.28 B |
| 15 Min Drivetime | 208,927 | \$75,747 | 112,052 | \$2.6 B |

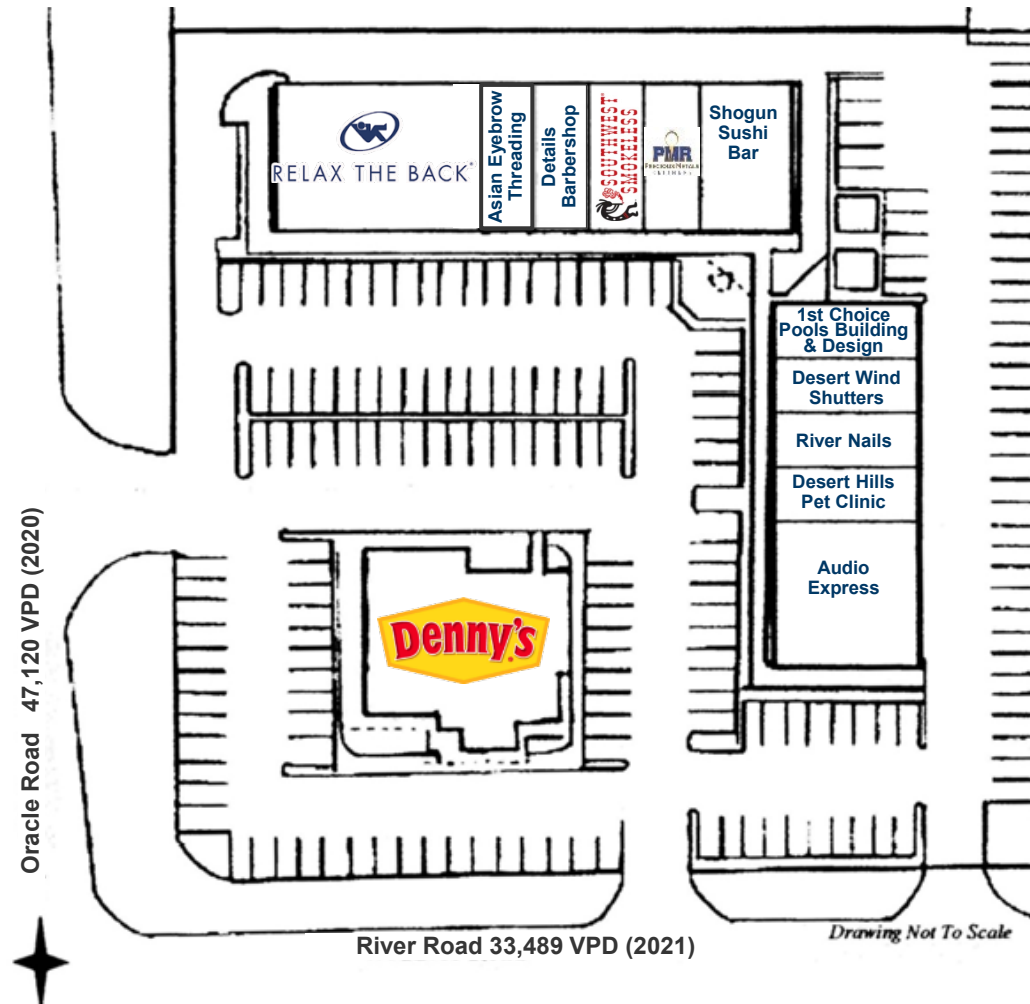
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SITE PLAN

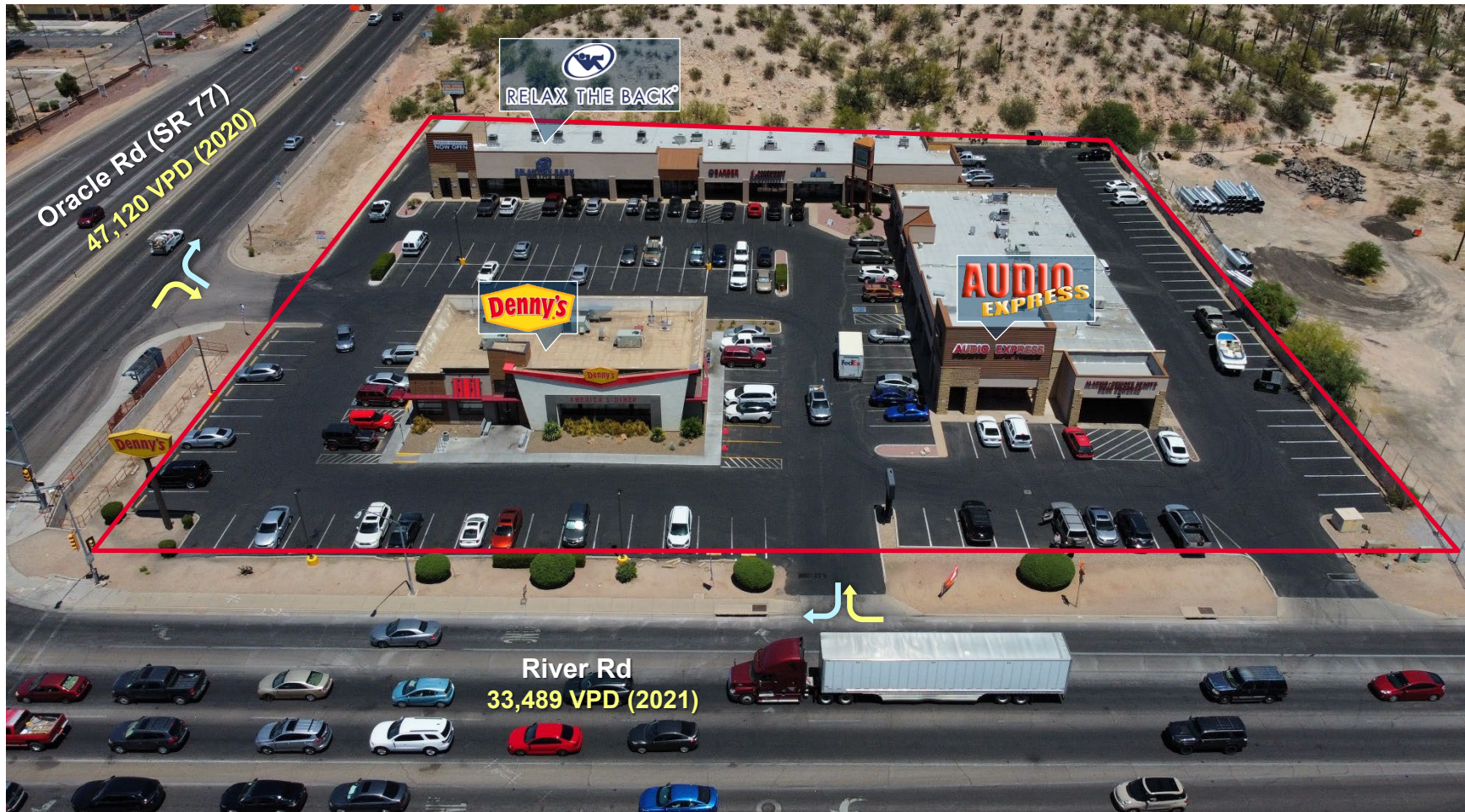


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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, ethnicity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 11/13/2023

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