

# RIVERSIDE CROSSING PAD

SEC RIVER RD & LA CHOLLA BLVD, TUCSON, AZ



For Sale | SP Zoned PAD

WE ARE  
THE CENTER  
OF RETAIL



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# RIVERSIDE CROSSING PAD

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## PAD SIZE

1.236 Acres (±53,844 SF)\*

\*Per Pima County Assessor

## SALE PRICE

\$625,000

## NEIGHBORING TENANTS

Bashas', Candlewood Suites, AFNI, National Bank of Arizona  
Panda Express, Viva Burrito & More

## COMMENTS

- One mile south of Northwest Hospital campus
- Located on a major East-West thoroughfare with convenient access to I-10
- Surrounded by densely populated residential communities.

## TRAFFIC COUNTS

River Rd: 27,924 vpd (2017)

La Cholla Blvd: 32,507 vpd (2017)

## ZONING

SP, Pima County (commercial land uses, including office and medical facilities)

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,801	\$62,837	7,646	\$113.9 M
3 Miles	71,592	\$57,260	43,492	\$746.2 M
5 Miles	179,214	\$67,157	87,978	\$2.01 B



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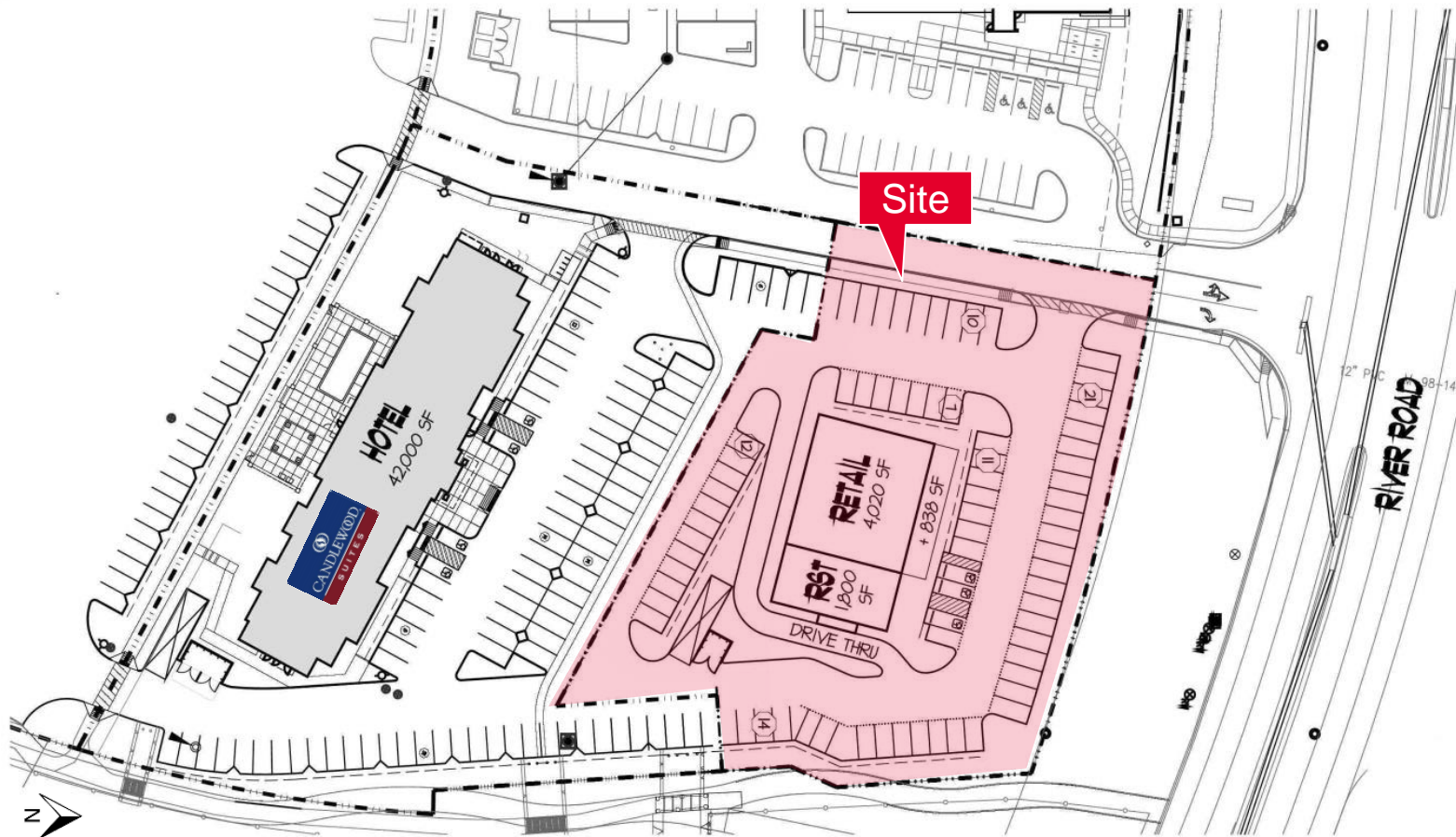


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## CONCEPTUAL PLAN FOR RETAIL



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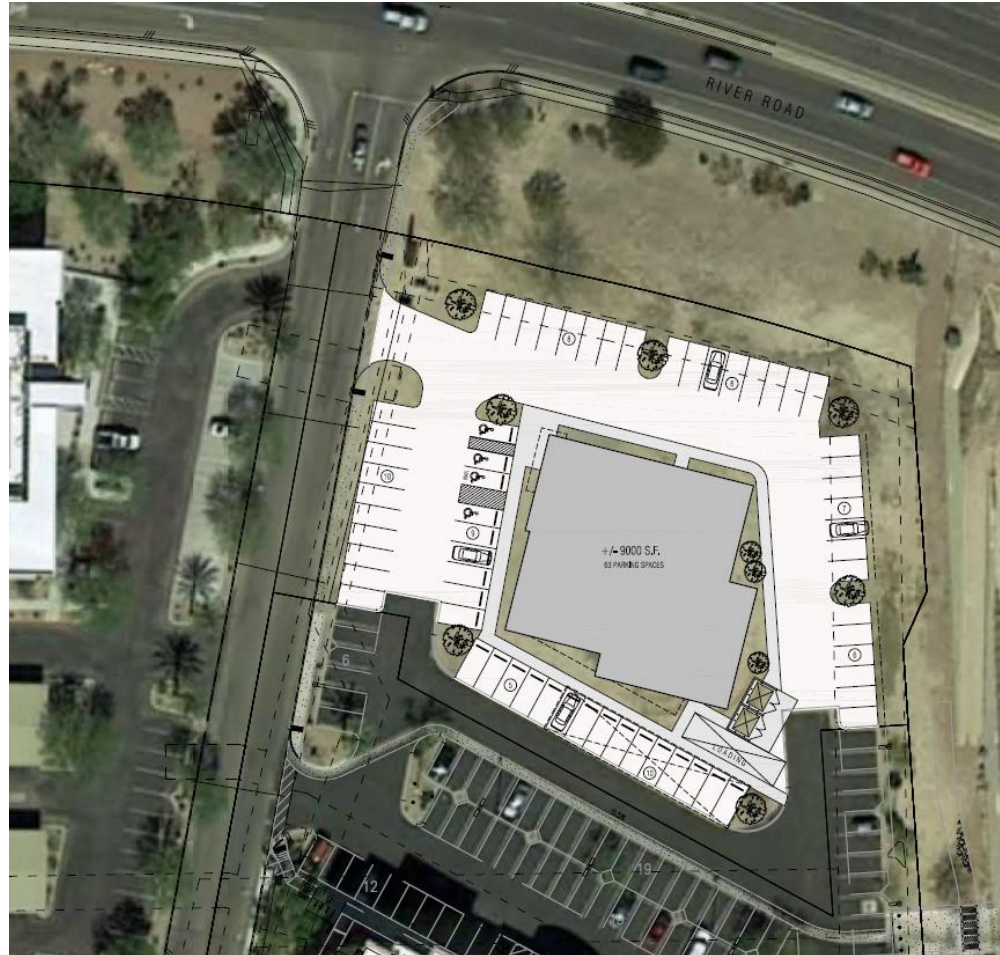


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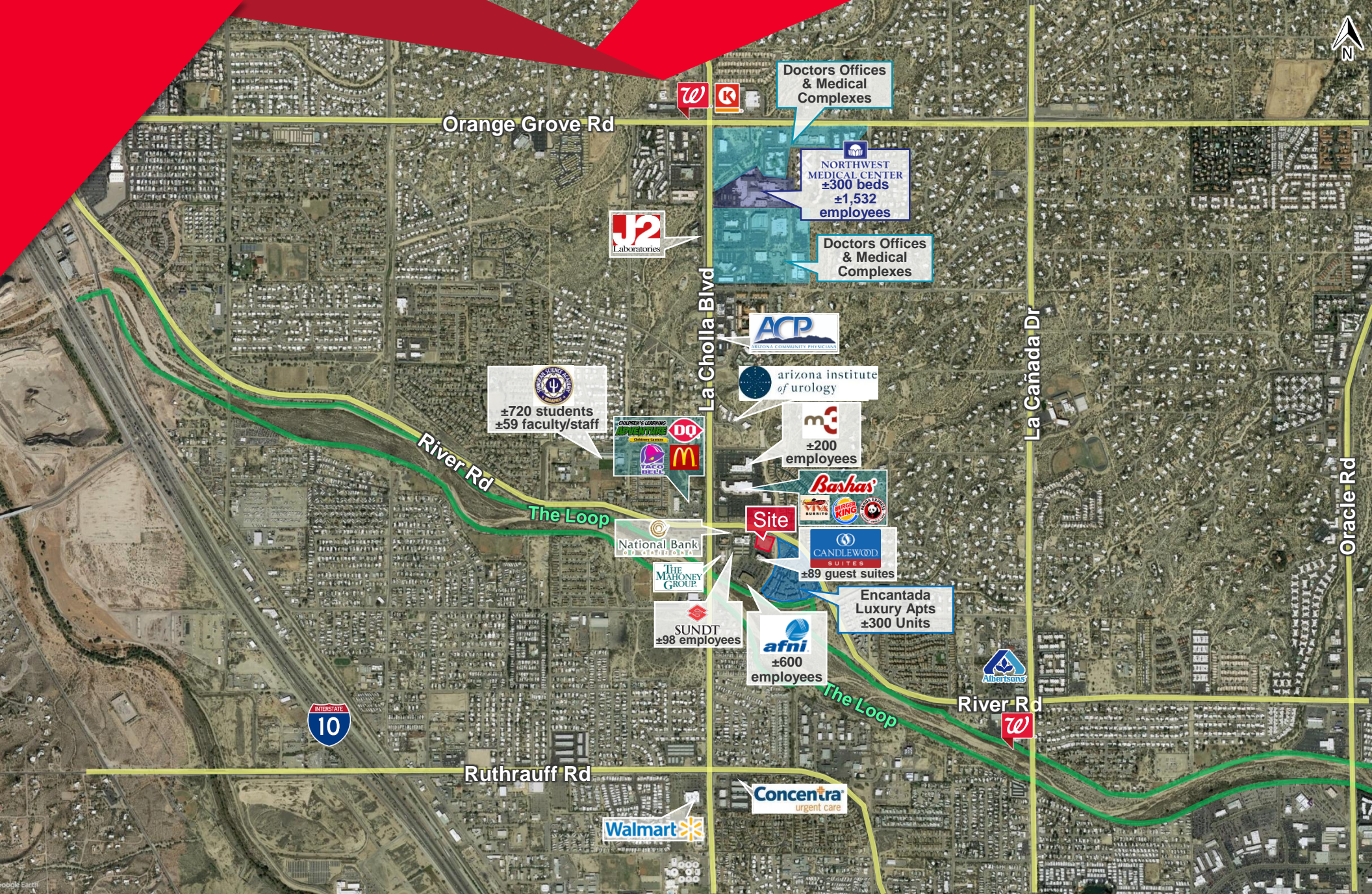
## CONCEPTUAL PLAN FOR MEDICAL/OFFICE BUILDING



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