

# RIVERFRONT PLAZA

TUCSON, AZ



For Lease | 1350 W Irvington Road

WE ARE  
THE CENTER  
OF RETAIL



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## RETAIL SPACE

7,100 SF

## LEASE RATE

Submit

## NNN CHARGES

\$7.47 PSF

## ZONING

C-1, City of Tucson

## NEIGHBORING TENANTS





Property is across the street from the Tucson Spectrum, which is Tucson's largest power center at 1.1M square feet. Nearby retailers include Home Depot, Target, Best Buy, Harkin's theater, Ross, Food City, Skechers, BB&B, Hobby Lobby, Planet Fitness, and many more.

## COMMENTS

- Located in Southwest Tucson's highest profile freeway location
- Dramatic views of Downtown and the Tucson & Catalina Mountains
- Great signage and building branding opportunities
- Close proximity to Downtown Tucson, Tucson International Airport
- Traffic counts on W Irvington Rd 36,465 VPD (2022)
- DO NOT DISTURB OCCUPANT CALL FOR TOUR



## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	13,374	\$66,461	3,987	\$112.13 M
3 Miles	102,667	\$57,057	25,822	\$759.17 M
5 Miles	193,751	\$57,483	107,943	\$1.54 B

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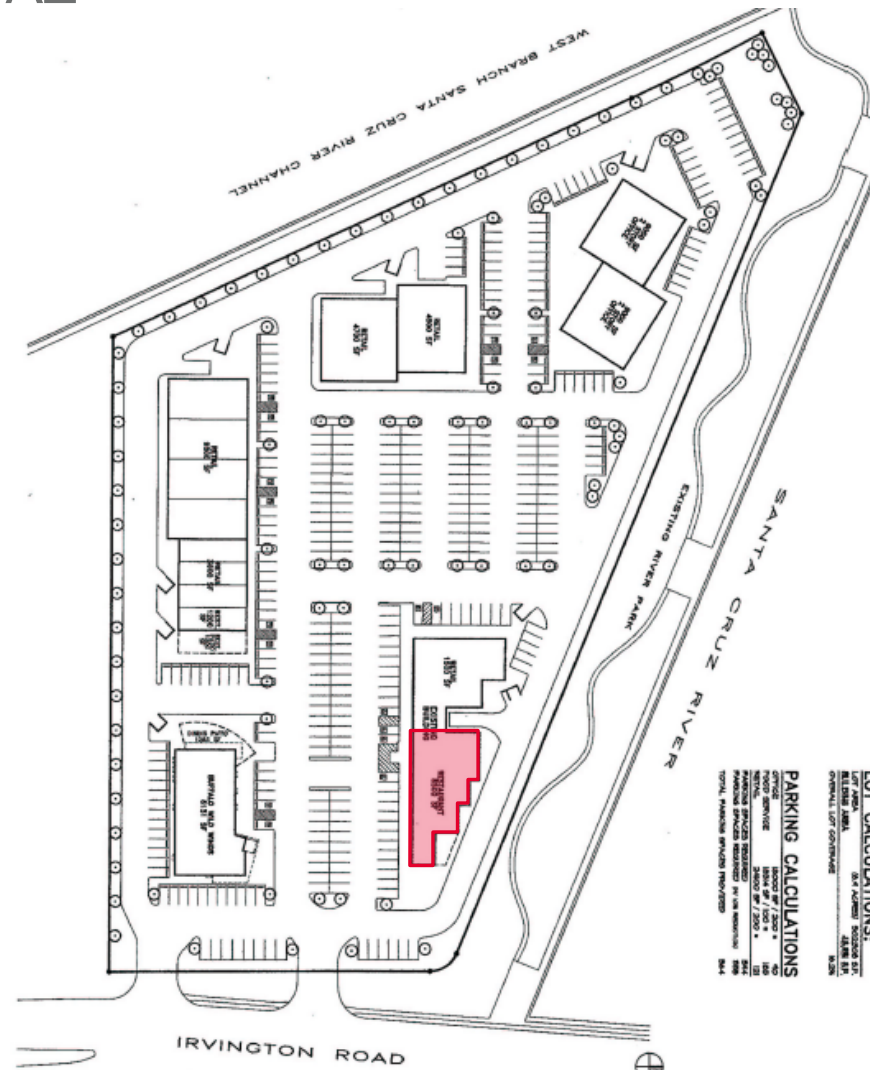
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# Site Plan



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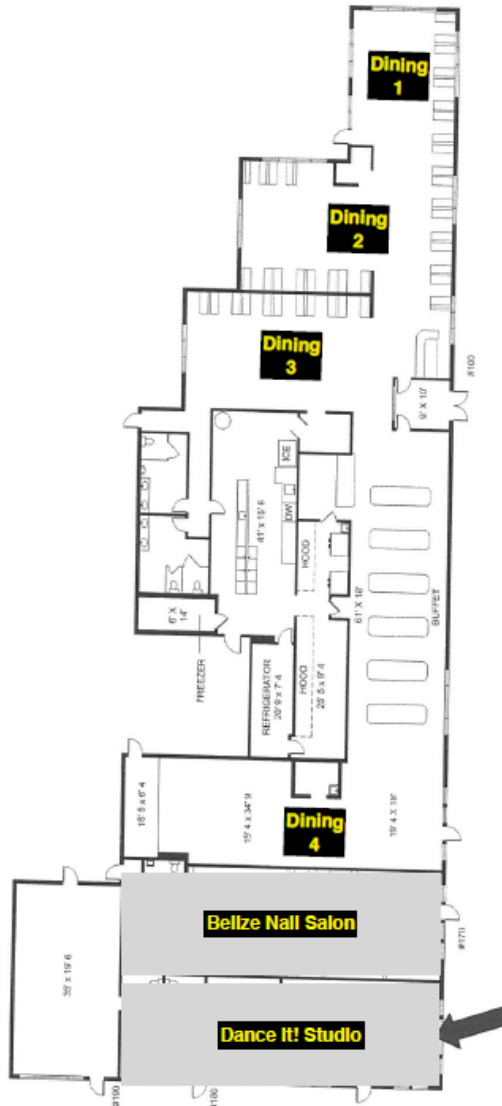


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## Floor Plan



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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, entity, 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.

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