

RIVER CROSSING PAD

NEC RIVER RD & LA CHOLLA BLVD, TUCSON, AZ



For Build-to-Suit, Ground Lease | Retail Pad

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THE CENTER
OF RETAIL



Dave Hammack / dhammack@picor.com / +1 520 546 2712
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CUSHMAN &
WAKEFIELD



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RIVER CROSSING PAD

NEC RIVER RD & LA CHOLLA BLVD, TUCSON, AZ

LOT SIZE

39,126 SF

LEASE RATE

Upon Request

TAX PARCEL NO.

104-01-7200

COMMENTS

- Desirable “hard corner” in Bashas’ anchored shopping center
- Located on “Going home” side of the street, also main east/west arterial expressway with easy access to I-10
- In the heart of an employment hub, with Sundt corporate headquarters and Afni directly across the street, and Northwest Medical campus just north of the site
- Surrounded by densely populated neighborhoods and apartments



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

| | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION | TOTAL RETAIL EXPENDITURE |
|---------|------------|-----------------------------|-----------------------|-----------------------------|
| 1 Mile | 11,164 | \$65,203 | 7,741 | \$116.1 M |
| 3 Miles | 68,464 | \$60,325 | 41,217 | \$724.26 M |
| 5 Miles | 175,862 | \$68,461 | 83,898 | \$1.98 B |

Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

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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, 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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