

RETAIL PROPERTY FOR LEASE

RIVER PARK VILLAGE

NWC River Rd & La Canada Dr | Tucson, AZ 85704

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LOCATION DESCRIPTION

NWC River Rd & La Canada Dr - Tucson

PROPERTY HIGHLIGHTS

- Anchored by a high performing Albertsons grocery store in the northwestern part of Tucson
- Occupied by quality national retailers including Papa John's Pizza, Great Clips, Whataburger and Subway
- Close proximity to the I-10 freeway
- The only shopping center at the intersection, making it the primary shopping center for the immediate neighborhoods
- High Traffic Intersection with over 48K VPD

AREA CO-TENANTS



Great Clips®



PAPA JOHN'S®

SUBWAY®

Jackson Hewitt
TAX SERVICES

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LEGEND

Available

Coming Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	CONTACT FOR PRICING

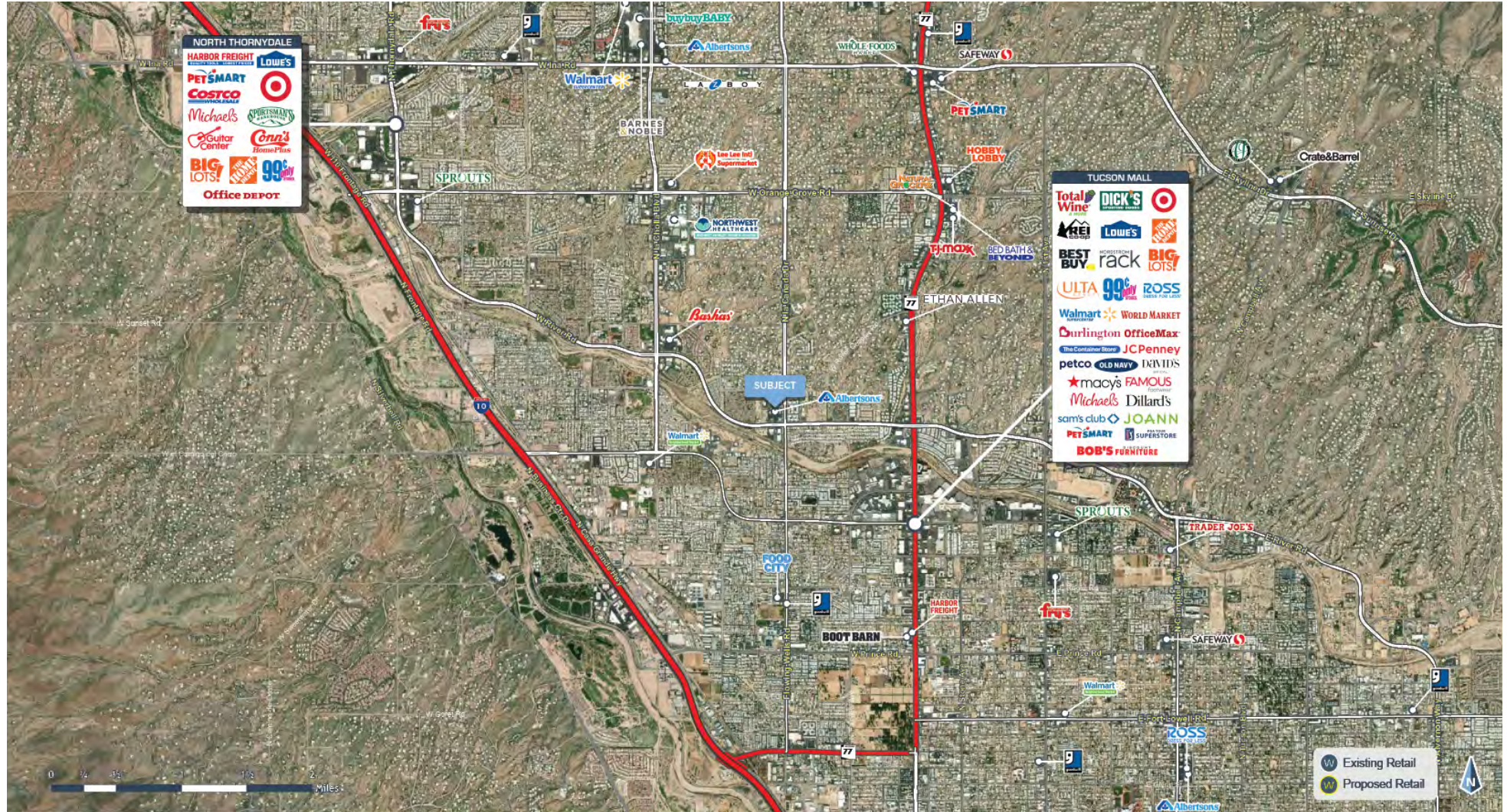
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
A101	SMOKE M	1,080 SF	-
A103-A105	AUNNI'S HEALTHCARE	1,800 SF	-
A107	Coming Available	1,200 SF	AVAILABLE 12/1/24
A109	Available	1,200 SF	OFFICE/MEDICAL
ANCHOR	ALBERTSON'S	56,330 SF	-
B201	NAILS RAP	890 SF	-
B203	GREAT CLIPS	900 SF	-
B205	FRONTLINE 24/7 FITNESS	4,500 SF	-
B206	JACKSON HEWITT	1,480 SF	-
B207	SUBWAY	1,200 SF	-
B209	TITLEMAX	1,200 SF	-
B211	PAPA JOHN'S PIZZA	1,200 SF	-

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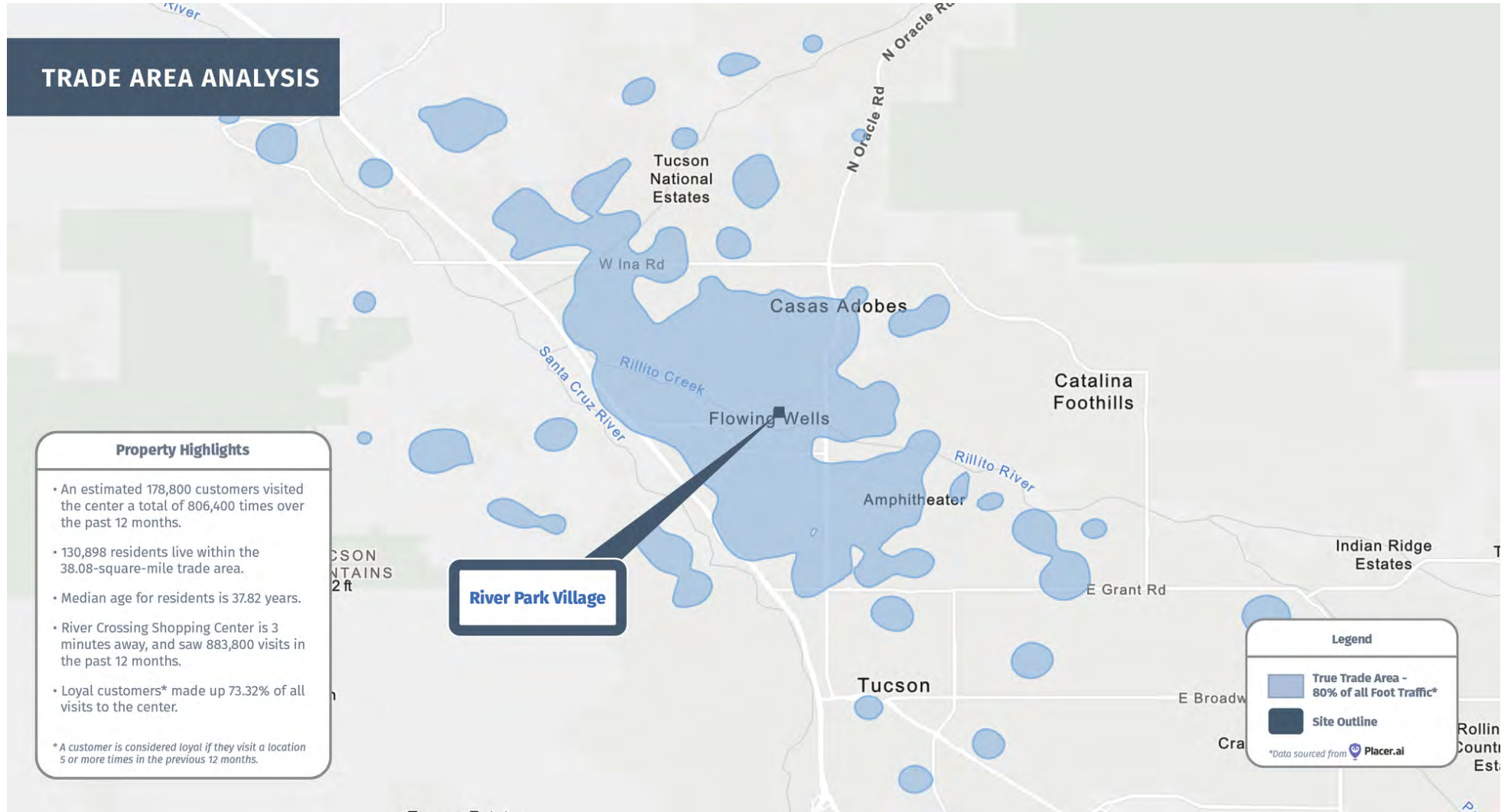
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,911	86,522	200,881
Median Age	44.7	38.8	37.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$51,123	\$46,873	\$52,609
Average	\$72,232	\$72,465	\$80,489



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	354	3,688	8,543
Employees	5,383	45,196	103,315
Daytime Population	11,666	96,181	219,821



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	36%	39%	46%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	57.50%	57.82%	63.46%
Services	18.89%	20.35%	19.39%
Blue Collar	23.58%	21.85%	17.14%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,316	38,696	90,186
Median Home Value	\$184,799	\$211,504	\$255,217

* 2022 Demographic data derived from ESRI

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