



# Joesler Village

NWC Campbell & River Roads, Tucson, Arizona  
From 2,678 SF up to 7,654 SF of Class "A" Office Space Available

For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com



**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

NWC Campbell & River Roads, Tucson, Arizona  
From 2,678 SF up to 7,654 SF of Class "A" Office Space Available



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

NWC Campbell & River Roads, Tucson, Arizona  
From 2,678 SF up to 7,654 SF of Class "A" Office Space Available



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000

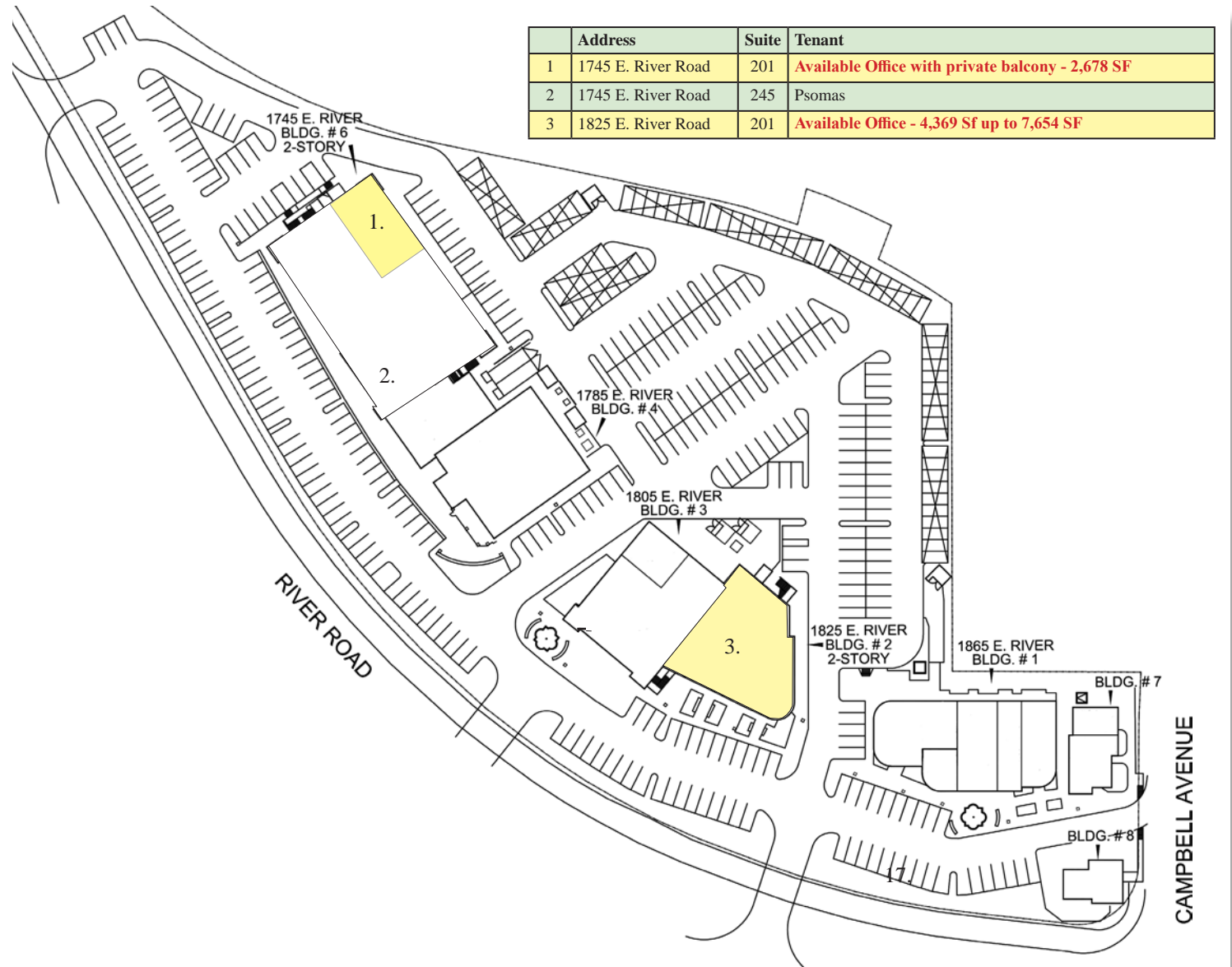
The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

NWC Campbell & River Roads, Tucson, Arizona  
Second Floor Directory

	Address	Suite	Tenant
1	1745 E. River Road	201	Available Office with private balcony - 2,678 SF
2	1745 E. River Road	245	Psomas
3	1825 E. River Road	201	Available Office - 4,369 Sf up to 7,654 SF



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

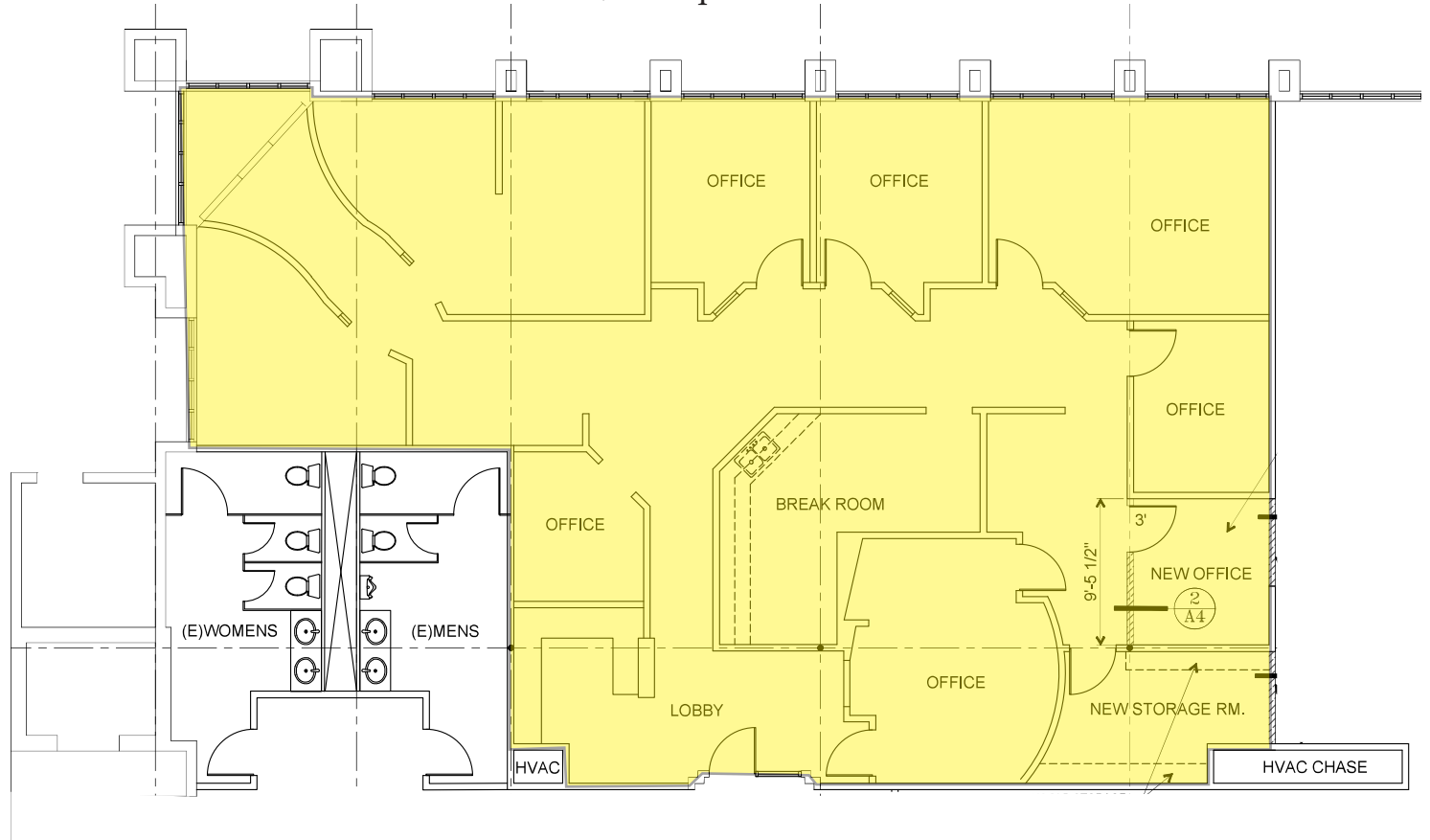
License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

1745 East River Road, Suite 201  
2,678 Square Feet



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

1825 East River Road, Suite 201  
7,654 Square Feet



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000



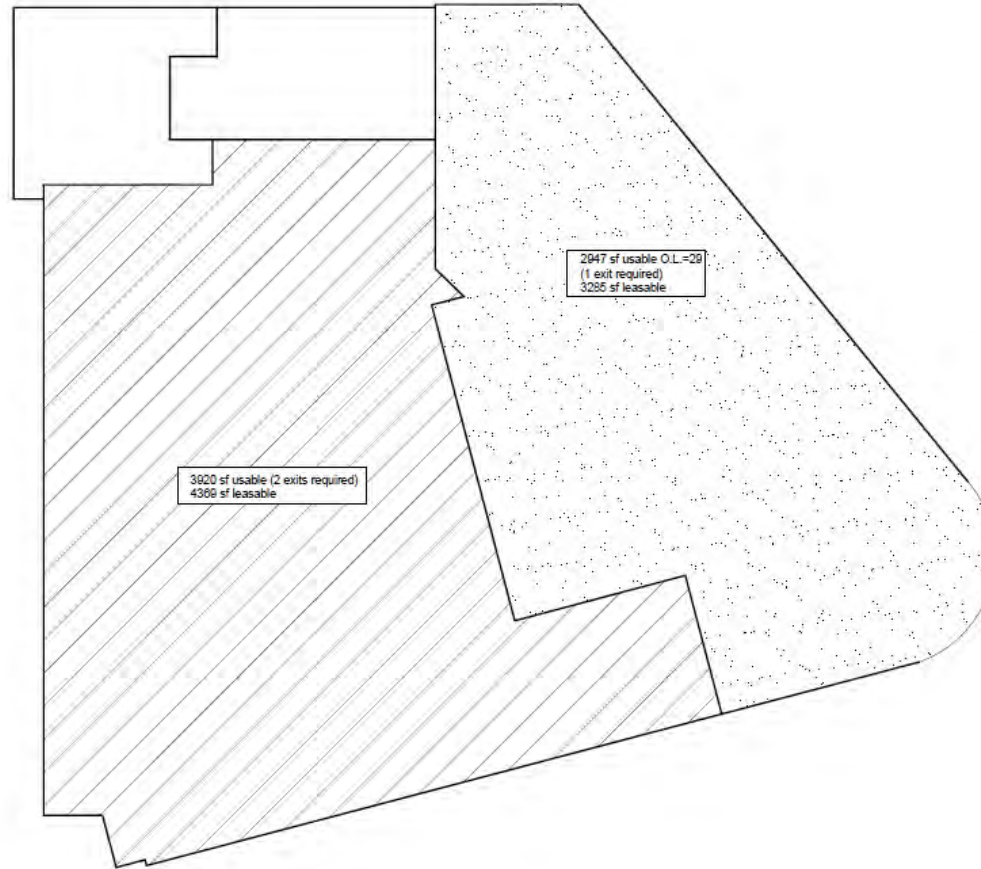
The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

1825 East River Road, Suite 201

Potential Demising Plan: West Half: 4,369 SF; East Half: 3,285 Square Feet



For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village

NWC Campbell & River Roads, Tucson, Arizona  
Ground Floor Directory

For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000



The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Joesler Village Office Tenants



Founded in 1946, PSOMAS is a full-service consulting firm with offices in California, Washington, Arizona, and Utah. They provide engineering services and specialize in surveying and mapping, sustainable design, cost estimating and scheduling, construction management, water quality documentation, and value analysis services. Psomas serves clients throughout the Western United States.

For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com



Fleming & Curti (<https://elder-law.com/>) is a Tucson based law firm whose practice is limited to Elder Law. They are committed to helping seniors, individuals with disabilities, and their families and supporters make informed choices guiding them through some of life's most important decisions. That may mean estate planning, special needs planning, guardianship, conservatorship, long-term care planning or probate.



Dodier & Co. was established in Tucson, Arizona, in 1989 in order to provide exceptional strategic marketing services to the shopping center industry. Today, the agency has grown into one of the most-respected integrated marketing firms in the industry, offering strategy, advertising, public relations, digital, social and data analytics for hundreds of shopping centers throughout the US.

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
[www.PaulAshCRE.com](http://www.PaulAshCRE.com)

License #LC509321000



# Restaurants of Joesler Village



P.F. Chang's is an Asian restaurant concept founded on making food from scratch every day in every restaurant. Created in 1993 by Philip Chiang and Paul Fleming, P.F. Chang's is the first multi-unit restaurant concept in the U.S. to honor and celebrate the 2,000-year-old tradition of wok cooking as the center of the guest experience. Since inception, P.F. Chang's chefs have been hand-rolling dim sum, hand chopping and slicing all vegetables and meats, scratch cooking every sauce and wok-cooking each dish, every day in every restaurant. P.F. Chang's new Farm to Wok® menu highlights its wholesome, scratch-cooking approach and introduces new dishes and drinks for lunch, happy hour and dinner. Today, P.F. Chang's has over 300 restaurants across the globe.



With 14 locations across the nation, Sullivan's is rooted in the rich tradition of classic steakhouses, but with a lively twist that turns every meal into a night to remember. Sullivan's features hand-cut steaks, fresh seafood, and signature cocktails served to the sounds of jazz music and a friendly, familiar atmosphere.



Zinburger is part of the Fox Restaurants Concepts family, an ever-evolving and growing line of innovative brands that has been building a creative culinary community unlike any other since 1998. With 6 locations throughout Arizona, Zinburger creates the perfect balance of comfort, flavor, and high quality ingredients in each of their menu items. When it comes to a great meal, there's nothing better than biting into a perfectly grilled, juicy burger, and sipping on a cold, creamy milkshake between every mouthwatering bite. Their vast selection of beer and wine is carefully picked to complement every delicious style of burger on their menu.

For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000

The above information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. We make no representations or warranties that the premises are free of environmental hazards or that the premises are suitable in all respects to your contemplated use. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions.



# Restaurants of Joesler Village



From their humble beginnings over 10 years ago with just a truck and catering company, Seis Kitchen has grown into a Tucson favorite with 3 convenient locations. They feature an award winning Regional Mexican Cuisine representing 6 (or “Seis”) distinctive culinary regions of Mexico. Calling upon the unique traditions of each of those “Seis” regions, they only use the best ingredients to deliver a menu of bold, complex and unique flavors.



Nothing says nourishing like a healthy salad! Choice Greens brought the design-your-own chopped salad concept to Tucson in early 2005. Customers can choose from over 50 ingredients and 20 dressings and also have their customized salad chopped and tossed just for them. The friendly service, variety of fresh ingredients and generous portions kept customers coming back for their favorite salad fix. They offer the freshest and highest quality food, from their vegetables and meats to their breads and desserts. For those craving something else, the Choice Greens menu also offers chopped classics and other non-salad options like deli-style sandwiches, pressed panini, signature grain bowls and homemade soups.



Villa Peru Restaurant has been family-owned and operated since August 2017. They specialize in taking the customer on a vicarious adventure to Peru through their authentic Peruvian Cuisine, and finely detailed ambience. Villa Peru’s lunch menu is simple and affordable for the business professional looking for quality, healthy, and great-tasting food served without delay. Villa Peru’s dinner menu features a transformation that opens the options of fine Peruvian Cuisine to include a greater selection of Peru’s best exotic dishes.



Since first opening its doors in October of 2021, Bubbe’s has quickly become one of Tucson’s favorite bagel restaurants bringing craft, kettle-boiled bagels to 2 convenient locations. Customer reviews boast the following about Bubbe’s : “best bagels in town” and even “best bagel west of the Mississippi!”.

For more information, please contact  
exclusive listing agents:

**John Yarborough**  
JohnY@PaulAshCRE.com

**David Carroll**  
DavidC@PaulAshCRE.com

**Paul Ash Commercial Real Estate**  
3499 N. Campbell Ave., Suite 907  
Tucson, AZ 85719  
Main 520.795.2100  
www.PaulAshCRE.com

License #LC509321000