



AVAILABLE FOR LEASE

Riverfront Village

Located at:
 730 E. Wetmore Rd.
 Tucson, Arizona
 NEC of First Ave. & Wetmore Rd.

Features:

- ✓ Join Starbucks and McAlister's Deli at this High Volume Traffic Intersection
- ✓ Excellent Ingress & Egress
- ✓ Located at a Signalized intersection
- ✓ Abundant Parking
- ✓ Located on a ± 2.23 Acre Site
- ✓ Located in the Tucson Mall trade area
- ✓ Zoned C-3
- ✓ Located near the Tucson Auto Mall
- ✓ Excellent monument signage
- ✓ Roll Up Doors Available

Available:

±640 SF to ± 2,757 SF Office/Retail Space
 From \$15.00 PSF + NNN*
 * NNN Estimated at \$3.50 SF



For More Information Contact:

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Located in The Tucson Mall trade area. Area tenants include: Wal-Mart, Best Buy, Office Max, Petco, Aaron's Rents, Dillard's, Macy's, Nordstrom Rack, Home Depot, Target, & more!

Available
 Properties:



Site Plan



Demographics 2020

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,276	105,100	239,039
Average Household Income	\$51,764	\$60,233	\$66,191
Number of Employees	11,844	49,877	161,961
Total Retail Expenditures	\$772 Million	\$2.1 Billion	\$4.1 Billion

TRAFFIC COUNTS: 48,500 Vehicles Per Day
 Wetmore: 20,000 (2013) 1st Ave: 28,500 (2015)

Location Map



Aerial Plan



Riverfront Village

730 E. Wetmore Rd.

Tucson, Arizona

Proposed Site Plan



NOT TO SCALE
SUBJECT TO CHANGE

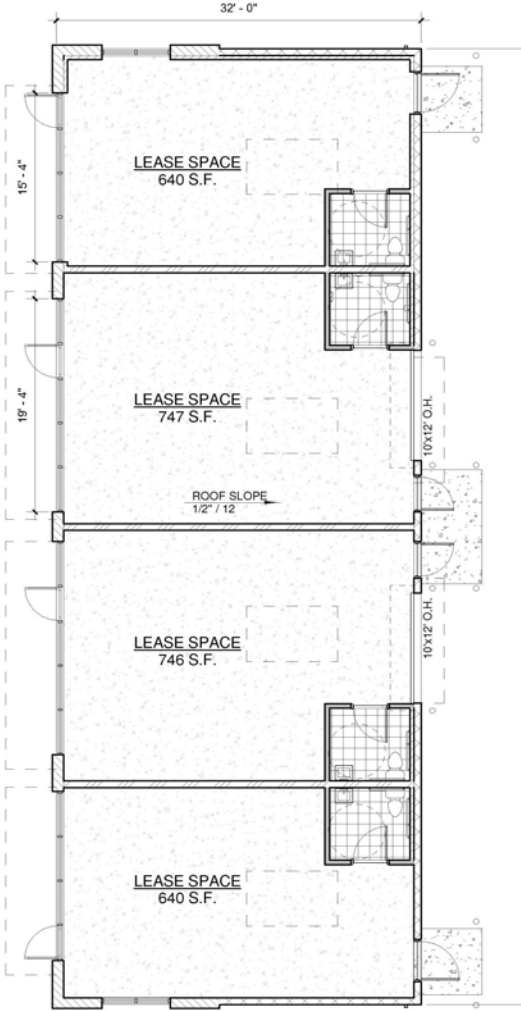
Riverfront Village

730 E. Wetmore Rd.

Tucson, Arizona

Proposed Floor Plan

±640 SF to ±2,757 SF



NOT TO SCALE
SUBJECT TO CHANGE

Riverfront Village

730 E. Wetmore Rd.

Tucson, Arizona

Area Retailers



NOT TO SCALE
SUBJECT TO CHANGE

Riverfront Village
NEC of First Ave. & Wetmore Rd.
Tucson, Arizona
Current Tenant List

<u>Tenant</u>	<u>Suite #</u>	<u>Square Footage</u>
McAlister's Deli	PAD 1	±3,750
Starbucks	PAD 2	±2,000
AVAILABLE (Divisible)	PAD 3	±2,757

EMPLOYMENT



White Collar

60%



Blue Collar

16%

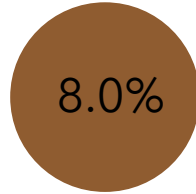


Services

25%

Riverfront Village

730 E Wetmore Rd, Tucson,
Arizona, 85719
Ring of 1 mile



Unemployment
Rate

BUSINESS



848

Total Businesses



11,844

Total Employees

KEY FACTS

15,276

Population



Median Age



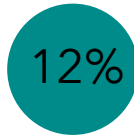
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Average
Household
Size

\$33,017

Median
Household
Income

EDUCATION



No High School
Diploma



22%
High School
Graduate



30%
Some College



36%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



5,142

2018 Millennial Population
(Born 1981 to 1998) (Esri)



2,215

2018 Generation X
Population (Born 1965 to
1980) (Esri)



2,659

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

63%



Blue Collar

16%

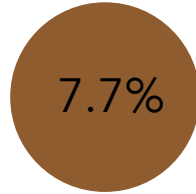


Services

20%

Riverfront Village

730 E Wetmore Rd, Tucson,
Arizona, 85719
Ring of 3 miles



Unemployment
Rate

BUSINESS



4,477

Total Businesses



49,877

Total Employees

KEY FACTS

105,100

Population



Median Age



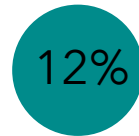
2.2

Average
Household
Size

\$37,316

Median
Household
Income

EDUCATION



No High School
Diploma



22%
High School
Graduate



31%
Some College



35%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



31,835

2018 Millennial Population
(Born 1981 to 1998) (Esri)



17,786

2018 Generation X
Population (Born 1965 to
1980) (Esri)



22,108

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

67%



Blue Collar

14%

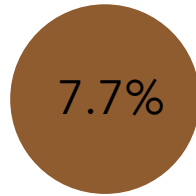


Services

20%

Riverfront Village

730 E Wetmore Rd, Tucson,
Arizona, 85719
Ring of 5 miles



Unemployment
Rate

BUSINESS



12,003

Total Businesses



161,961

Total Employees

KEY FACTS

239,039

Population



Median Age



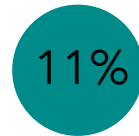
2.2

Average
Household
Size

\$41,040

Median
Household
Income

EDUCATION



No High School
Diploma



19%
High School
Graduate



31%
Some College



39%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



70,264

2018 Millennial Population
(Born 1981 to 1998) (Esri)



39,591

2018 Generation X
Population (Born 1965 to
1980) (Esri)



50,921

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)