

1890 E RIVER ROAD  
TUCSON, AZ 85718

 **Tucson Realty & Trust Co.**  
Southwest Expertise, Global Capability



## RARE ICONIC OFFICE BUILDING FOR LEASE

### AAA+ PRIME LOCATION

*This iconic office building commands attention at the Southwest corner of River Road and Campbell Avenue, the prime gateway to the Catalina Foothills. Located across from St. Phillips Plaza and Joesler Village, this is the perfect location for a company to display its prestige and reputation.*

- ✓ **Rent:** From \$25.00 per SF
- ✓ **Space Available:** 7,855 to 16,257 SF per Pima County Assessor)
- ✓ **Parcel Number:** 108-18-717B
- ✓ **Property Taxes:** \$2.77/SF
- ✓ **Zoning:** C-1, City of Tucson
- ✓ **Lease:** NNN
- ✓ **Parking:** 98 spaces including 3 handicapped
- ✓ **Traffic Volume:**  
47,300 on River rd.  
30,700 on Campbell Ave

**Exclusively Represented by:**

Tucson Realty & Trust Co.

333 N. Wilmot Rd., Suite 340, Tucson, AZ 85711

[www.tucsonrealty.com](http://www.tucsonrealty.com)

**HANK AMOS**

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	2 mile	5 mile	10 mile
<b>Population:</b>			
2021 Total Population:	44,067	233,077	647,715
Average Age:	34.5	36.3	37.4
<b>Household:</b>			
2021 Households:	20,721	103,318	267,995
Avg Household Inc.:	\$65,421	\$69,179	\$71,480
Avg Household Size:	2.1	2.1	2.3
<b>Housing:</b>			
Median Home Value:	\$238,862	\$236,983	\$209,342

*\*Demographics sourced  
from CoStar.*

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