

PAD FOR SALE

# RIVERSIDE CROSSING

EAST OF THE SOUTHEAST CORNER OF RIVER ROAD & LA CHOLLA



±1.263 ACRES  
(±53,849 SF)



ASKING PRICE:  
\$600,000



±13,000 PEOPLE IN  
A ONE MILE RADIUS

## HIGHLIGHTS:

- LOCATED ON TUCSON'S MAIN EAST/WEST ARTERIAL EXPRESSWAY WITH QUICK ACCESS TO I-10
- DIRECTLY ADJACENT TO SUNDT CORPORATION HEADQUARTERS, M3 AND AFNI
- IN THE HEART OF EMPLOYMENT, JUST SOUTH OF THE NORTHWEST HOSPITAL MEDICAL CAMPUS
- MAJOR EMPLOYMENT CORRIDOR, SURROUNDED BY DENSELY POPULATED NEIGHBORHOODS AND APARTMENTS
- ZONING: RETAIL, RESTAURANT, COMMERCIAL LAND USES
- FINISHED PAD WITH ALL UTILITIES AT OR NEAR PARCEL BOUNDARIES AND CONVENIENT INGRESS/EGRESS

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DVI  
Realty



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## 2019 DEMOGRAPHICS



12,235 1 MILE  
74,242 3 MILES  
184,760 5 MILES

POPULATION



\$68,003 1 MILE  
\$63,356 3 MILES  
\$69,231 5 MILES

AVG HOUSEHOLD INCOME



12,921 1 MILE  
86,531 3 MILES  
193,280 5 MILES

DAYTIME POPULATION

ESRI 2019

## TRAFFIC COUNTS

RIVER ROAD 34,035 VPD



24,116 VPD LA CHOLLA BLVD.

PAG 2019

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