

1890 E RIVER ROAD
TUCSON, AZ 85718



RARE ICONIC OFFICE BUILDING FOR LEASE

AAA+ PRIME LOCATION

An iconic office building that 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 their brand, prestige, and reputation.

- ✓ **Rent:** From \$19.00/SF
- ✓ **Spaces Available:** 7,855 to 16,257 SF
(per Pima County Assessor)
- ✓ **Parcel Number:** 108-18-717B
- ✓ **Property Taxes:** \$2.77/SF
- ✓ **Zoning:** C-1 Pima County
- ✓ **Lease:** NNN
- ✓ **Parking:** 98 spaces (incl. 3 Handicap)
- ✓ **Traffic Volume:** 47,300 ADV on River Road
30,700 ADV on Campbell Ave

Exclusively Represented By:

Tucson Realty & Trust Co.

333 N. Wilmot Road | Suite 340 | Tucson, AZ 85711

www.tucsonrealty.com

HANK AMOS

hank@tucsonrealty.com

520.577.7000

(Agent/Broker is the beneficiary of the Landlord)

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	2 mile	5 mile	10 mile
Population:			
2022 Total Population:	12,391	237,430	659,244
Median Age:	32.8	37.3	38.0
Household:			
2022 Households:	5,709	105,428	272,695
Median Household Income:	\$38,464	\$43,535	\$49,185
Average Household Size:	2.1	2.1	2.3
Housing:			
Median Home Value::	\$224,737	\$232,900	\$209,189

*Demographics sourced from CoStar (3/2023)

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