

FREESTANDING MEDICAL BUILDING

90 W River Rd. | Tucson, AZ 85704

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



AVAILABLE

90

Urgent Care

Earth's Healing

YOUR SIGN
HERE

BLUEGGY'S BAGELS
BAGELZ & BREADS

CLICK TO VIEW
VIRTUAL TOUR

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PROPERTY DETAILS

| | |
|-------------|-----------------------------------|
| Available | 5,247 SF |
| Lease Rate | Contact Agent |
| NNN Charges | \$5.25 / SF |
| Year Built | 1997 with Major Renovations 2016 |
| Address | 90 W River Road, Tucson, AZ 85704 |
| Zoning | C-2 Zoning (CoT) |

HIGHLIGHTS

- High-end, move-in ready medical building with premium finishes
- Thoughtfully designed layout optimized for medical operations
- Includes professional office component
- Exceptional visibility and accessibility on River Road
- Ample on-site parking
- Monument signage
- Left-in, left-out directly in front of property

TRAFFIC COUNTS

| | |
|---------------|-------------------|
| W. River Rd | 36,494 VPD (2024) |
| N. Stone Loop | 13,041 VPD (2024) |

| DEMOGRAPHICS | Population | Average Household Income | Daytime Population |
|--------------|------------|--------------------------|--------------------|
| 1 Mile | 6,727 | 3,627 | 6,975 |
| 3 Miles | 93,157 | 43,000 | 47,244 |
| 5 Miles | 222,381 | 99,373 | 106,444 |

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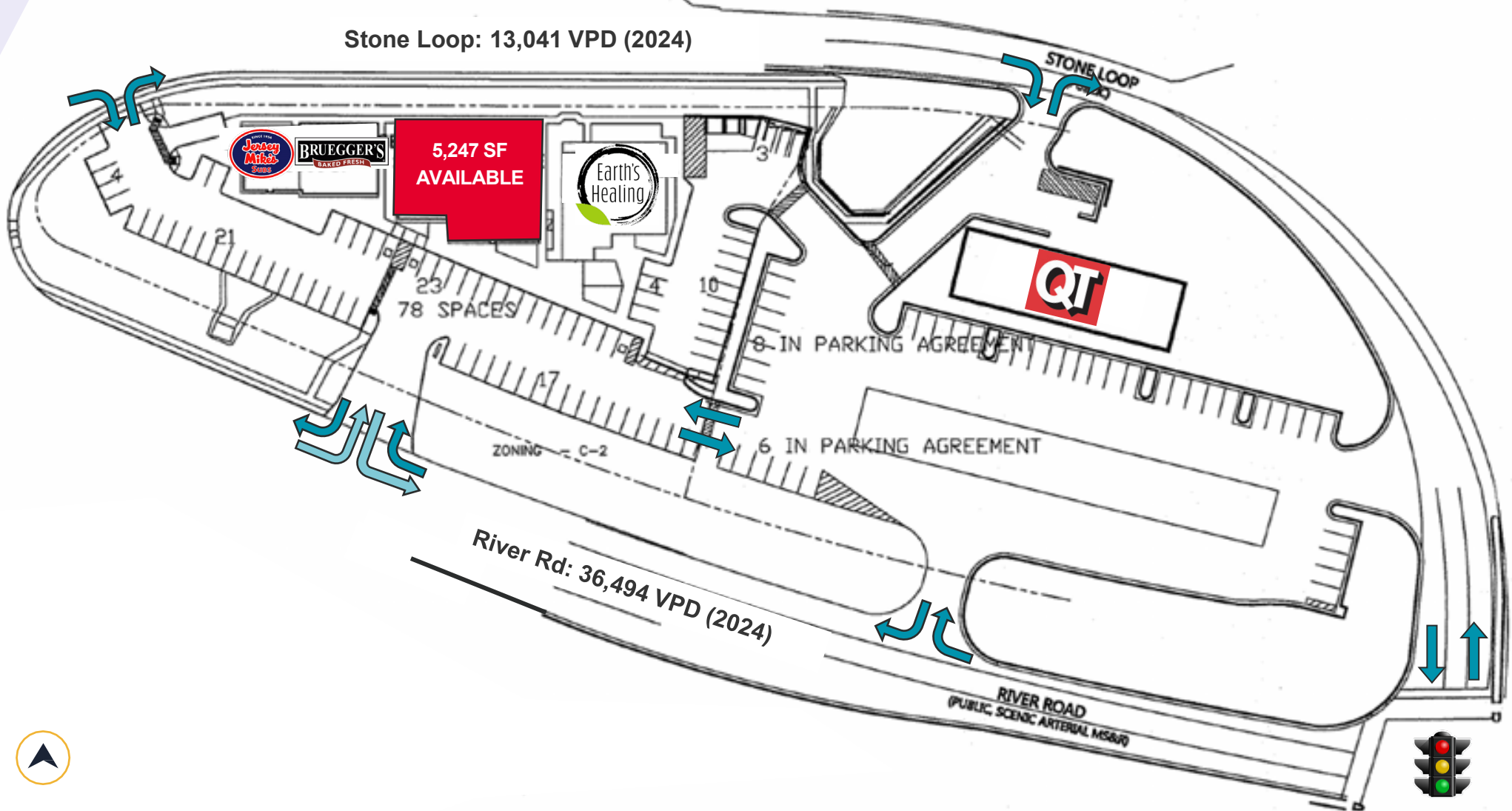
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SITE PLAN

Stone Loop: 13,041 VPD (2024)



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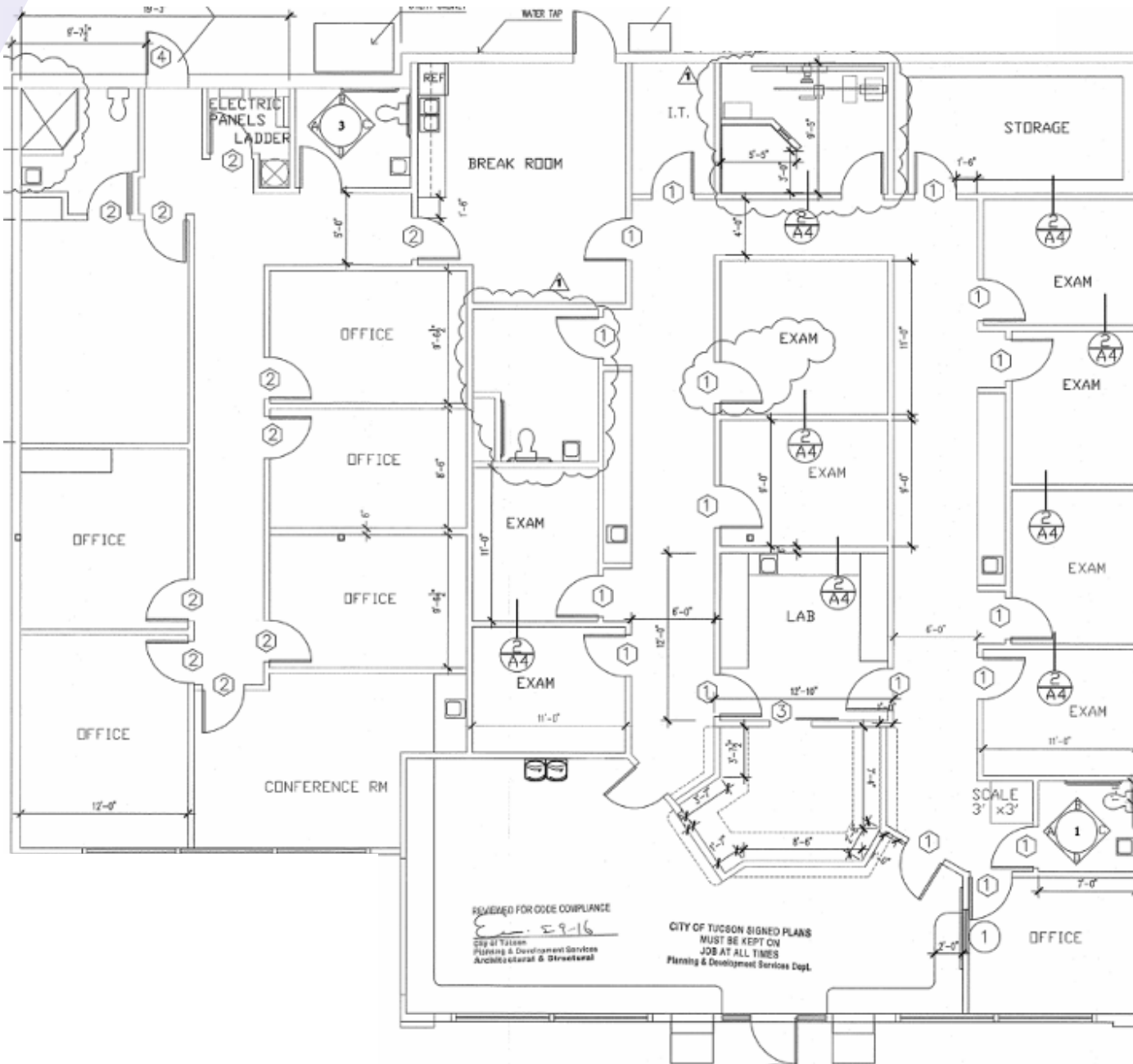
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FLOOR PLAN



INTERIOR FEATURES

- High-end flooring
- 1 3/4" solid wood doors
- Arched hallways, with crown molding and chandelier lighting
- Eight exam rooms
- Five professional offices
- Four ADA restrooms
- Corporate suite/office with walk-in shower
- Radiological room

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INTERIOR PHOTOS



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