

98 W. RIVER ROAD

TUCSON, AZ 85704



For Lease | Former Starbucks

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

1,200 SF (Available 12/1/19)

LEASE RATE

Upon Request

NNN CHARGES

\$8.14/SF

NEIGHBORING TENANTS

Brueggers Bagels, Big 5 Sporting Goods, Dollar Tree, Red Lobster, Quik Trip, Denny's & More

COMMENTS

- Two-Tenant restaurant/ retail building
- Starbucks vacating December 1, 2019
- Great visibility endcap with patio seating
- Easy ingress/ egress off River Road



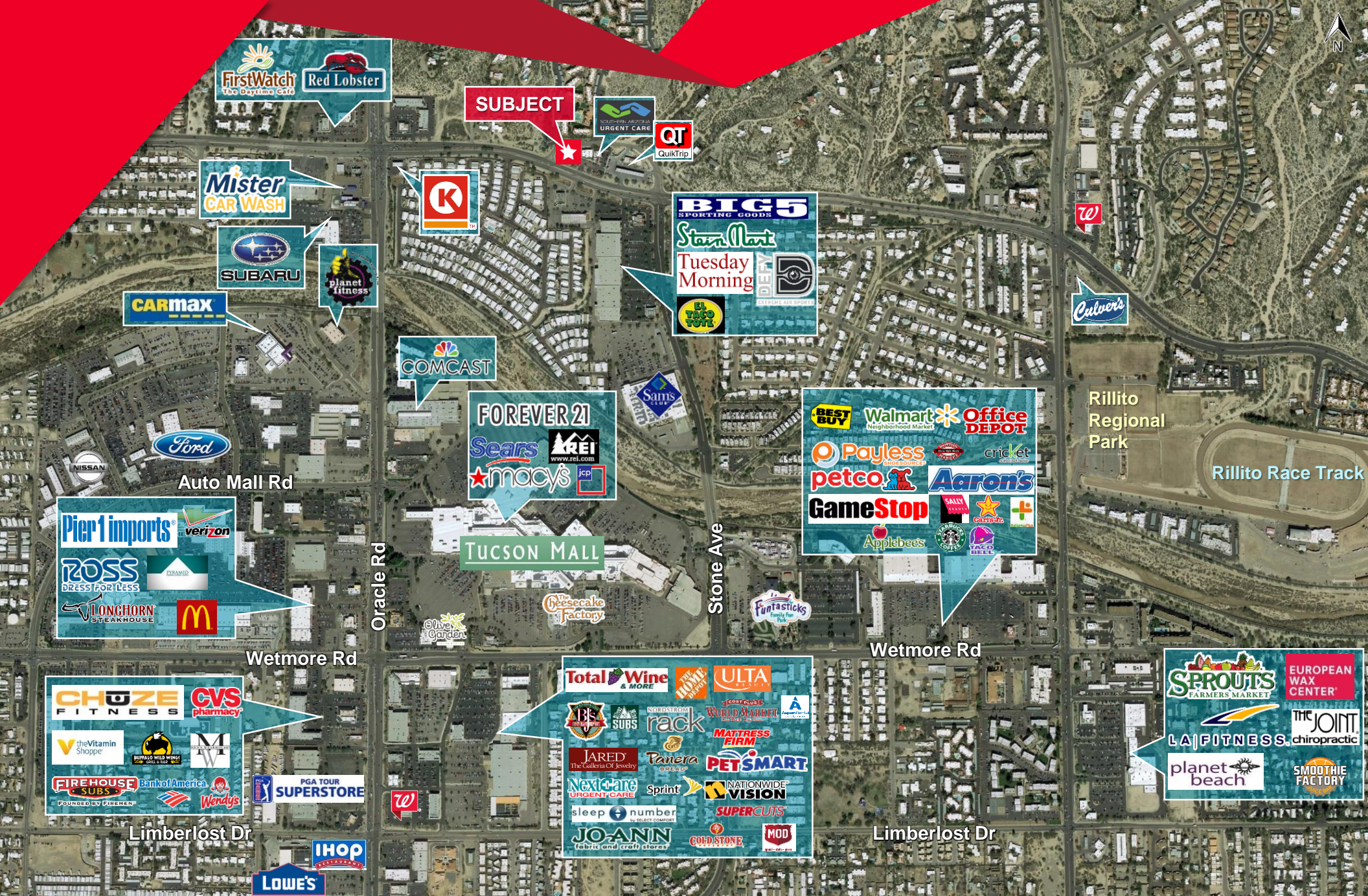
NEIGHBORHOOD DEMOGRAPHICS



1 Mile	6,004	\$67,183	9,429	\$81.91 M
3 Miles	90,520	\$59,722	51,306	\$966.81 M
5 Miles	217,964	\$64,070	134,090	\$2.37 B

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