

McGRAW'S RESTAURANT & CANTINA

4110 S Houghton Road | Houghton Road & Escalante Road | Tucson, AZ

CUSHMAN &
WAKEFIELD

 **PICOR**

FOR SALE

 [CLICK TO VIEW
AERIAL TOUR](#)



ADDITIONAL
ACREAGE FOR SALE

SUBJECT

ADDITIONAL
ACREAGE FOR SALE

Parking Spaces: 53
(Parking Lot to be paved)

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PROPERTY DETAILS

Available –	2,060 SF Restaurant
Renovation Nearing Completion	2,600 SF Patio
NNN Cost	Contact Agent
Land Size	1.94 Acres
Year Built	1989 (Renovated 2022-2026)
Zoning	C-1 (75.34% or about 1.46 Acres) SR (24.66% or about 0.479 Acres)
Address	4110 S Houghton Road Tucson, AZ 85730

HIGHLIGHTS

- Fully Renovated 2026 - New roof, plumbing (including sewer connection), 1" water meter, new grease interceptor, electrical, fire sprinklers, & patio
- Houghton Road Corridor — 500% projected traffic increase upon completion of road widening.
- Minutes from Davis-Monthan AFB, Rita Ranch (~4,900 homes), and UA Tech Park (Raytheon, Citi, IBM)
- 2,600 SF covered patio with seating for 150+
- 40+ years of local name recognition; iconic Tucson east-side gathering place with deep roots!

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
3 Minute Drive Time	23,874	\$97,043	2,745
5 Minute Drive Time	88,451	\$85,789	14,630
10 Minute Drive Time	168,313	\$80,765	32,624

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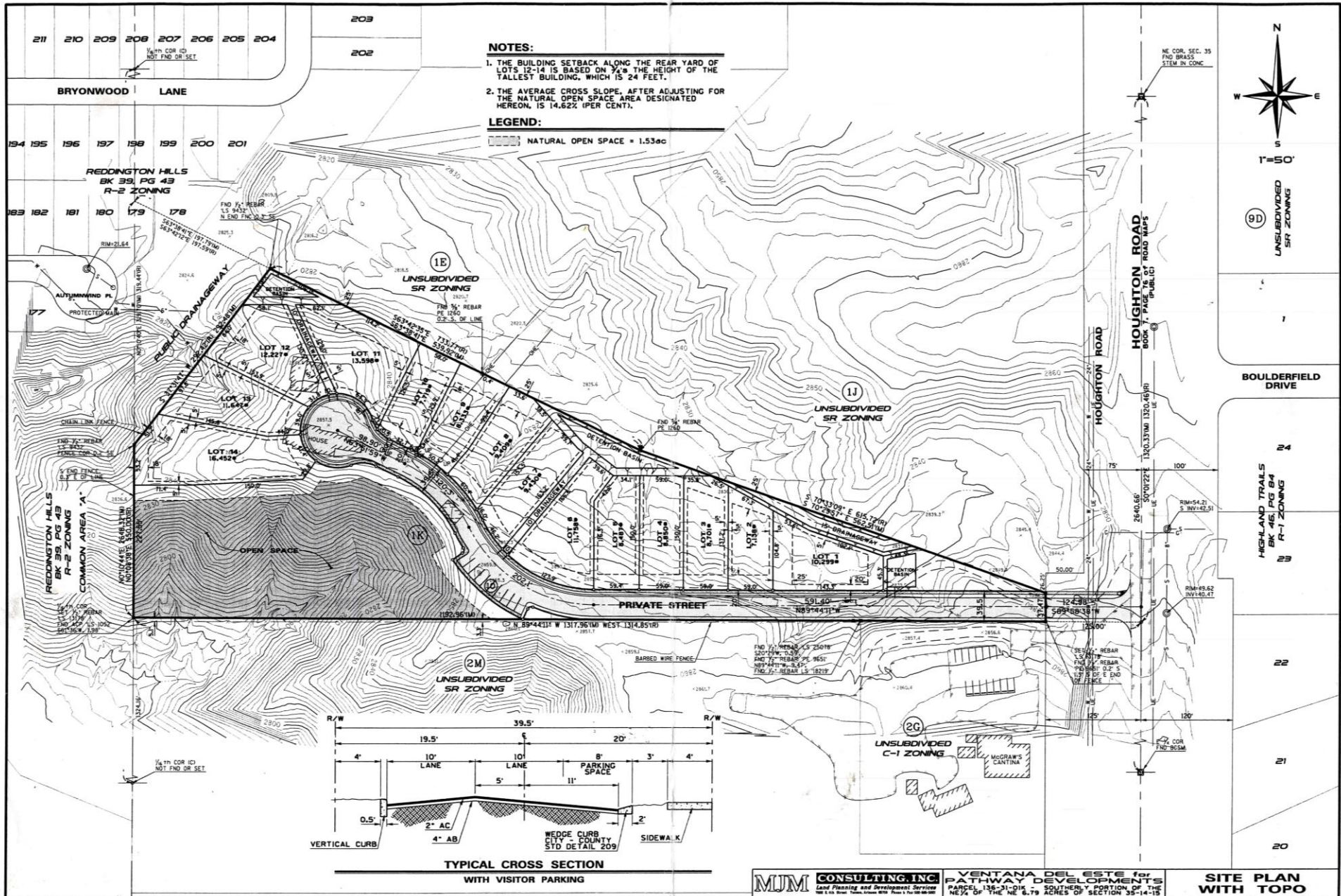
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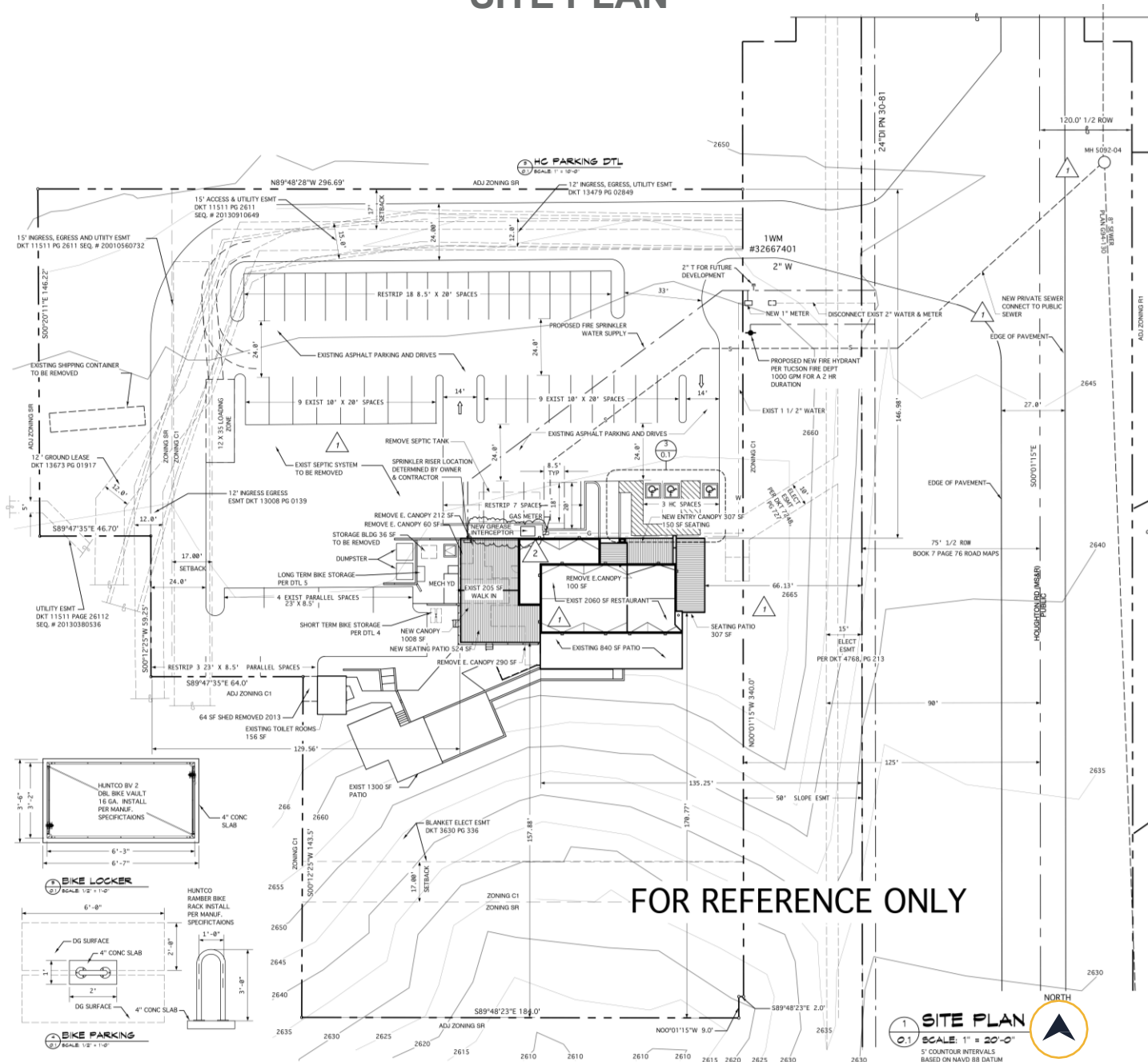
PLAT MAP



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SITE PLAN



Houghton Road & Escalante Road | Tucson, AZ

2 CHANGES IN FLOOR SURFACES
 1:1 SCALE: 6" = 1'-0"
 NOTE: ANY CHANGES IN FLOOR FINISH LEVELS SHALL MEET ONE OF THE 3 DETAILS ABOVE

The floor plan shows a restaurant layout with the following rooms and features:

- 115 STORAGE**: Located in the upper left.
- 114 MECH YD**: Mechanical yard area.
- 113 WALK-IN COOLER**: Located near the storage area.
- 101 SOULLARY**: Located near the storage area.
- 102 WOMEN'S** and **103 MEN'S**: Restrooms.
- 104 HALL**: Central hallway.
- 108 KITCHEN**: Located in the center.
- 109 PREP**: Preparation area.
- 111 BAR** and **CENTER IN BAR**: Located near the kitchen.
- 105 DINING**: Large dining area on the right.
- 107 DINING**: Dining area below the kitchen.
- 116 PATIO**: Outdoor patio area with stairs and slopes.
- 110 PATIO**: Outdoor patio area on the far right.

The plan includes numerous dimensions, room numbers, and callouts for floor surface changes (e.g., 1, 2, 3, 4, 13, 16, 17, 21, 22, 23, 24). A north arrow is located in the bottom right corner.

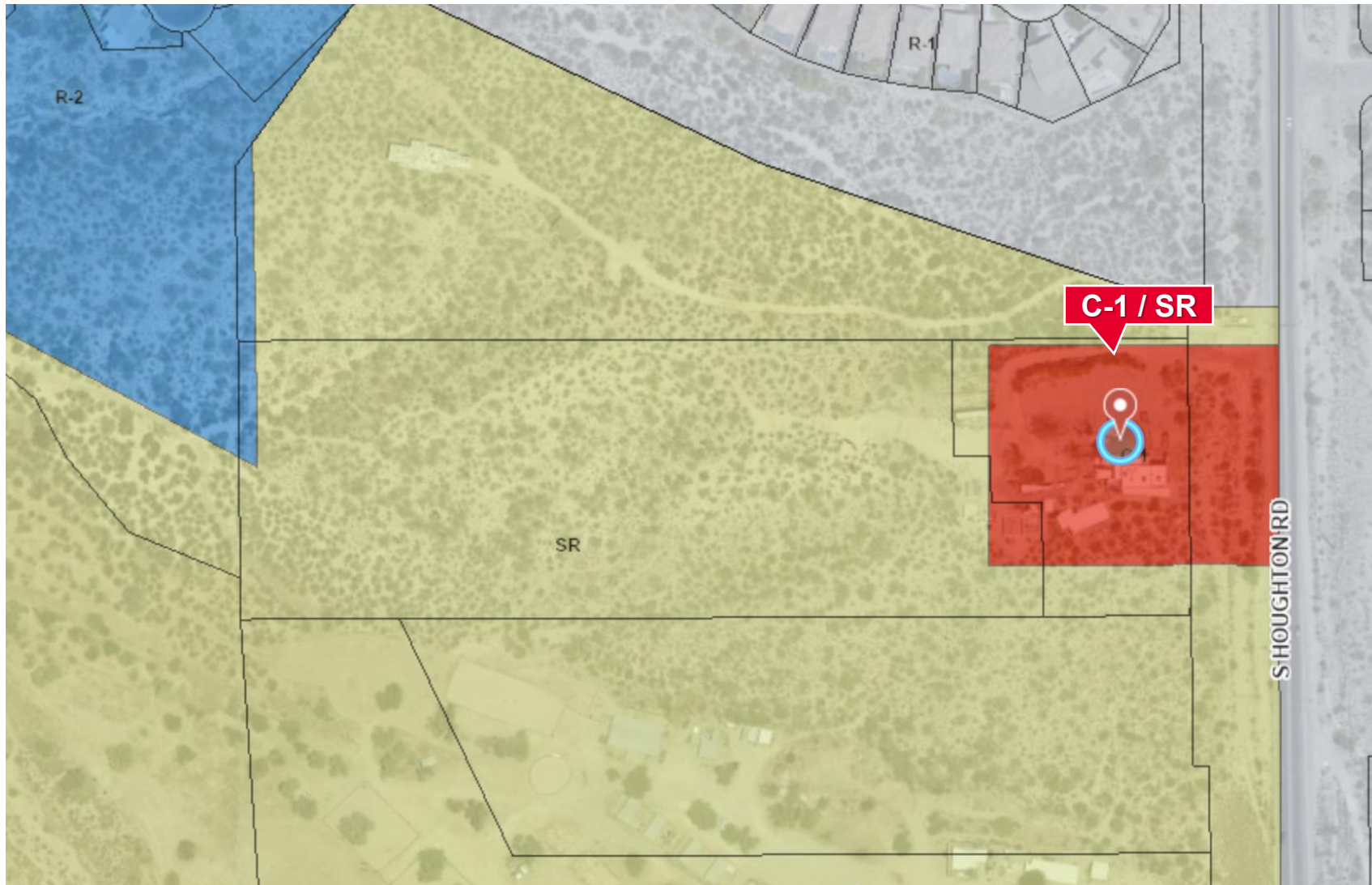
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ZONING MAP



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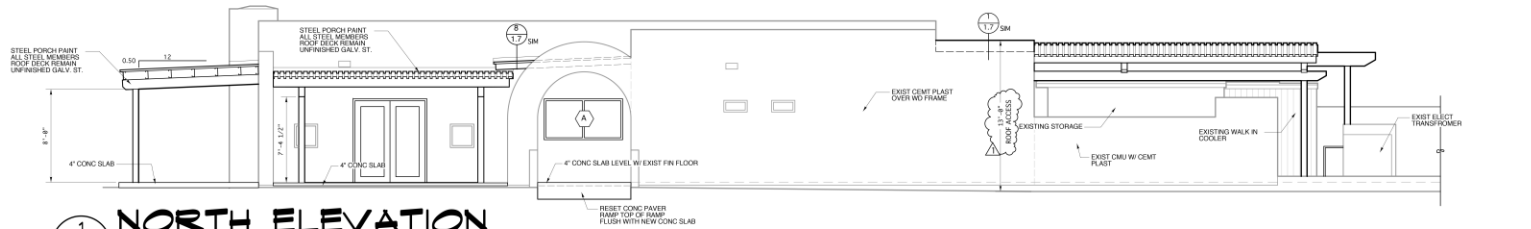
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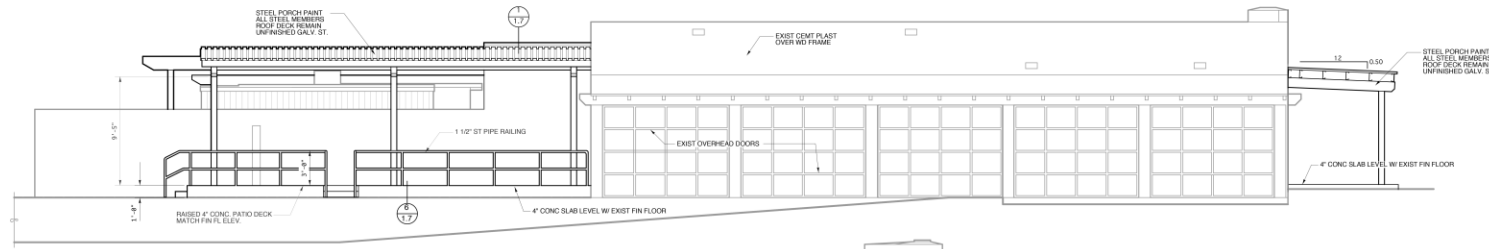
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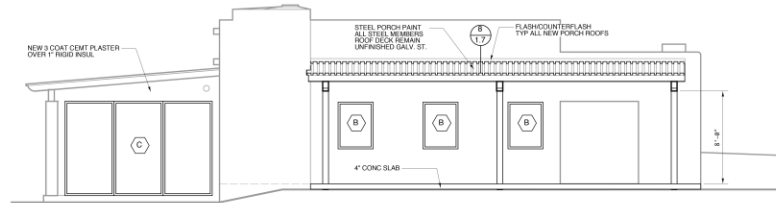
RENDERING



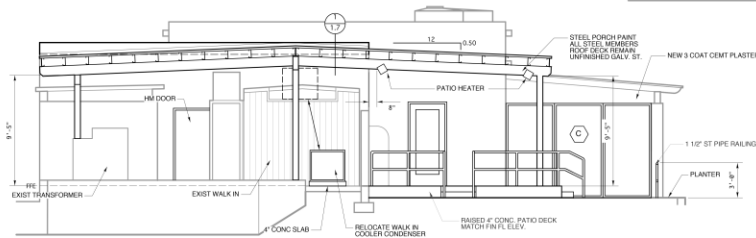
1 NORTH ELEVATION
1.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
1.2 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
1.2 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
1.2 SCALE: 1/4" = 1'-0"

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PHOTOS



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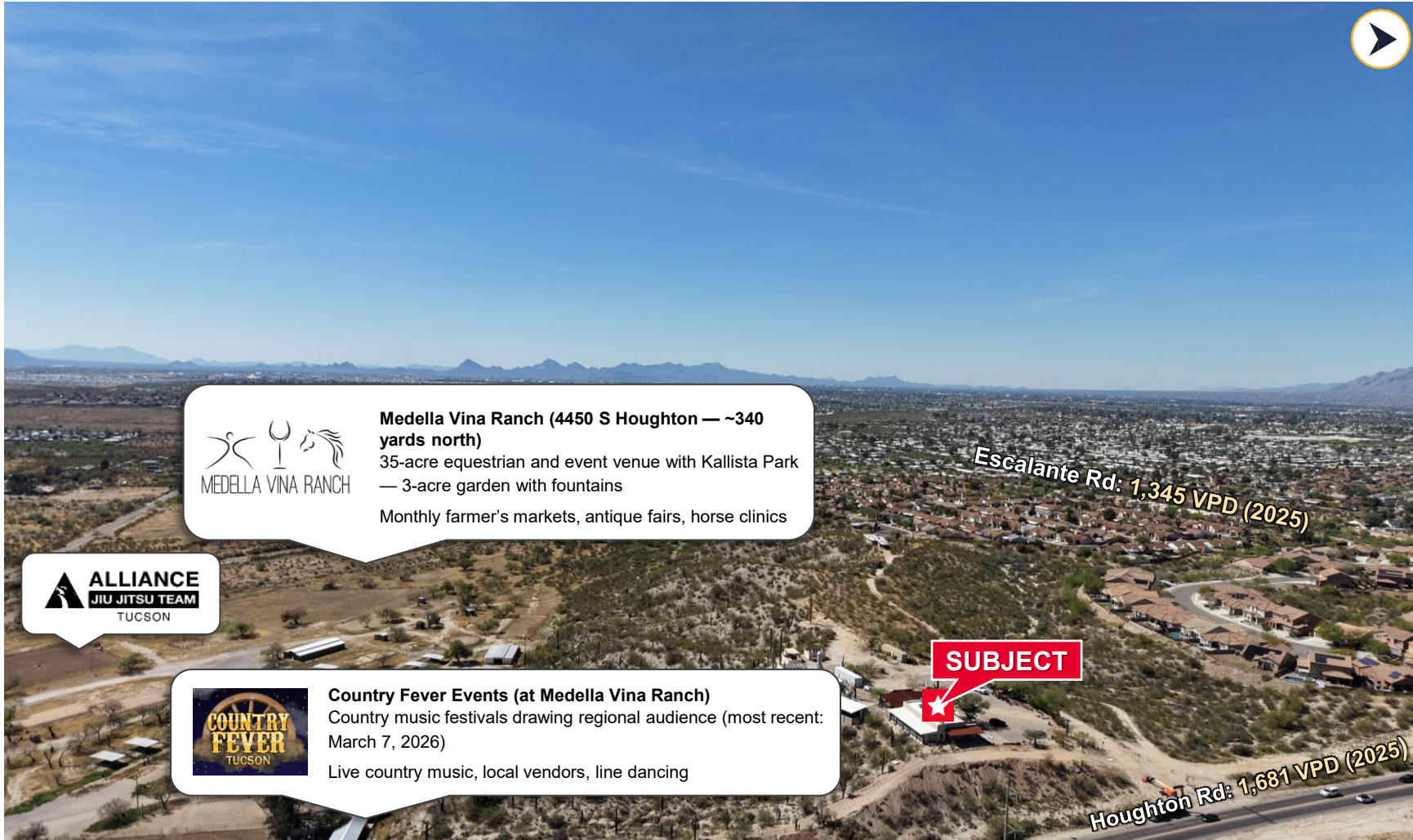
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TOP EMPLOYERS IN THE AREA

Raytheon



Employees	Distance	Industry
13,000±	2-3 Miles	Aerospace/ Defense

Employees	Distance	Industry
11,000± (on base)	3.5-4 Miles	Military

Employees	Distance	Industry
6,000± across 85 companies	2-3 Miles	Tech/Research / Defense

amazon

TARGET® Fulfillment Center



Employees	Distance	Industry
1,500-1,900±	4 Miles	Logistics/ Warehouse

Employees	Distance	Industry
500-800±	2-3 Miles	Logistics/ Warehouse

Employees	Distance	Industry
400-600±	1.5 Miles	Healthcare



Employees	Distance	Industry
600-900±	1 Mile	Retail/ Services

Employees	Distance	Industry
500±	1-3 Miles	Education

Employees	Distance	Industry
100-150±	1 Mile	Healthcare

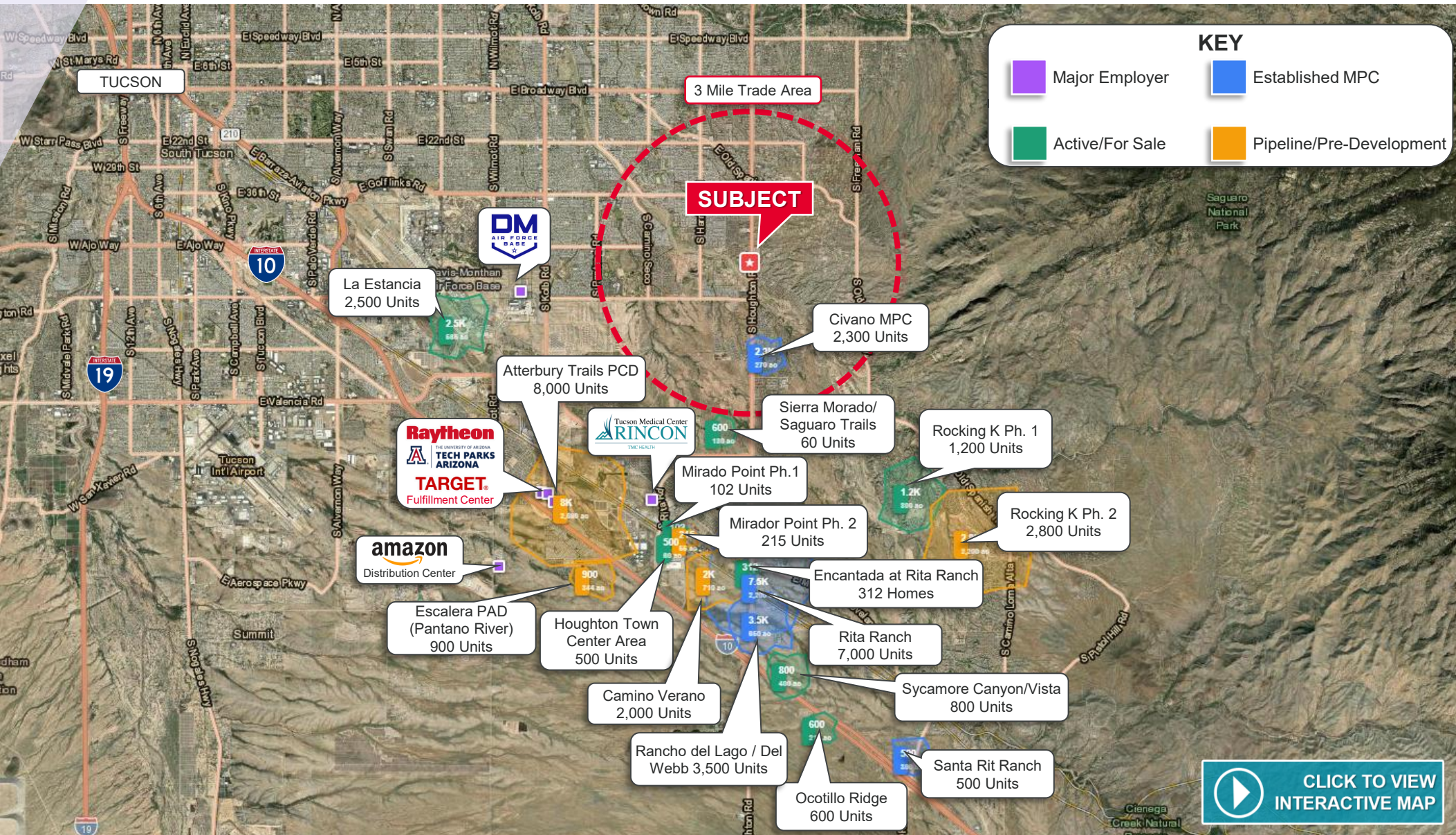
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