

FOR SALE

FREESTANDING RESTAURANT OPPORTUNITY

1801 N Stone Avenue, Tucson AZ 85705

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PROPERTY HIGHLIGHTS

FOR SALE

1801 N Stone Avenue, Tucson AZ 85705

Sale Price: \$2,400,000

Building Size: $\pm 10,600$ SF (per architectural plans)

Parcel Size: ± 2.05 Acres (per assessor)

HIGHLIGHTS

- $\pm 10,600$ SF of turnkey restaurant space, complete with a full commercial kitchen, bar, designated event room, dance floor, stage, and two covered patio spaces.
- A piece of Tucson nightlife history — formerly the iconic Wildcat House and Brother John's Beer, Bourbon & BBQ
- High-visibility N Stone Ave location in a vibrant, established central Tucson corridor
- Flexible I-1 zoning opens the door to a wide range of uses
- Ample on-site parking with ± 161 spaces
- Depending on Use and parking calc, creating additional Stone pad could be evaluated

PROPERTY DETAILS

Assessor Parcel No

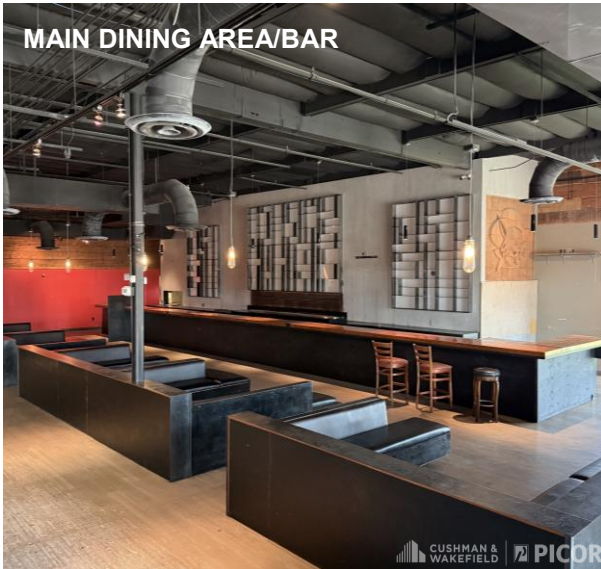
115-06-207B

Zoning

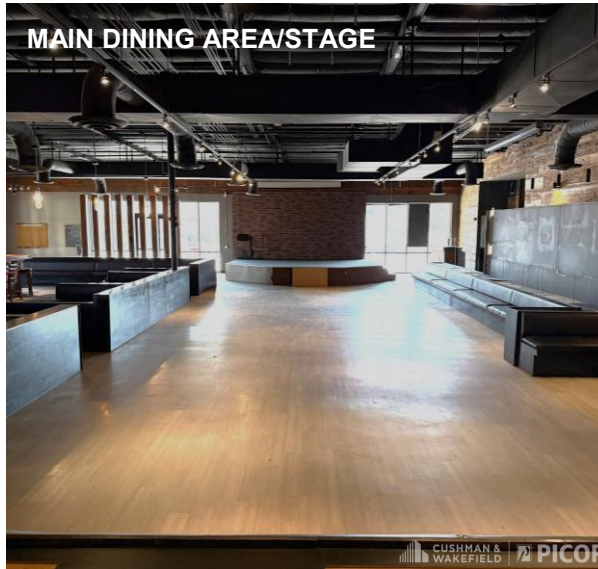
I-1, City of Tucson

INTERIOR PHOTOS

MAIN DINING AREA/BAR



MAIN DINING AREA/STAGE



EVENT ROOM



KITCHEN



NORTH PATIO



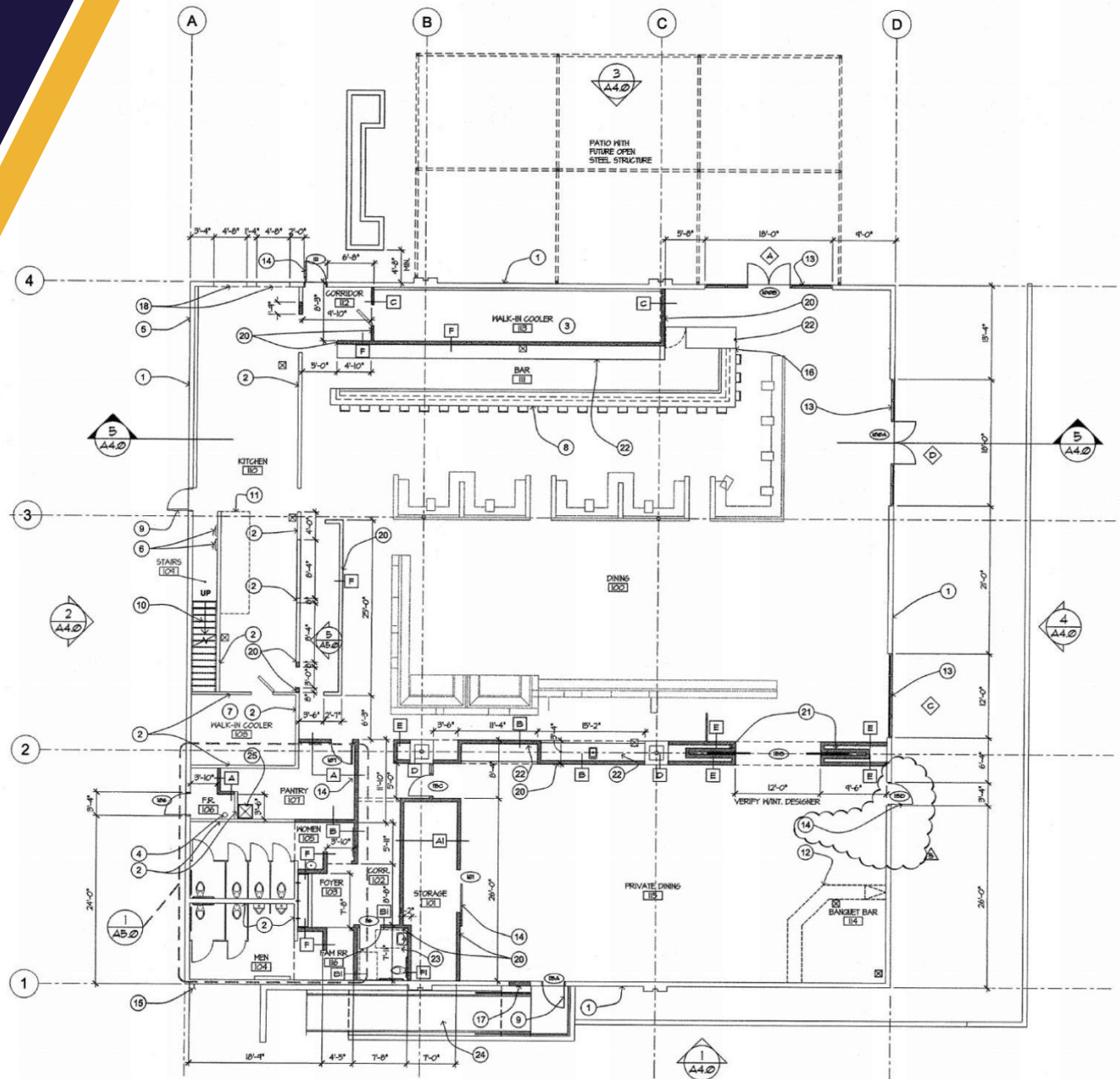
EAST PATIO



FLOOR PLAN

Turnkey restaurant setup with full kitchen infrastructure in place. Existing improvements include a $\pm 16'$ Type I hood system, 2 walk-in coolers — one in the kitchen ($\pm 9'9'' \times 12'11''$) and one behind the bar for beer and liquor storage ($\pm 39' \times 7'1''$) — a 51-tap beer system, a 1,000-gallon capacity grease interceptor, and a mezzanine level for employee and administrative use.

$\pm 10,600$ SF
(per architectural plans)



SITE PLAN

10,600 SF

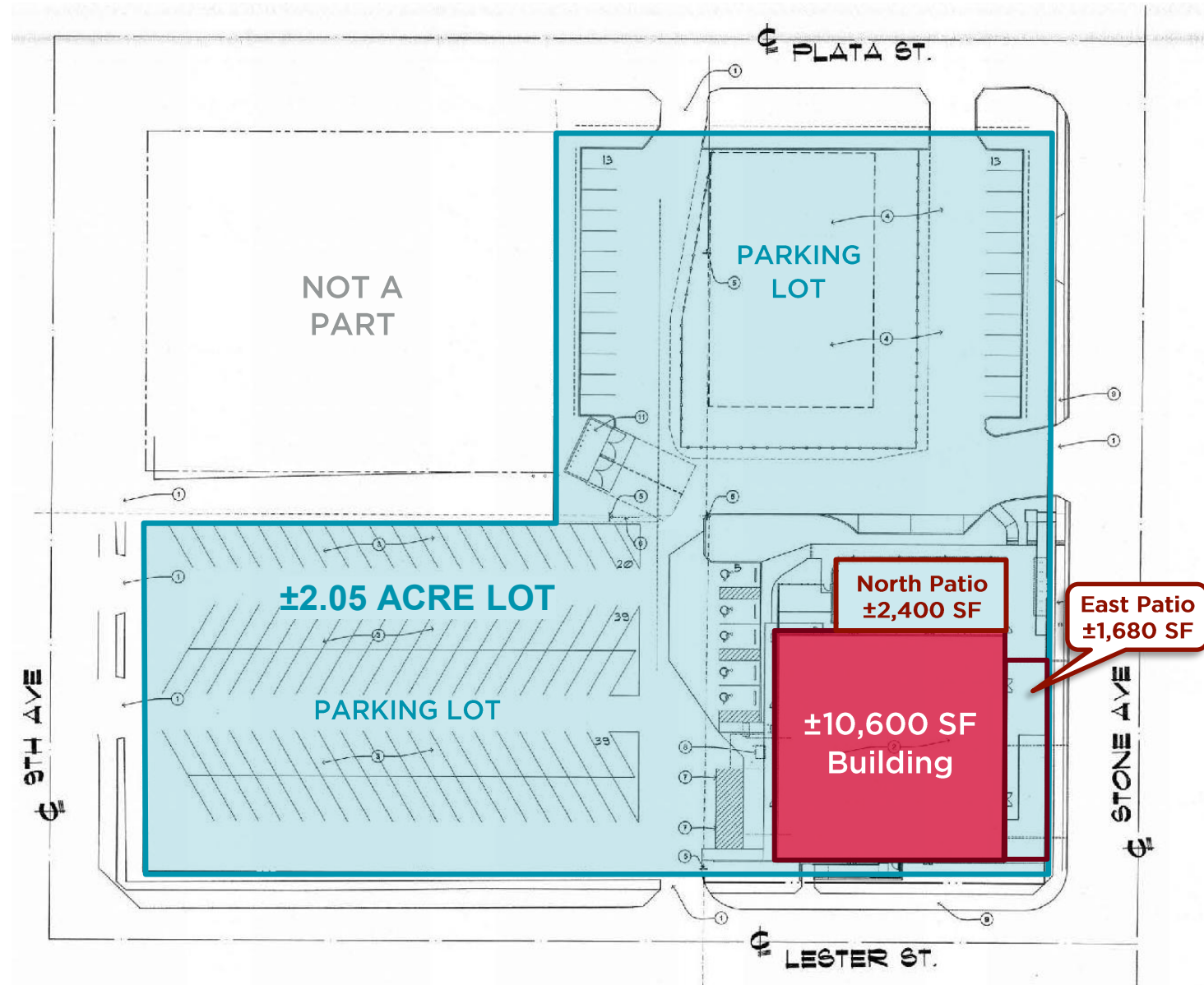
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±161 Parking Spaces

2 Patios

SITE PLAN



AERIAL MAP

Stone Ave: 17,473 VPD (2025)

SUBJECT

Downtown Tucson

Pima Community College
3,000-5,000± Students

Stone Inn UofA
39± Units

Red Roof Inn
80± Units

Stone Ave Standard Apartments
68± Units

Partnership Schools
120± Students

Enterprise

Cushman & Wakefield

PICOR

Stone Ave Standard
Apartments
68± Units

SUBJECT

The Downtown Tucson logo, featuring a red speech bubble with a white circle containing the letters 'dt' in red, followed by the text 'DOWNTOWN TUCSON' in white capital letters on a red background.

Stone Inn UofA
39± Units

Red Roof Inn®
80± Units

 **120± Students**



PimaCommunityCollege
3,000-5,000± Students



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For more information
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