

McGRAW'S RESTAURANT & CANTINA

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

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE OR SALE

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SUBJECT



Parking Spaces: 53
(Parking Lot to be paved)

ADDITIONAL
ACREAGE FOR SALE

ADDITIONAL
ACREAGE FOR SALE

McGRAW'S RESTAURANT & CANTINA

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PROPERTY DETAILS

Available –	2,060 SF Restaurant
Renovation Nearing Completion	2,600 SF Patio
Lease Rate	Contact Agent
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

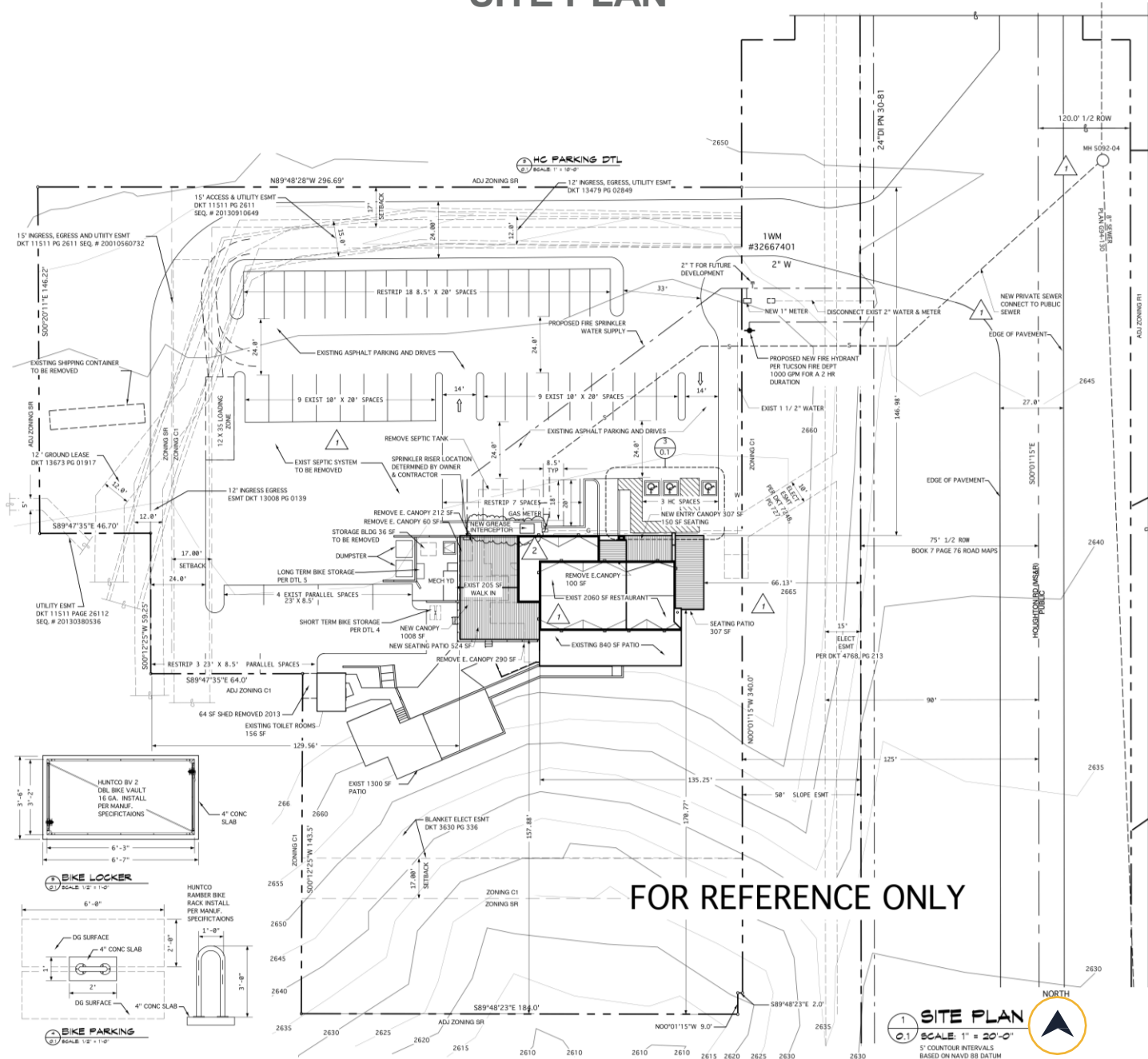
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SITE PLAN



FOR REFERENCE ONLY

1 SITE PLAN
0.1 SCALE: 1" = 20'-0"
5' COUNTOUR INTERVALS
BASED ON NAVD 88 DATUM

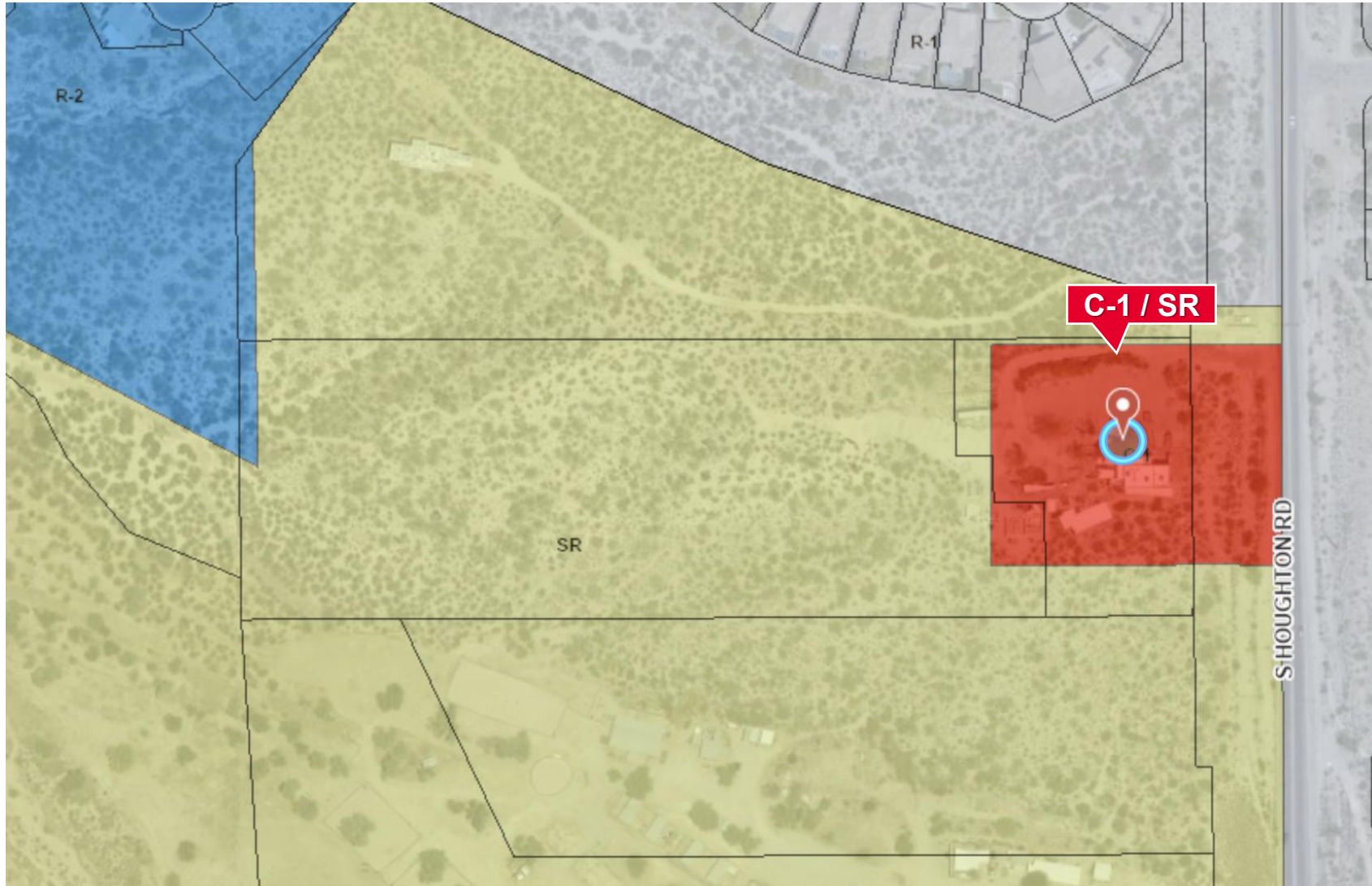
NORTH

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ZONING MAP



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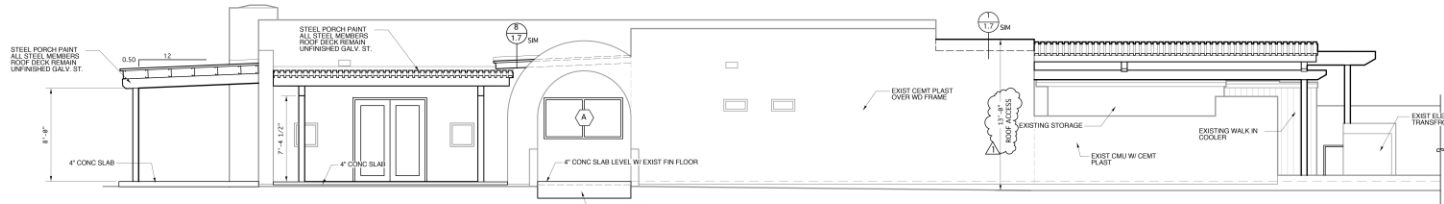
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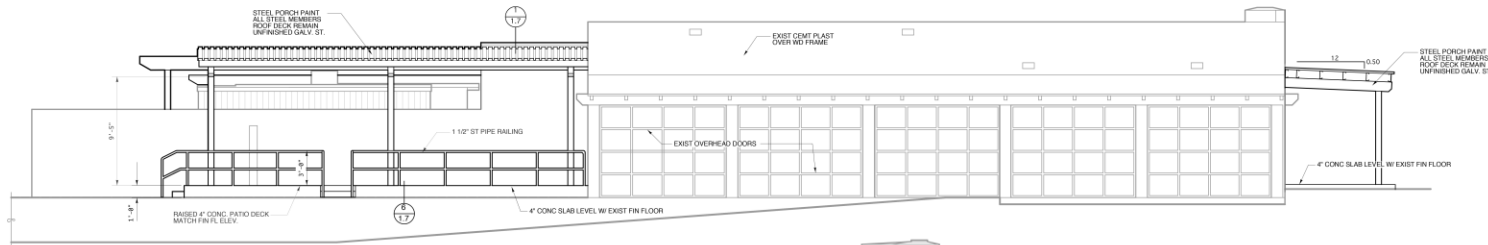
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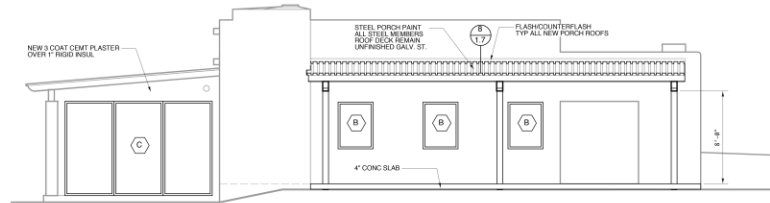
RENDERING



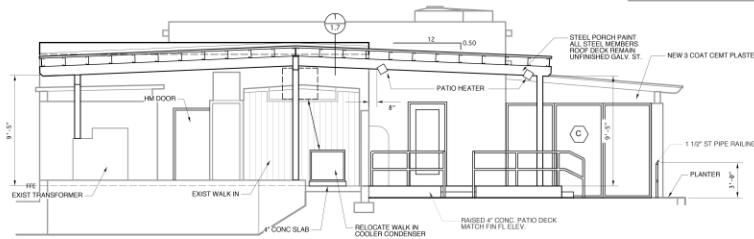
1 NORTH ELEVATION
1.2 SCALE: 1/4" = 1'-0"



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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AERIAL



Medella Vina Ranch (4450 S Houghton — ~340 yards north)
35-acre equestrian and event venue with Kallista Park — 3-acre garden with fountains
Monthly farmer's markets, antique fairs, horse clinics



Country Fever Events (at Medella Vina Ranch)
Country music festivals drawing regional audience (most recent: March 7, 2026)
Live country music, local vendors, line dancing

SUBJECT

Escalante Rd: 1,345 VPD (2025)

Houghton Rd: 1,681 VPD (2025)

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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

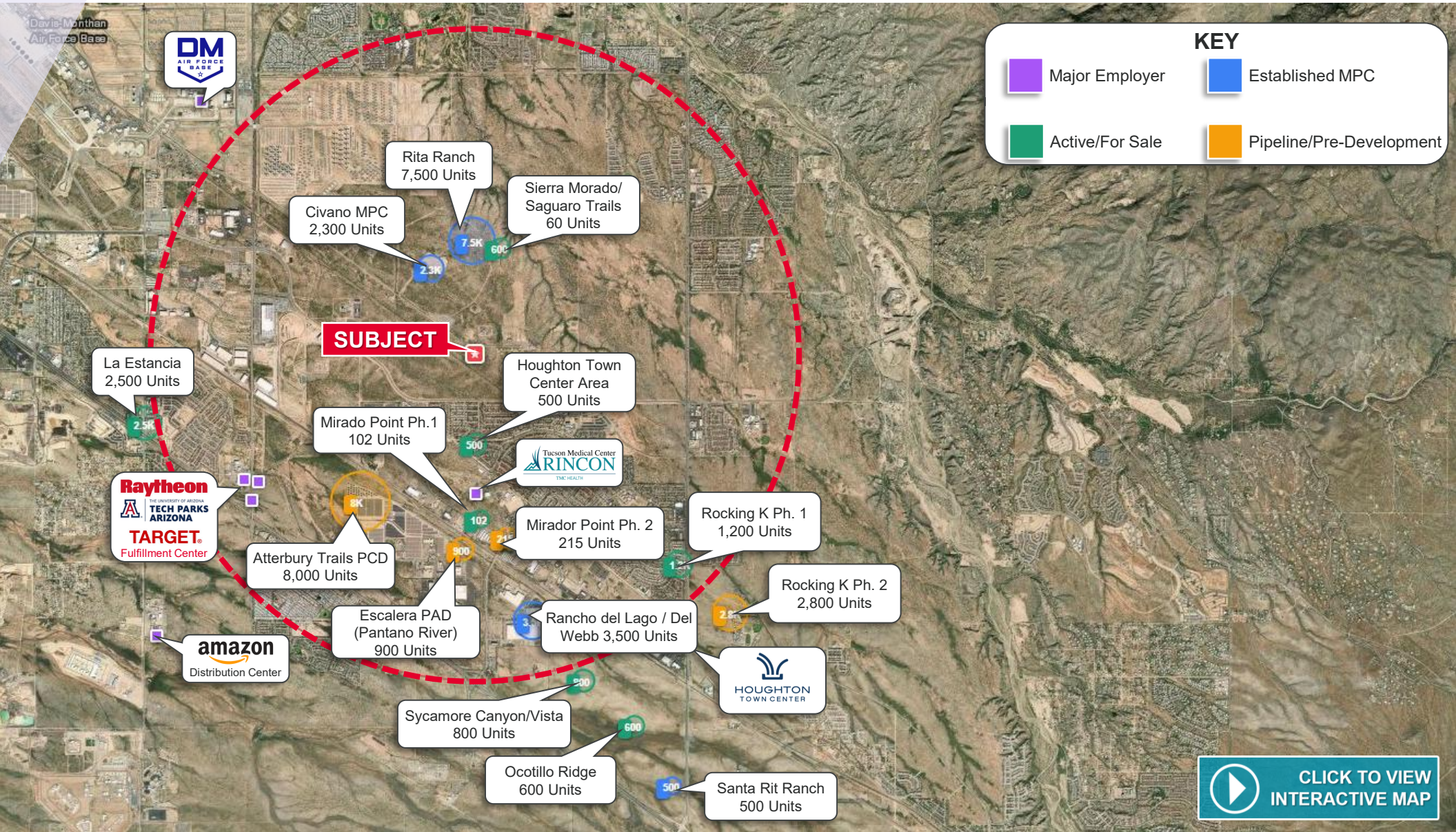
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[CLICK TO VIEW INTERACTIVE MAP](#)

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