

# FOR SALE

BEAUTIFULLY REMODELED TURNKEY CONDITION  
ALL FURNITURE, FIXTURES, & EQUIPMENT INCLUDED

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices | California  
Properties

COMMERCIAL DIVISION

WILL KNOX

AGENT

DRE | 00551940

| 310.993.6896

| williamknox@bhhscal.com

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

| 805.689.2429

Cal BRE | 01196532

| mitchell.s.stark@gmail.com

# FOR SALE

BEAUTIFULLY REMODELED TURNKEY CONDITION  
ALL FURNITURE, FIXTURES, & EQUIPMENT INCLUDED

Sale Price:	\$1,495,000
Building Size:	1,520 SF
Patio:	Yes, large capacity rear patio
Lot Size:	3,484 SF
APN:	031-302-012
Zoning:	C - G: Commercial General
Restrooms:	Two nicely remodeled and updated
Seating Capacity:	50 inside, 70+ on rear patio.
HVAC:	Yes – AC & Heat

**Furniture, Fixtures, & Equipment:** Included in the Real Estate purchase, all in excellent condition, see accompanying list.

**Location:** The Property is in ideally situated on charming Main St, allowing for maximum exposure and great synergy with other neighboring businesses. The City of Santa Paula in Ventura County, is very well poised for future growth given demographic and migratory trends and proximity to Ventura, Los Angeles and Santa Barbara. Additionally, its small town charm along with high quality of life and relative affordability will ensure the long term stability of this wonderful town.

**Description:** Currently occupied by Gunsmoke BBQ, this dynamic space has been gorgeously remodeled with no expense spared! Featuring immense charm, character and a modern vibe, all of which come together to create an unforgettable experience for those guests seeking an atmosphere and experience that will be sure to please! Attributes include an open truss style ceiling, stylish wide plank flooring, pendant lighting, and an extra large patio with outdoor oven/hood perfect for socializing or large gatherings. A truly amazing opportunity in excellent turnkey condition with all FF&E included!

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices  
California  
Properties

COMMERCIAL DIVISION

WILL KNOX

AGENT

DRE | 00551940

310.993.6896

williamknox@bhhscal.com

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE

Cal BRE | 01196532

805.689.2429

mitchell.s.stark@gmail.com

# PHOTOS

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices | California  
Properties

COMMERCIAL DIVISION

**WILL KNOX**

AGENT

DRE | 00551940

| 310.993.6896

| williamknox@bhhscal.com

**MITCH STARK**

COMMERCIAL SENIOR ASSOCIATE

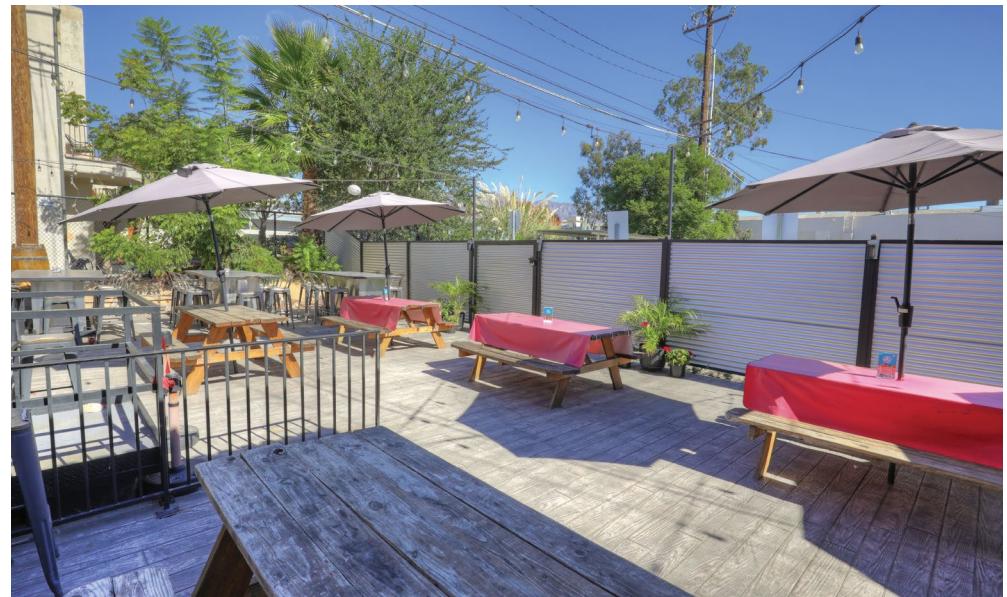
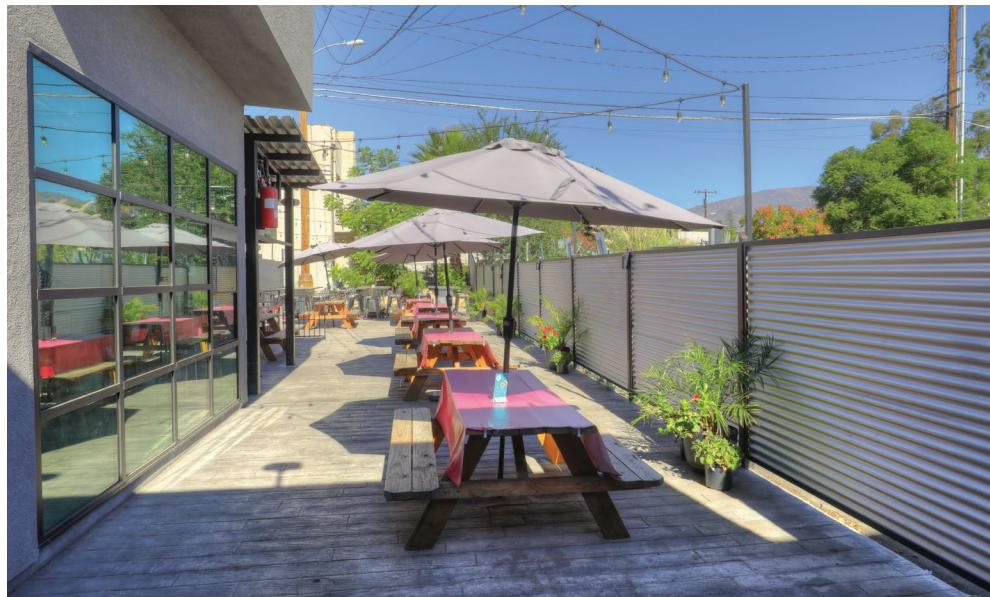
| 805.689.2429

Cal BRE | 01196532

| mitchell.s.stark@gmail.com

# PHOTOS

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices  
California  
Properties

COMMERCIAL DIVISION

**WILL KNOX**

AGENT

DRE | 00551940

| 310.993.6896

| williamknox@bhhscal.com

**MITCH STARK**

COMMERCIAL SENIOR ASSOCIATE

| 805.689.2429

Cal BRE | 01196532

| mitchell.s.stark@gmail.com

# PHOTOS

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices  
California  
Properties

COMMERCIAL DIVISION

**WILL KNOX**

AGENT

DRE | 00551940

📞 | 310.993.6896

✉️ | williamknox@bhhscal.com

**MITCH STARK**

COMMERCIAL SENIOR ASSOCIATE

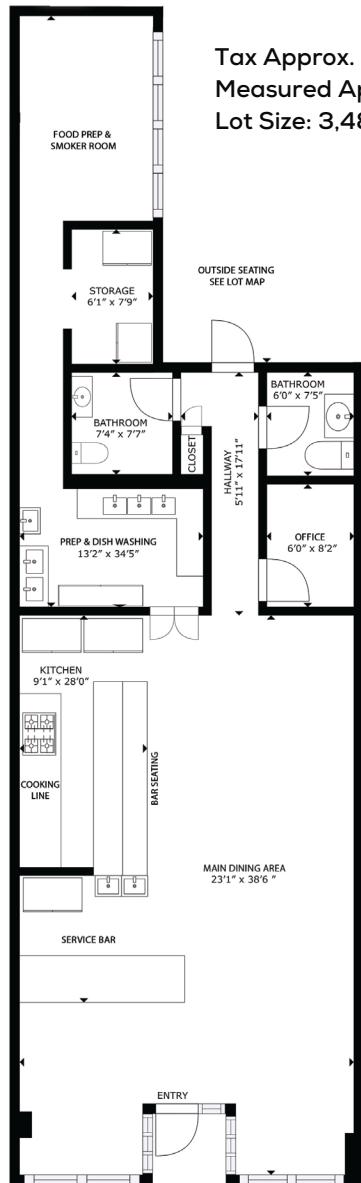
📞 | 805.689.2429

Cal BRE | 01196532

✉️ | mitchell.s.stark@gmail.com

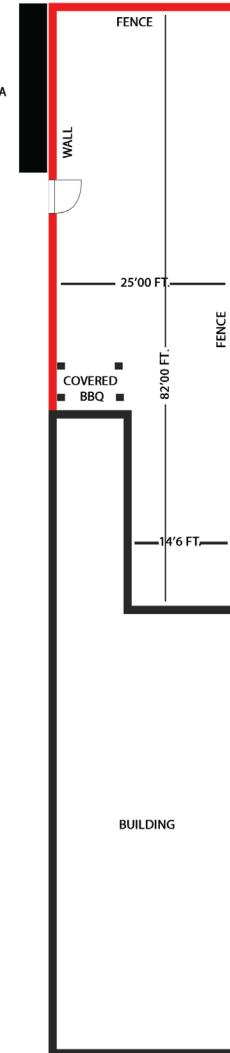
# FLOOR PLAN

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



Tax Approx. +/-1,268 Sq.Ft.  
Measured Approx. +/-1,520 Sq.Ft.  
Lot Size: 3,484 Sq.Ft.

## LOT MAP:



BERKSHIRE  
HATHAWAY | California  
Properties  
HomeServices

COMMERCIAL DIVISION

**WILL KNOX**

AGENT

DRE | 00551940

| 310.993.6896

| williamknox@bhhscal.com

**MITCH STARK**

COMMERCIAL SENIOR ASSOCIATE

| 805.689.2429

Cal BRE | 01196532

| mitchell.s.stark@gmail.com

# AMENITIES MAP

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



BERKSHIRE  
HATHAWAY  
HomeServices  
California  
Properties

COMMERCIAL DIVISION

WILL KNOX

AGENT

DRE | 00551940

| 310.993.6896

| williamknox@bhhscal.com

MITCH STARK

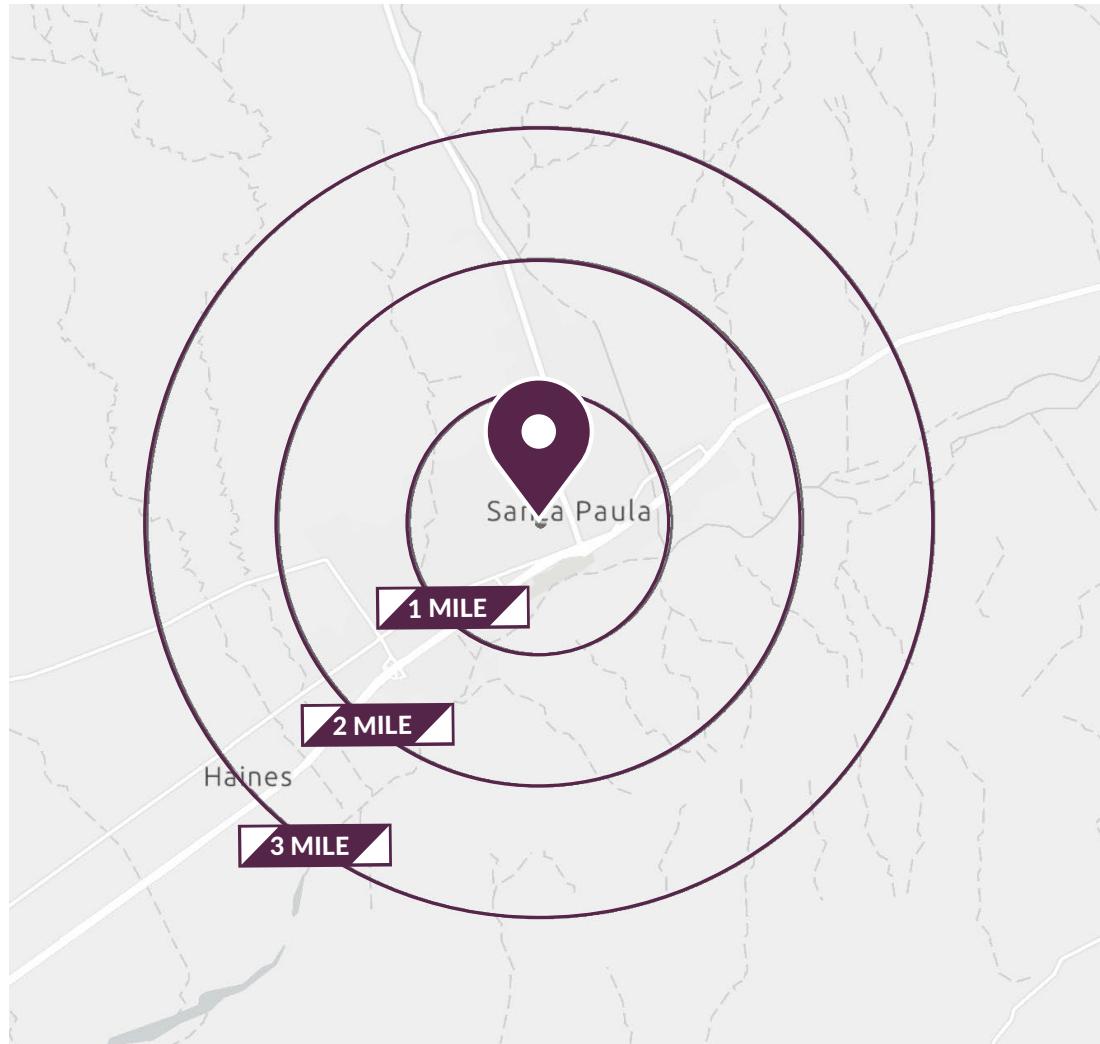
COMMERCIAL SENIOR ASSOCIATE

| 805.689.2429

| mitchell.s.stark@gmail.com

# DEMOGRAPHICS

1,520 SF FREESTANDING RESTAURANT BLDG  
PREMIER MAIN ST LOCATION IN SANTA PAULA, CA  
817 MAIN ST., SANTA PAULA, CA 93060



## 2025 Summary

	1 Mile	2 Mile	3 Mile
Population	20,135	30,900	33,071
Households	5,765	9,015	9,731
Families	4,457	7,037	7,567
Average Household Size	3.47	3.41	3.39
Owner Occupied Housing Units	2,497	4,871	5,346
Renter Occupied Housing Units	3,268	4,144	4,385
Median Age	34.1	35.3	35.5
Median Household Income	\$70,245	\$80,721	\$82,320
Average Household Income	\$93,450	\$105,692	\$106,980

## 2030 Summary

	1 Mile	2 Mile	3 Mile
Population	19,858	30,527	32,659
Households	5,732	8,982	9,691
Families	4,434	7,015	7,539
Average Household Size	3.45	3.38	3.36
Owner Occupied Housing Units	2,540	4,947	5,437
Renter Occupied Housing Units	3,191	4,035	4,254
Median Age	34.9	36.2	36.4
Median Household Income	\$79,424	\$92,158	\$94,534
Average Household Income	\$106,038	\$119,326	\$120,926