



# 1137 Walnut St, Red Bluff, CA 96080

**PRIME OWNER-USER OPPORTUNITY**

Turnkey Restaurant Acquisition Opportunity  
Fully Fixtured & Equipped



# EXECUTIVE SUMMARY

1137 Walnut St, Red Bluff, CA 96080

This offering presents the rare opportunity to acquire a fully turnkey restaurant asset in the stable Red Bluff market. Delivered fee simple and free of encumbrances, the sale includes all existing furniture, fixtures, and equipment (FF&E), drastically reducing upfront capital requirements and accelerating speed-to-market.

Priced enticingly at \$499,000, this asset enables immediate operational entry without the prolonged timelines and costs associated with ground-up development or shell space build-outs. Whether for an owner-operator or a value-add investor seeking re-concepting potential, this turnkey delivery maximizes day-one utility.

## ASKING PRICE

**\$499,000**

## BUILDING SIZE

**2,400 SF**

## PRICE / SF

**\$208**

## ASSET TYPE

**Retail /  
Restaurant**

## INVESTMENT HIGHLIGHTS

- ✓ Fully fixtured restaurant space including all FF&E
- ✓ Strategic location on Walnut Street
- ✓ Low cost basis relative to replacement cost
- ✓ Turnkey delivery allowing for immediate operation
- ✓ Significant value-add potential through re-concepting



**AERIAL VIEW,  
REDBLUFF**

## PROPERTY SPECIFICATIONS

|               |                                     |
|---------------|-------------------------------------|
| ADDRESS       | 1137 Walnut St, Red Bluff, CA 96080 |
| PROPERTY TYPE | Retail                              |
| SUBTYPE       | Restaurant                          |
| BUILDING SIZE | 2,400 SF                            |
| YEAR BUILT    | 1973                                |
| CONDITION     | Fully Fixtured & Equipped           |
| SALE TYPE     | Owner-User / FSBO                   |

## PROPERTY OVERVIEW

This offering presents a unique opportunity to acquire a 2,400 square foot freestanding retail building situated on Walnut Street. Originally constructed in 1973, the facility is currently configured as a full-service restaurant, complete with dedicated infrastructure.

A distinguishing feature of this asset is the inclusion of all existing furniture, fixtures, and kitchen equipment. This "plug-and-play" condition significantly reduces startup costs and lead time for an incoming restaurateur or an investor seeking to minimize tenant improvement allowances.

## CONSTRUCTION FEATURES

- ▶ Established 1973 Construction with proven durability
- ▶ Dedicated Restaurant Infrastructure and layout
- ▶ Complete Kitchen Build-out ready for immediate operation



**RED BLUFF, CA**

# KEY INVESTMENT HIGHLIGHTS



## TURNKEY OPERATIONAL CAPABILITY

Immediate operational readiness with all furniture, fixtures, and equipment included in the sale, significantly reducing lead times and eliminating procurement delays.



## VALUE-ADD POTENTIAL

Opportunity to leverage existing infrastructure for a new concept, enabling re-tenanting at market-leading lease rates to drive NOI growth.



## ESTABLISHED DEMOGRAPHICS

Supported by a stable residential population of nearly 23,000 within a 5-mile radius, providing a reliable and recurring customer base.



## ATTRACTIVE PRICE POINT

Compelling entry point at \$499,000 (\$208 PSF), offering ownership opportunities well below replacement cost and competitive with new construction pricing.



## HIGH VISIBILITY CORRIDOR

Strategic positioning on Walnut Street ensures excellent exposure to consistent local traffic and seamless accessibility within the Red Bluff trade area.



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# ABOUT RED BLUFF

Red Bluff serves as a stable, mature market anchor for the Northern California region. As a key commercial jurisdiction, the trade area is characterized by a resilient working-class demographic that drives consistent spending for local businesses and value-oriented retail concepts. The property is strategically positioned on Walnut Street, a vital artery facilitating daily traffic flow and ensuring high visibility. This location serves as a convenient destination for the surrounding community, which boasts a population density of nearly 7,000 residents within just a one-mile radius.



5-MILE POP  
±23,000



STABILITY  
MATURE



AVG INCOME  
±\$55,200



**HISTORIC DOWNTOWN CHARM**

*Heart of Tehama County*

**RED  
BLUFF**

CALIFORNIA

# MARKET DRIVERS

## STABLE ECONOMY

Consistent population figures

## STRATEGIC HUB

Walnut Street serves as key connector

## MATURE MARKET

Established spending patterns

## AFFODABLE LIVING

Attracts price-sensitive residents



## RETAIL AERIAL & AMENITIES

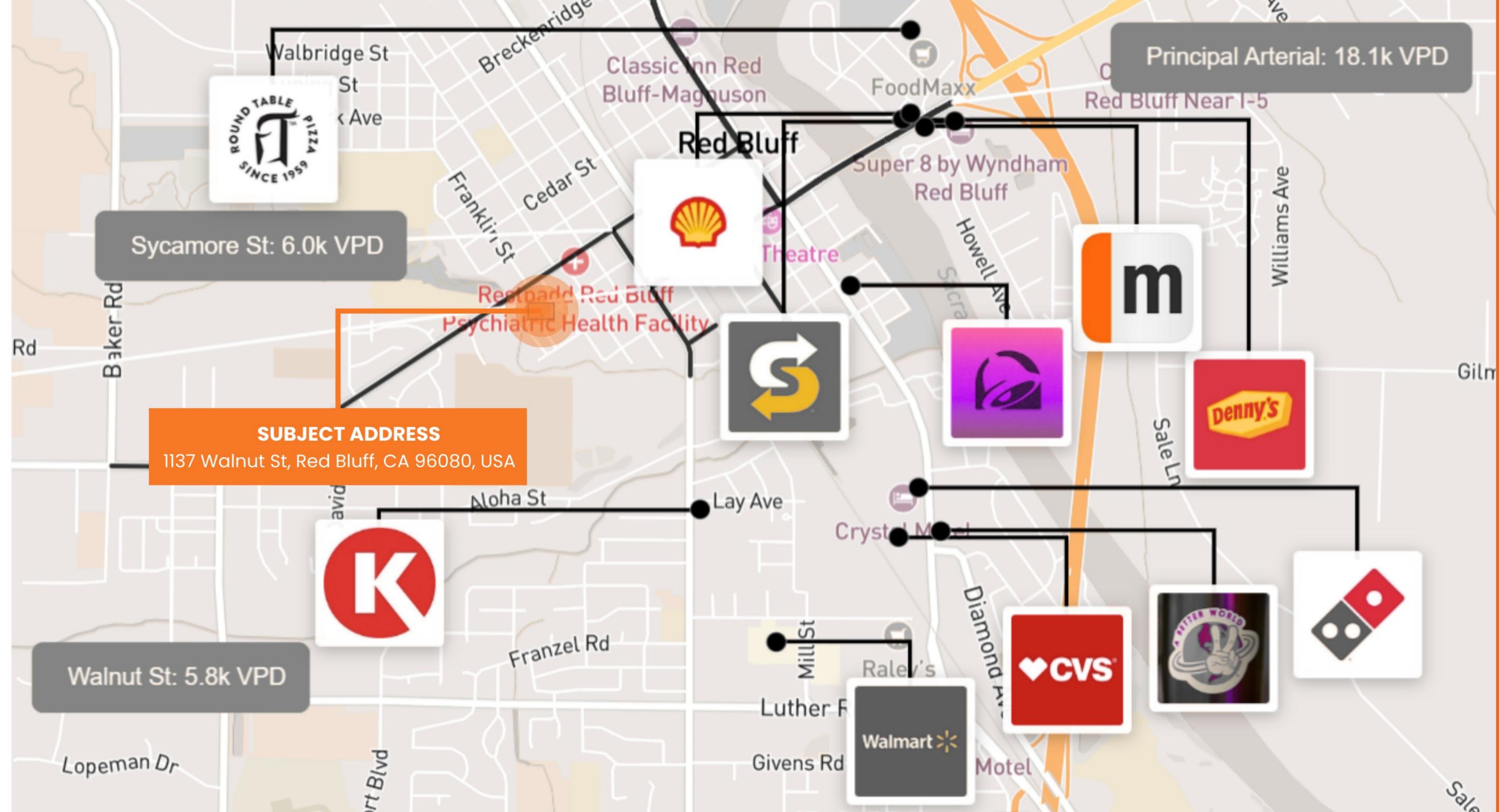
The subject property benefits from strong connectivity along the Walnut Street corridor, strategically positioned near established residential clusters and high-traffic regional thoroughfares.

Local Retail Centers

Competitor Restaurants

Community Anchors

Grocery Stores



# DEMOGRAPHIC ANALYSIS



## POPULATION

|         |         |
|---------|---------|
| 1 MILE  | 6,900+  |
| 3 MILES | 19,000+ |
| 5 MILES | 23,000+ |



## HOUSEHOLDS

|         |        |
|---------|--------|
| 1 MILE  | 2,800+ |
| 3 MILES | 7,500+ |
| 5 MILES | 9,000+ |



## AVG INCOME

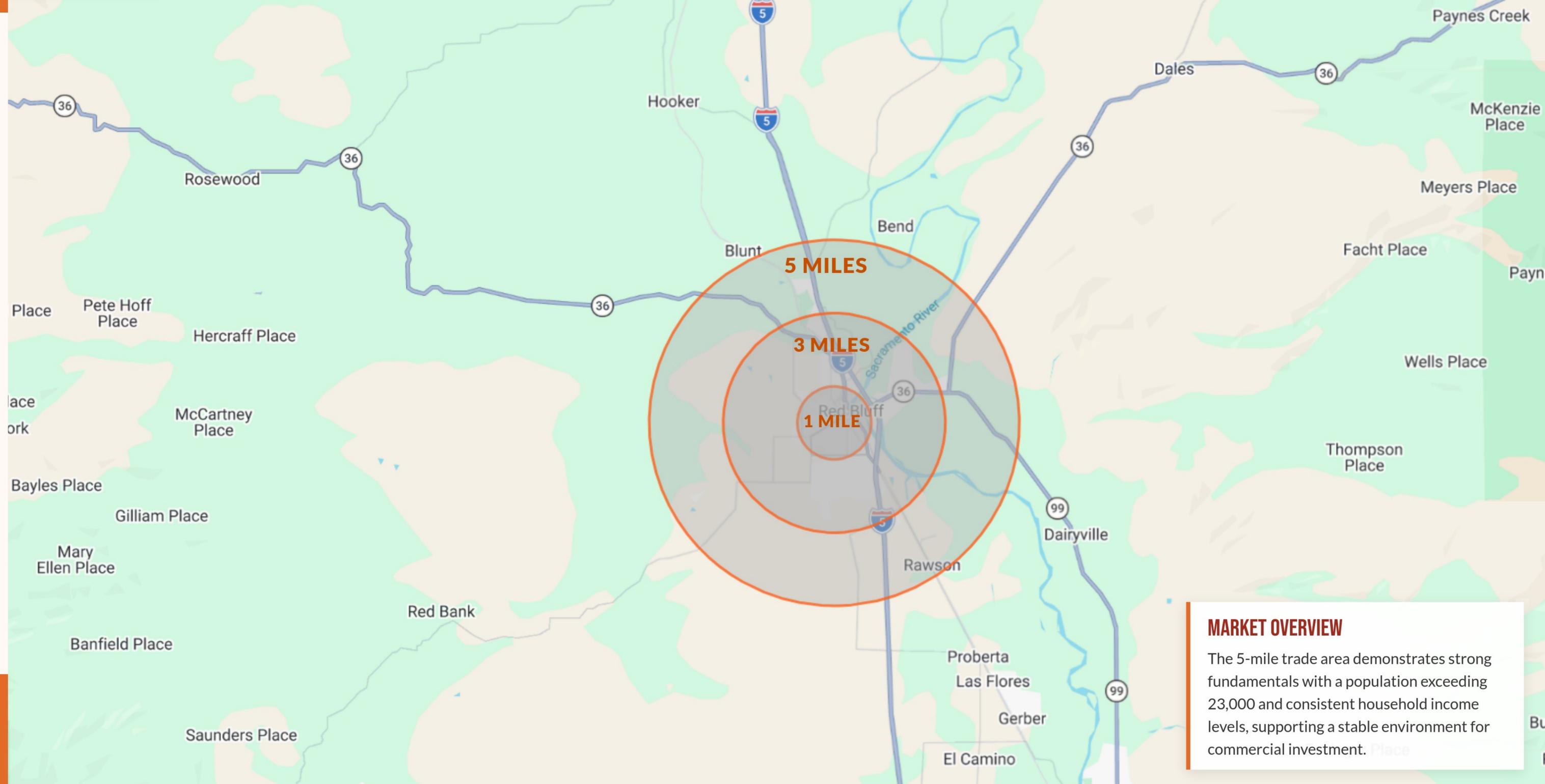
|         |          |
|---------|----------|
| 1 MILE  | \$46,661 |
| 3 MILES | \$52,479 |
| 5 MILES | \$55,224 |

**23K**

TOTAL POPULATION  
(5-MILE RADIUS)

**\$55K**

MEDIAN HH INCOME  
(5-MILE RADIUS)



**MARKET OVERVIEW**  
 The 5-mile trade area demonstrates strong fundamentals with a population exceeding 23,000 and consistent household income levels, supporting a stable environment for commercial investment. [Place](#)



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