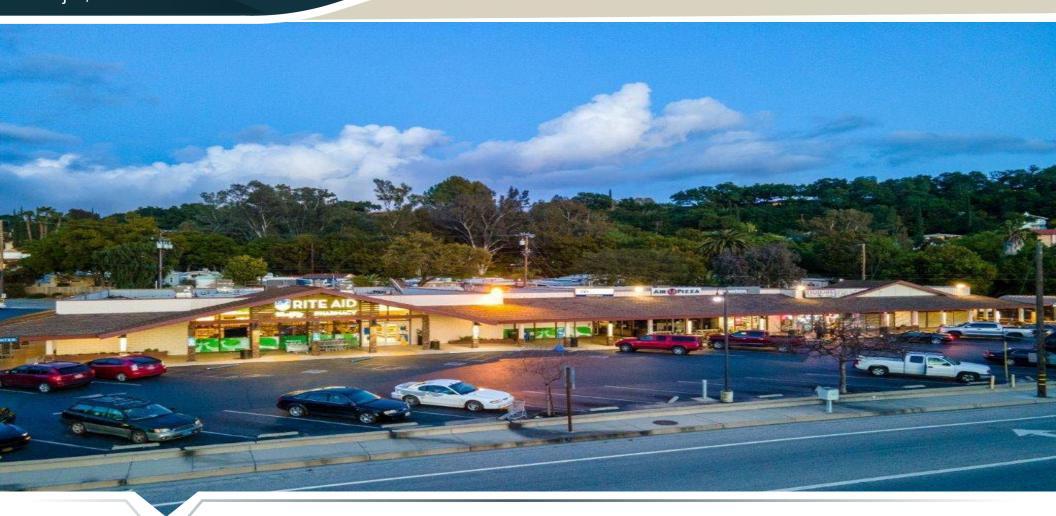
RESTAURANT ON BUSY ACCESS ROAD TO OJAI





Broker

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/ PHOTOS









PROPERTY SUMMARY

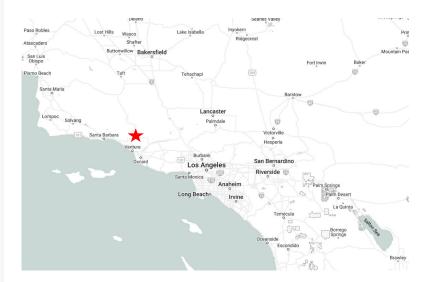
- Frontage Exposure & Signage Visibility With Stop Light on Main Road In & Out Of The City Of Ojai – A Nationally Recognized Resort Destination.
- Possible Additional Outdoor Patio Dining (Tenant to verify with County)
- Shopping Center Anchor Tenant High Producing Rite-Aid
- Center offers 4 areas of ingress & egress for easy access.
- Located between Los Angeles & Santa Barbara
- One of the first and best locations for chain tenants outside of the restricted zone. Red Horse Plaza is located just outside Ojai city limits and is NOT subject to the Formula Business Establishment Plan (FBEP) which prohibits food and retail chains within the City of Ojai. This benefits chain tenants at Red Horse Plaza providing them with close proximity & prominent exposure near the restricted zone.
- Red Horse Plaza is a frequent & common stop for residential needs and tourist traffic heading to elite destinations, events & attractions in the Ojai Valley. This includes The awardwinning world renowned 5 diamond Ojai Valley Inn Resort & Golf Course, Lake Casitas, Ojai Farmer's Market, The Libby Bowl concerts, The Ojai Tennis Tournament, and wine, music, art & film festivals, and biking, hiking, & horse trails to enjoy the beautiful surroundings.

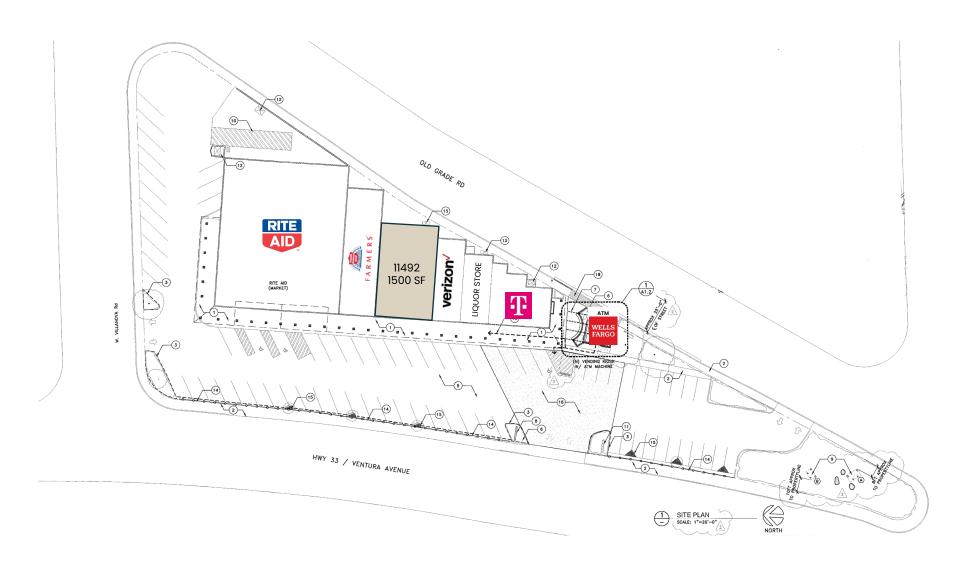
Lease Offering

Approx. 1,500 Square Feet

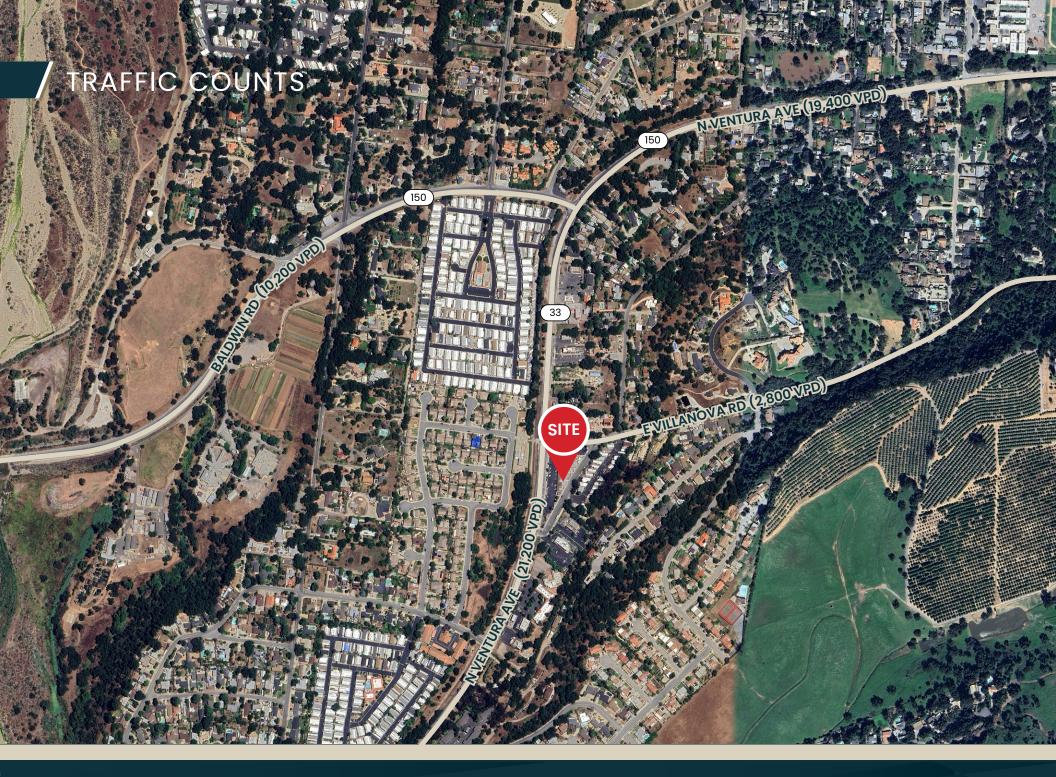
Additional outdoor patio dining to be determined with County.

\$3.48 Per Square Foot + NNN (Estimated at \$0.88 psf)





SITE PLAN



DEMOGRAPHICS

2024 Summary	2 Mile	5 Mile
Population	13,947	25,801
Households	5,363	10,097
Families	3,441	6,352
Average Household Size	2.59	2.53
Owner Occupied Housing Units	3,996	6,860
Renter Occupied Housing Units	1,367	3,237
Median Age	47.9	48.0
Median Household Income	\$99,488	\$99,703
Average Household Income	\$132,936	\$136,958

2029 Summary	2 Mile	5 Mile
Population	13,636	25,236
Households	5,304	9,985
Families	3,400	6,277
Average Household Size	2.56	2.50
Owner Occupied Housing Units	4,016	6,894
Renter Occupied Housing Units	1,288	3,090
Median Age	48.5	48.6
Median Household Income	\$110,630	\$113,592
Average Household Income	\$155,536	\$159,198

