



OFFERING MEMORANDUM

406 N Mt. Shasta Blvd

Mount Shasta, California

Watson's Vet's Club · Mt. Shasta's oldest bar · ABC Type 48 and Type 58
Approx. 3,850 SF over two storeys · Built 1896

\$650,000

BUSINESS · LICENCES · REAL PROPERTY

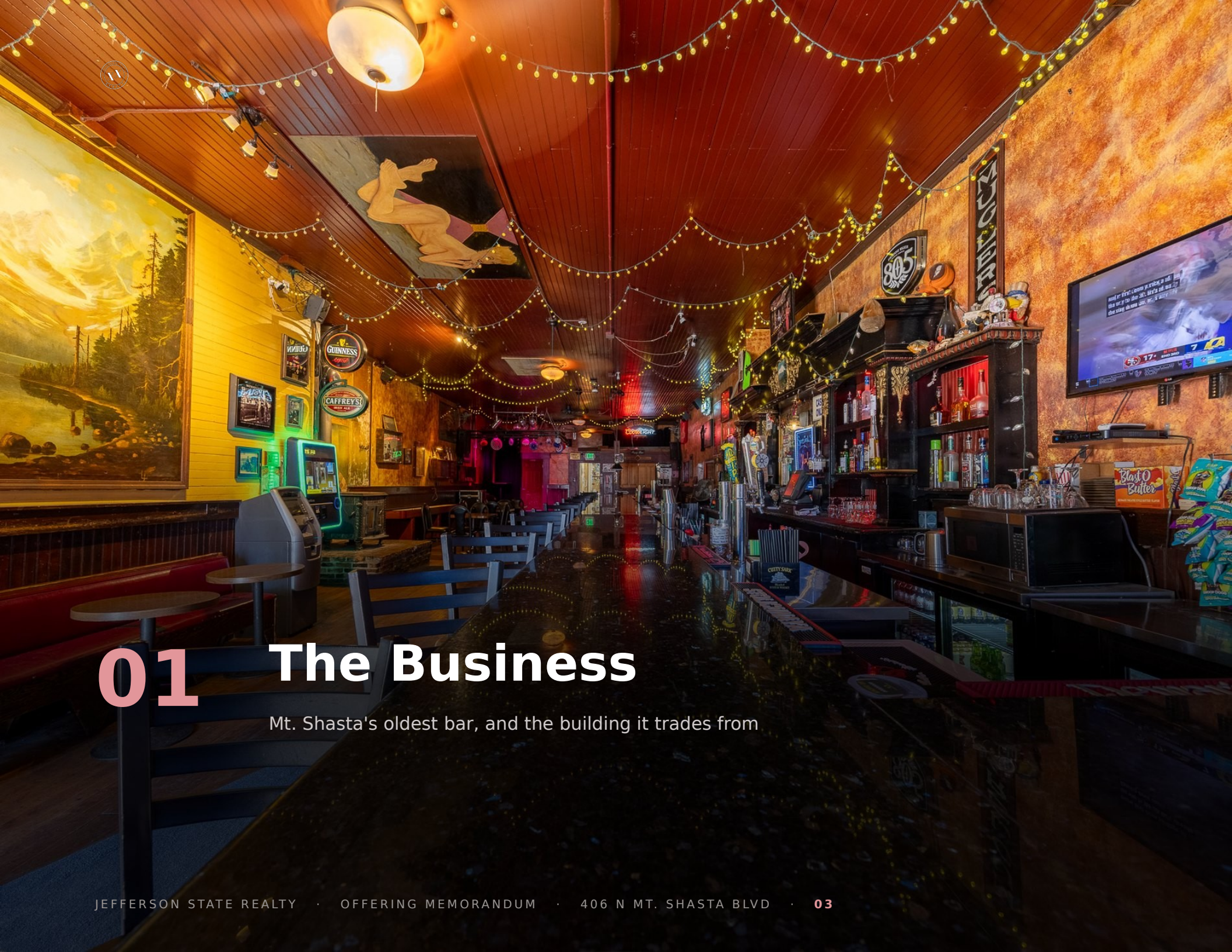
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248 Main Street, Weed, CA 96094 · (530) 925-3370 · Confidential. Approximate and unverified — buyers must verify independently.



406 N MT. SHASTA BLVD

Contents

01	The Offering	04	09	Mount Shasta	13
02	Salient Facts	05	10	Siskiyou County	14
03	The Asset	06	11	The Setting	16
04	The Operation	07	12	The Licences	20
05	The Real Estate	09	13	Transaction & Due Diligence	21
06	Sales Activity	10	14	The Team	22
07	Second Floor	11	15	Disclaimer	23
08	Market Context	12			

A wide-angle photograph of the interior of a historic bar. The ceiling is made of dark wood planks and is decorated with multiple strands of warm white string lights. A large, ornate painting of a landscape with a river and trees is on the left wall. The bar counter is long and dark, with various bottles and glasses on it. A television is mounted on the right wall, displaying a sports game. The overall atmosphere is cozy and rustic.

01 The Business

Mt. Shasta's oldest bar, and the building it trades from



01 • THE OFFERING

Buy the bar. Own the building.

Watson's Vet's Club has traded on N Mt. Shasta Boulevard since 1896 — the town's principal retail street, one block from the Interstate 5 interchange. The offering includes the operating business, both ABC licences, and the building it occupies.

Because the buyer owns the building there is no rent and no landlord, which removes what is normally a bar's largest controllable cost.

AT A GLANCE

Price	\$650,000
Building	Approx. 3,850 SF
Storeys	Two
Year built	1896
Zoning	C-1 Central Commercial
Licences	Type 48 • Type 58

Approximate and unverified. Buyers must verify independently.



02 · THE PROPERTY

Salient facts.

Address	406 N Mt. Shasta Blvd, Mount Shasta, CA 96067
County / APN	Siskiyou / 057-191-070
Legal	Lot 20, Block 26, City of Mt. Shasta
Zoning	C-1 · Central Commercial
Land use	Restaurant and bar
Gross building	Approx. 3,850 SF — approx. 2,150 ground, 1,700 second
Frontage	25 feet on N Mt. Shasta Blvd
Year built	1896 · two storeys
Construction	Stone base, stuccoed second storey
Utilities	City water and sewer
Licences included	ABC Type 48 and Type 58

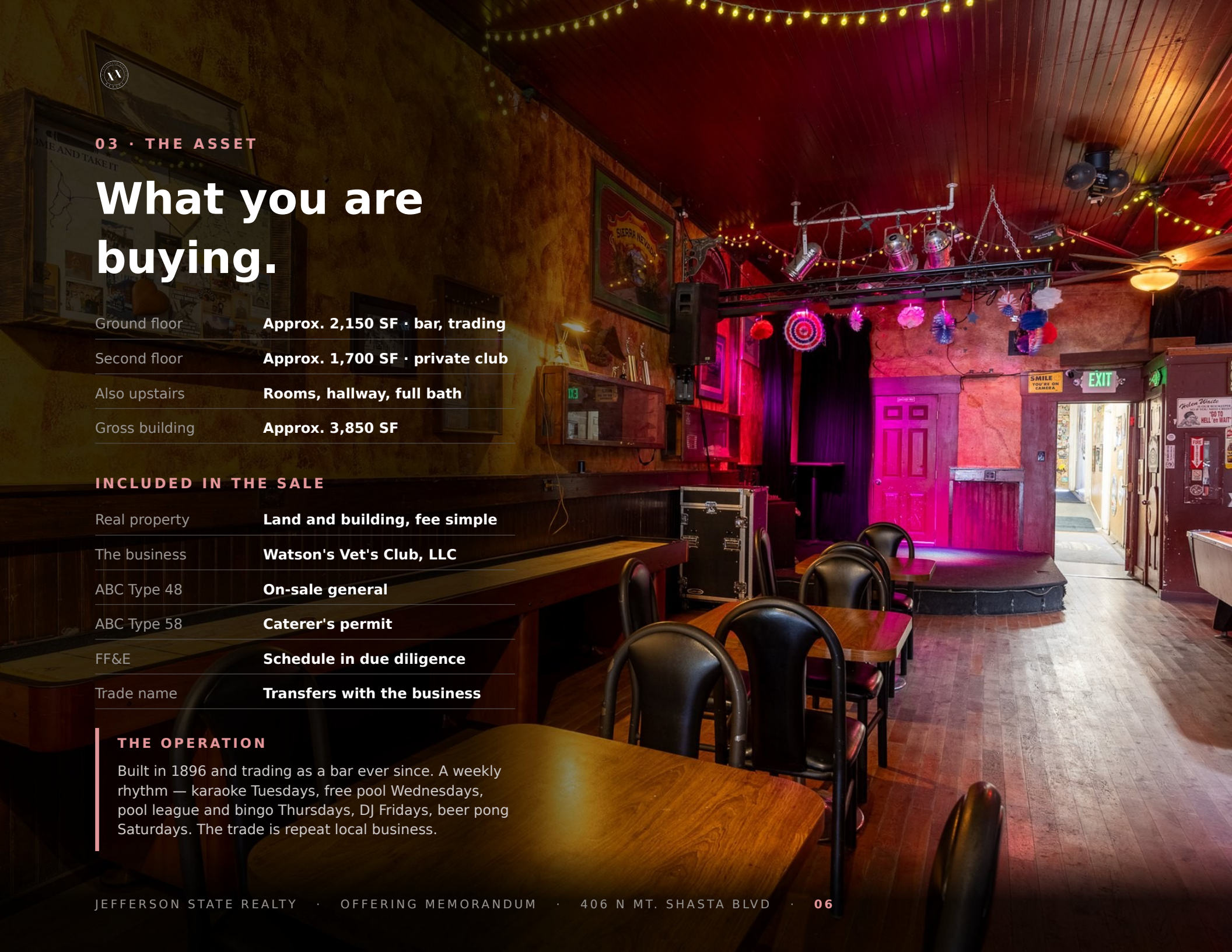
The building is original 1896 construction. As with any building of its era, a buyer will want their own structural and systems inspections, and the scope and approach to any work are a buyer's to determine.

LOCATION

The building sits mid-block on the town's main retail street, between a craft beer and bike retailer and a print and shipping business. Foot traffic is seasonal and driven by visitors as much as residents. The Interstate 5 interchange is one block away.

BUYER VERIFICATION

All figures and measurements on this page are approximate, are drawn from the owner, assessor, and title records, and have not been independently verified by Jefferson State Realty. Square footage is an estimate, not a measured survey. Buyers must independently verify all information and satisfy themselves through their own inspections and advisors.



03 · THE ASSET

What you are buying.

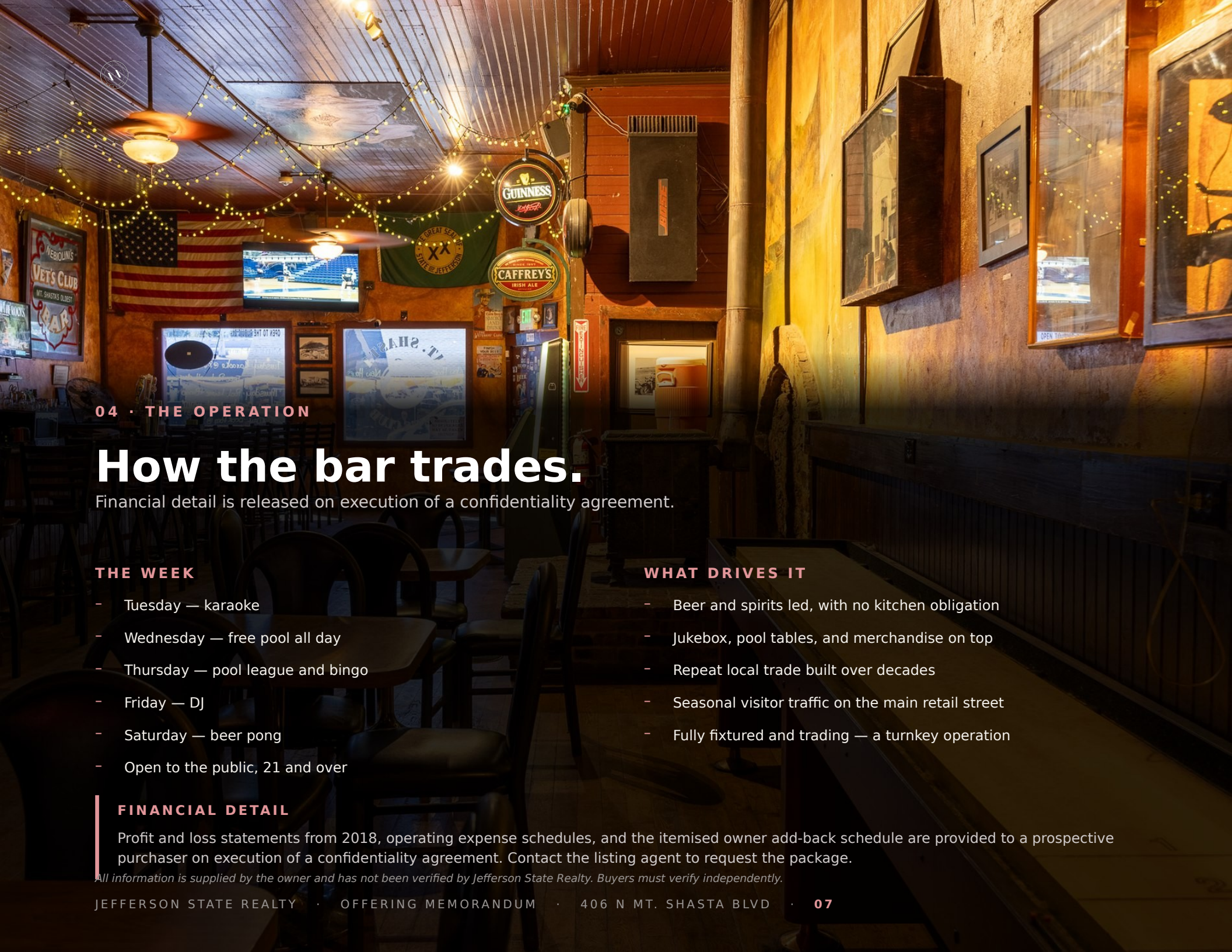
Ground floor	Approx. 2,150 SF · bar, trading
Second floor	Approx. 1,700 SF · private club
Also upstairs	Rooms, hallway, full bath
Gross building	Approx. 3,850 SF

INCLUDED IN THE SALE

Real property	Land and building, fee simple
The business	Watson's Vet's Club, LLC
ABC Type 48	On-sale general
ABC Type 58	Caterer's permit
FF&E	Schedule in due diligence
Trade name	Transfers with the business

THE OPERATION

Built in 1896 and trading as a bar ever since. A weekly rhythm — karaoke Tuesdays, free pool Wednesdays, pool league and bingo Thursdays, DJ Fridays, beer pong Saturdays. The trade is repeat local business.



04 · THE OPERATION

How the bar trades.

Financial detail is released on execution of a confidentiality agreement.

THE WEEK

- Tuesday — karaoke
- Wednesday — free pool all day
- Thursday — pool league and bingo
- Friday — DJ
- Saturday — beer pong
- Open to the public, 21 and over

FINANCIAL DETAIL

Profit and loss statements from 2018, operating expense schedules, and the itemised owner add-back schedule are provided to a prospective purchaser on execution of a confidentiality agreement. Contact the listing agent to request the package.

All information is supplied by the owner and has not been verified by Jefferson State Realty. Buyers must verify independently.

WHAT DRIVES IT

- Beer and spirits led, with no kitchen obligation
- Jukebox, pool tables, and merchandise on top
- Repeat local trade built over decades
- Seasonal visitor traffic on the main retail street
- Fully fixtured and trading — a turnkey operation



02 The Market

Downtown Mount Shasta and Siskiyou County



05 • THE REAL ESTATE

The building behind the business.

Gross building	Approx. 3,850 SF
Zoning	C-1 Central Commercial
Permitted above	Residential over commercial
Frontage	25 feet, principal street
Property tax	Resets, approx. 1.10%
Title	Fee simple, free and clear

WHY OWNERSHIP MATTERS

- Downtown supply is fixed — two or three sales a year
- Buildings here rarely come with a licensed business
- Rent is a bar's largest controllable cost — an owner removes it
- A finished second floor sits above

The offering price covers the real property, the business, and both licences as a single transaction. Allocation is for the purchase agreement and the buyer's tax advisor. Square footage is approximate.

06 • SALES ACTIVITY

Recent commercial activity.

Closed transactions and current competing supply.

CLOSED

Property	Type	Closed	Price
401-403 S Mt. Shasta Blvd	Retail / commercial	Aug 2026	\$485,000
304 N Mt. Shasta Blvd	Commercial	2020	\$426,000
406 N Mt. Shasta Blvd • subject	Bar with real property	May 2018	\$425,000

ON MARKET

Property	Type	Status	Asking
909 S Mt. Shasta Blvd	Retail commercial	Active	\$489,000
1612 S Mt. Shasta Blvd	Hotel • 41 rooms	Distressed	\$3,200,000

Comparables are improved commercial buildings without a business or licences attached. A five-year window is used; building sizes are not confirmed, so no price per square foot is offered.



07 • SECOND FLOOR

A private club upstairs.

Approximately 1,700 SF above the bar — a finished club room with its own bar, seating, a fireplace, and a poker table, plus additional rooms and a full bath.

WHAT A BUYER WOULD LOOK AT

- It is already finished, not an empty shell
- C-1 permits residential above commercial
- A hood-vented room suggests a prior kitchen
- Confirm intended configuration with the City
- Not separately let today — the upside is a buyer's to define

Square footage is approximate and not a measured survey. Buyers must verify independently.



08 • MARKET CONTEXT

Mount Shasta.

Midway between San Francisco and Portland on Interstate 5.

3,182

CITY POPULATION

51.2

MEDIAN AGE

~26,000

ANNUAL VISITORS

14,179 ft

SUMMIT ELEVATION

3.8 sq mi

LAND AREA

ECONOMIC BASE

Tourism is the largest contributor to the local economy — the ski park in winter, mountaineering, fishing, rafting, and Lake Siskiyou in summer. Government, healthcare, and a water-bottling plant round out employment.

THE CORRIDOR

N Mt. Shasta Boulevard carries the town's restaurants, galleries, and retail. The Fourth of July street fair, the Art Wine and Brewfest, and a summer concert series all run downtown, drawing foot traffic past the door.

TRADE AREA

Weed, Dunsmuir, and McCloud are within fifteen minutes; Yreka is thirty. Interstate 5 runs the length of the county and the subject sits one block from the interchange.



09 · MOUNT SHASTA

The resident base.

Metric	Mount Shasta	Siskiyou County	California
Population	3,182	~43,600	~39.1M
Median age	51.2	47.2	37.9
Median household income	\$47,917	\$59,095	\$99,122
Per capita income	\$33,588	\$36,529	\$49,513
Median home value	~\$341,000	—	—
Median gross rent	~\$1,452	—	—

Source: U.S. Census Bureau, ACS 2024 5-year estimates. Small-place estimates carry wide margins of error.

WHAT IT MEANS HERE

A stable, older resident base — median age 51.2 against 37.9 statewide. The bar's trade is repeat local business built over years.

Visitors carry the upside: tourism is the largest contributor to the local economy, and the bar sits one block from the I-5 interchange.

Housing is tight relative to income, which is the demand case behind the second floor.



10 · SISKIYOU COUNTY

The regional market.

On the Interstate 5 corridor between Redding and Medford, Oregon.

~43,600

COUNTY POPULATION

\$59,095

MEDIAN HOUSEHOLD
INCOME

47.2

MEDIAN AGE

6,347

SQUARE MILES

7

PEOPLE PER SQ MI

EMPLOYMENT DRIVERS

- Government — county seat at Yreka
- Healthcare — Mercy Mt. Shasta, Fairchild Medical
- Tourism — the mountain, the lake, the river, the ski park
- Agriculture — cattle and hay in the valleys
- Education — College of the Siskiyou

MARKET CHARACTER

- Among the most affordable markets in California
- Population stable to slightly declining
- Retirees and remote workers a growing share
- Interstate 5 is the spine of the county
- Downtown commercial supply is fixed



04

The Setting

Mount Shasta and south Siskiyou County



11 • THE SETTING

A 14,179-foot mountain in the back yard.

Mount Shasta is the second-highest peak in the Cascades and the reason people come.

WINTER

- Mt. Shasta Ski Park — three lifts, night skiing, Nordic trails
- Backcountry and snowmobile terrain on the mountain's flanks
- Snowshoe and cross-country routes from Bunny Flat
- Season typically runs late November into April

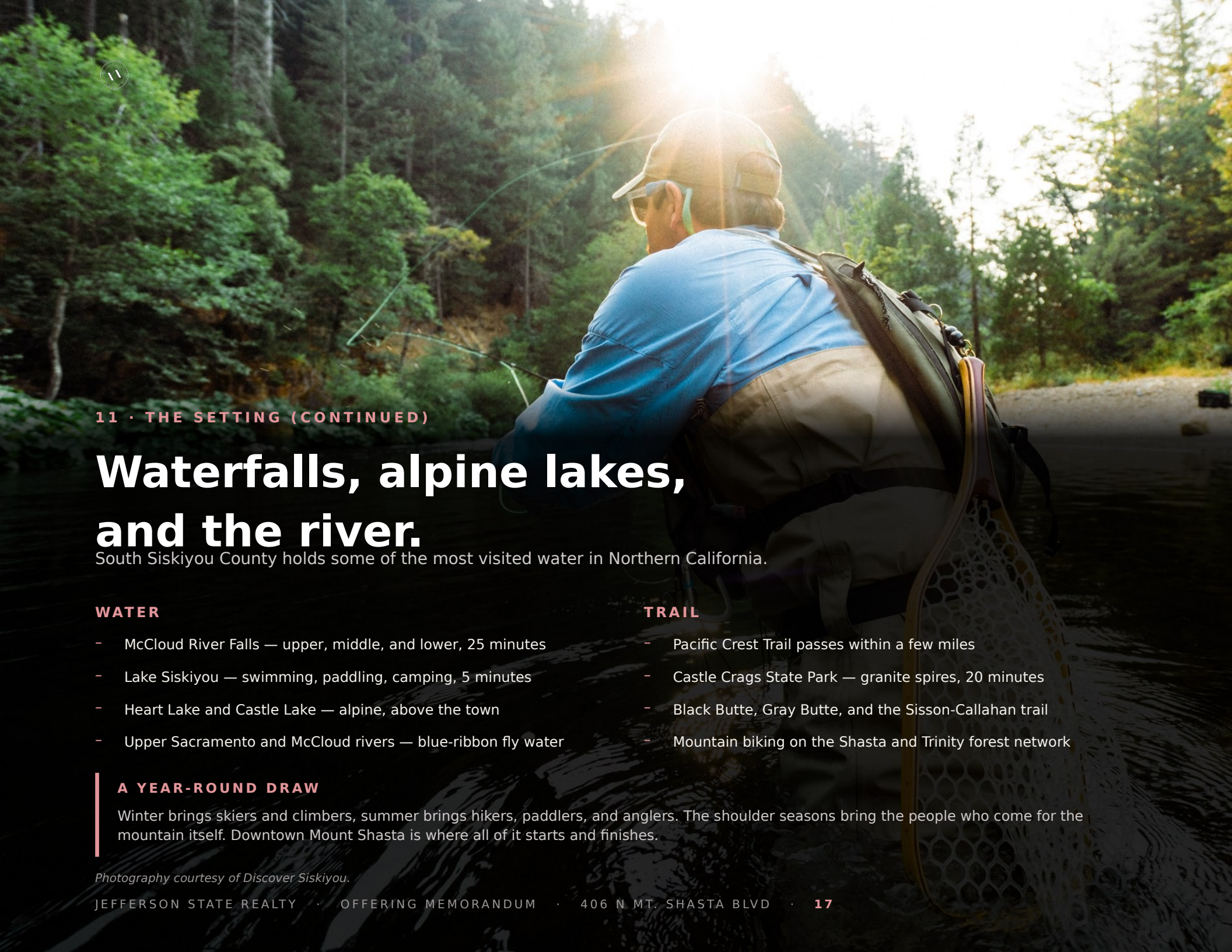
WHY IT MATTERS TO THIS BUSINESS

Visitors are the difference between a bar serving 3,182 residents and one on a street that fills through the season. Climbers, skiers, and hikers stage from downtown Mount Shasta, a block from the door.

SUMMITING

- Avalanche Gulch — the standard route, 7,000 ft of gain
- Climbing season runs roughly April through July
- Guide services and permits based in town
- Casaval Ridge and Hotlum-Bolam for experienced parties

Photography courtesy of Discover Siskiyou.



11 • THE SETTING (CONTINUED)

Waterfalls, alpine lakes, and the river.

South Siskiyou County holds some of the most visited water in Northern California.

WATER

- McCloud River Falls — upper, middle, and lower, 25 minutes
- Lake Siskiyou — swimming, paddling, camping, 5 minutes
- Heart Lake and Castle Lake — alpine, above the town
- Upper Sacramento and McCloud rivers — blue-ribbon fly water

TRAIL

- Pacific Crest Trail passes within a few miles
- Castle Crags State Park — granite spires, 20 minutes
- Black Butte, Gray Butte, and the Sisson-Callahan trail
- Mountain biking on the Shasta and Trinity forest network

A YEAR-ROUND DRAW

Winter brings skiers and climbers, summer brings hikers, paddlers, and anglers. The shoulder seasons bring the people who come for the mountain itself. Downtown Mount Shasta is where all of it starts and finishes.

Photography courtesy of Discover Siskiyou.



Mount Shasta rises directly behind the building.



05 The Transaction

The licences, the process, and what comes next



12 • THE LICENCES

The licences.

Both convey with the sale, already attached to the premises.

ABC TYPE 48

On-sale general, public premises. The most flexible on-sale licence California issues — beer, wine, and spirits for consumption on the premises, with no requirement to serve food and no kitchen obligation. An adult venue, 21 and over.

ABC TYPE 58

Caterer's permit. Held alongside the Type 48, it allows the licensee to sell and serve alcohol at approved events away from the premises — a second revenue channel that travels.

WHY THEY MATTER

- Quota-limited in California — supply is fixed
- Rarely available in Siskiyou County at any price
- No food service obligation

Licence descriptions are general. Transfer is subject to Department of Alcoholic Beverage Control approval. Buyers must verify status, conditions, and transferability independently with the Department.



13 · TRANSACTION

How this trades.

Offering price	\$650,000
Structure	Asset purchase with conveyance
Title	Fee simple, free and clear
Escrow	Combined property and licence
Bulk sale	Standard notice period applies
Timeline	Typically 60 to 90 days
Allocation	For the purchase agreement

ON CONFIDENTIALITY AGREEMENT

- Profit and loss statements, 2018-2025
- Detailed operating expense schedules
- Itemised owner add-back schedule
- FF&E schedule
- Preliminary title report
- ABC licence file and standing
- Property tax and insurance records

Contact Travis Majick to execute a confidentiality agreement and receive the due diligence package. Tours are arranged outside trading hours. Please do not contact the business, its staff, or its vendors



13 • THE TEAM

Contact.

Travis Majick

LISTING AGENT

20+ years across commercial, multifamily, land, and investment real estate.

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(530) 408-0199

Realtor CA DRE #01893530

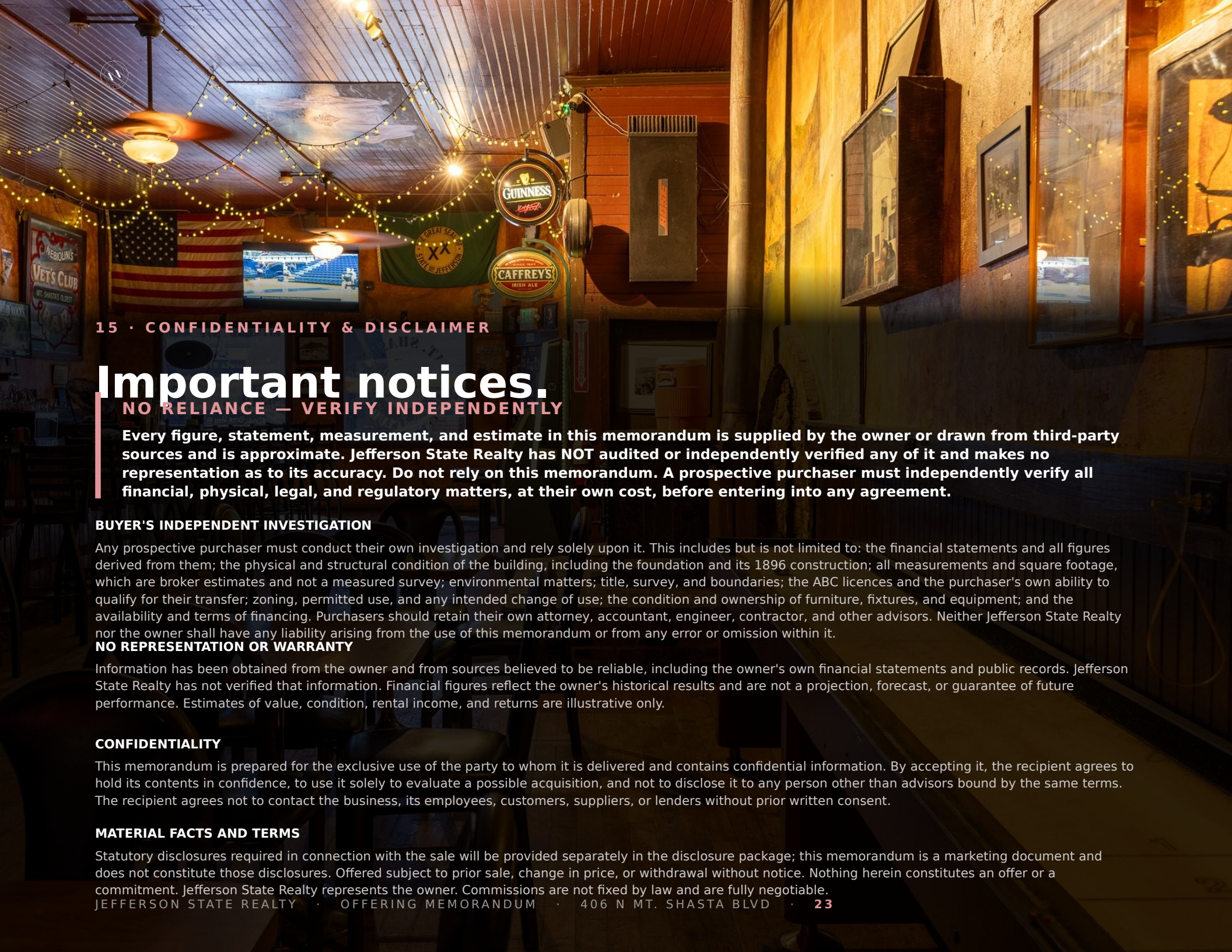
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15 • CONFIDENTIALITY & DISCLAIMER

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BUYER'S INDEPENDENT INVESTIGATION

Any prospective purchaser must conduct their own investigation and rely solely upon it. This includes but is not limited to: the financial statements and all figures derived from them; the physical and structural condition of the building, including the foundation and its 1896 construction; all measurements and square footage, which are broker estimates and not a measured survey; environmental matters; title, survey, and boundaries; the ABC licences and the purchaser's own ability to qualify for their transfer; zoning, permitted use, and any intended change of use; the condition and ownership of furniture, fixtures, and equipment; and the availability and terms of financing. Purchasers should retain their own attorney, accountant, engineer, contractor, and other advisors. Neither Jefferson State Realty nor the owner shall have any liability arising from the use of this memorandum or from any error or omission within it.

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