

# 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** | California  
HomeServices Properties

COMMERCIAL DIVISION

**WILL KNOX**

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<b>Sale Price:</b>	<b>\$1,200,000</b>
<b>Building Size:</b>	1,520 SF
<b>Patio:</b>	Yes, large capacity rear patio
<b>Lot Size:</b>	3,484 SF
<b>APN:</b>	031-302-012
<b>Zoning:</b>	C - G: Commercial General
<b>Restrooms:</b>	Two nicely remodeled and updated
<b>Seating Capacity:</b>	50 inside, 70+ on rear patio.
<b>HVAC:</b>	Yes – AC & Heat

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

**Location:** The Property is 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!



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# PHOTOS

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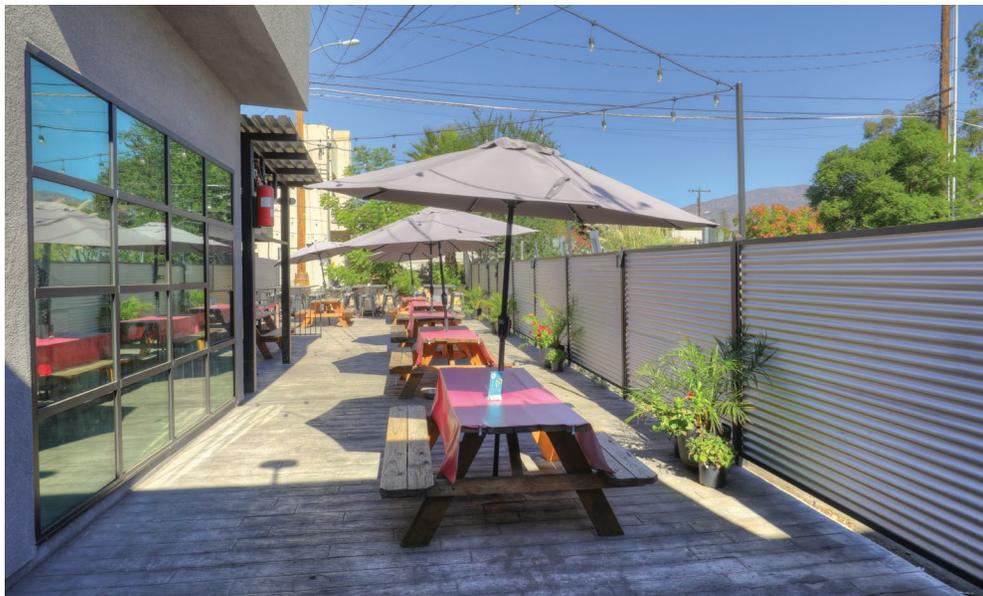
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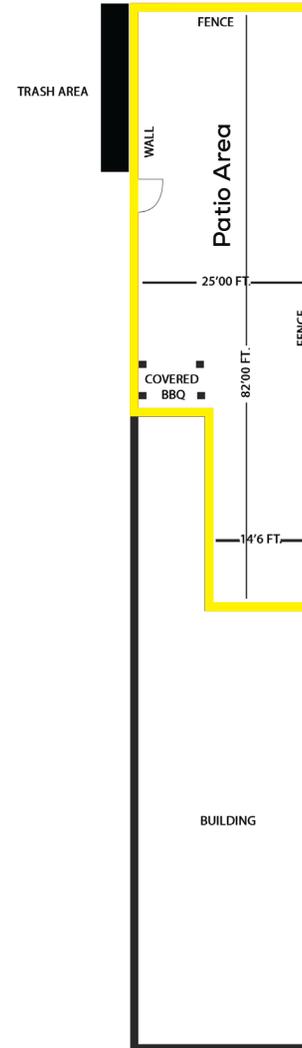
# FLOOR PLAN

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

LOT MAP:



# AMENITIES MAP

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# DEMOGRAPHICS

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## 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