



# LANDMARK RESTAURANT AND RETAIL

531-539 E Ojai Ave, Ojai, Ca 93023

Sea Fresh Restaurant + Laundromat

**FOR SALE \$3,975,000**

Plus ABC License and Inventory



## **BUENGER**

COMMERCIAL REAL ESTATE, INC.

3600 South Harbor Blvd. Oxnard CA, 93035. Phone: (805) 985-1007 Fax: (805) 725-3122  
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CalDRE License: 1378022

## OVERVIEW:

**Address:** 531-539 E Ojai Ave

**Location:** ½ Acre **Corner lot** on East Ojai Ave

**Size:** **2 buildings totaling** 4,886 SF, on .55 acre

**Built/Renovated:** 1970/2015

**APN:** 023-0-141-340

**Zoning:** General Commercial / Ojai C-1

**531 E Ojai Ave:** Home of **Sea Fresh** Restaurant – established 1985, featuring Seafood, Sushi, Grill, and Full Bar.

Business is currently open and operating

Easily adaptable to multiple food concepts

**539 E Ojai Ave: VALUE ADD: Laundromat** in business since 2015. All new equipment installed in 2015.



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## FOR SALE \$3,975,000 + ABC license and inventory:

- ❑ 2 free standing buildings totaling approximately 4,886 square feet located on a ½ + acre corner lot on Ojai Avenue
  - Buildings were built in 1970 and fully renovated in 2015
  - Roof replaced on Restaurant building in 2015, and roof replaced on Laundromat in 2024
  - 2 turn-key operating businesses, fully fixtured, and currently in operation

### ❑ Sea Fresh Restaurant:

- Fresh fish market, Sushi Bar, Full-service restaurant
- Full Bar with Type 47 ABC license
- Expansive outdoor covered and heated patios
- Restaurant consistently grosses over \$2 Million annually

### ❑ Launderland Laundromat:

- All new equipment installed in 2015
- Absentee owner
- Consistently grosses \$100,000+ annually

*Confidentiality -- All information contained in this offering is confidential in nature and must be held in the strictest confidence, except information which is a matter of public record. Please do not visit the property without making prior arrangements through the Broker. Please do not contact tenant or property owner, nor talk to any employees. All due diligence information and all property tours must be provided by Buenger Commercial Real Estate, Inc.*



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# SEA FRESH RESTAURANT



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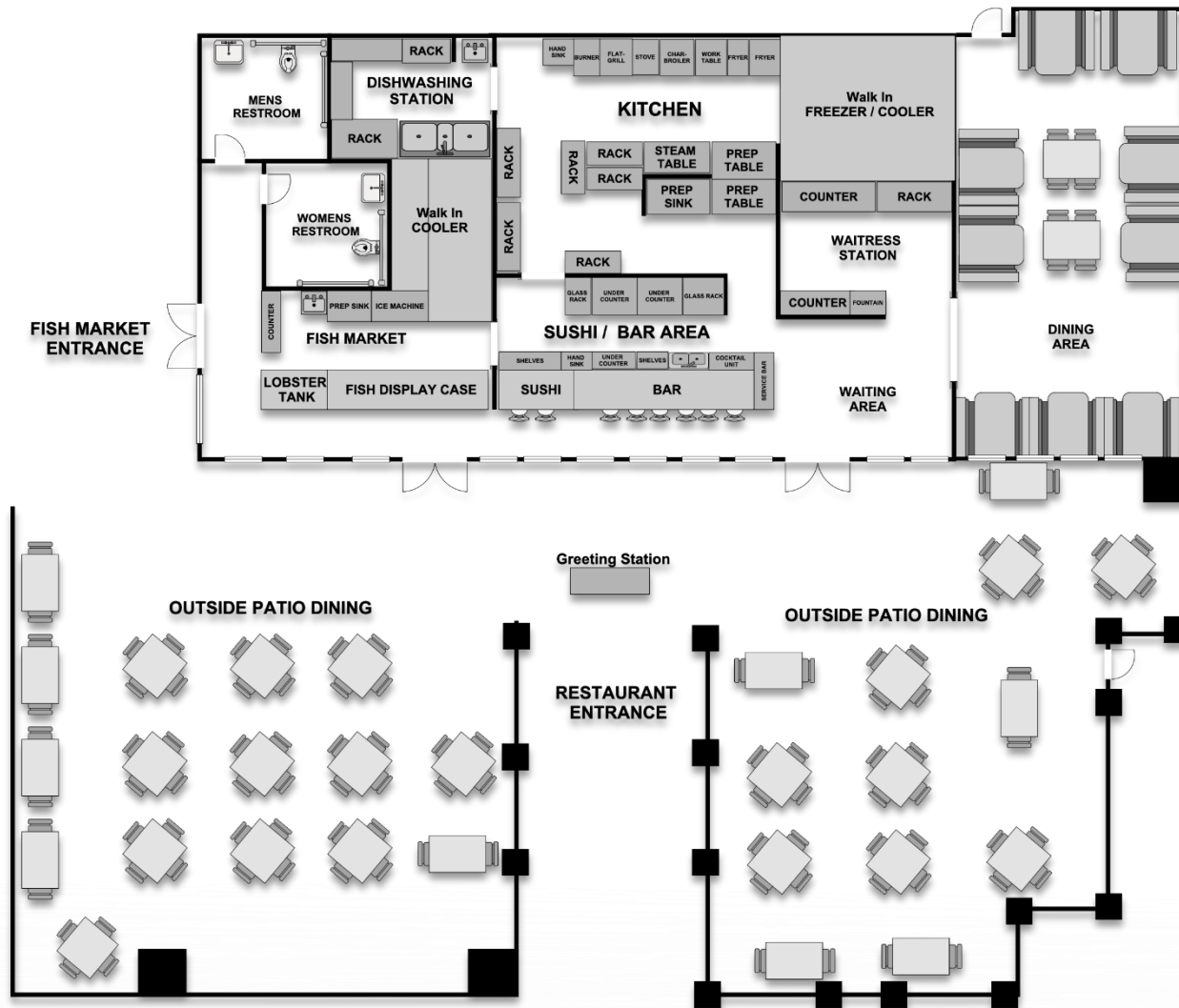


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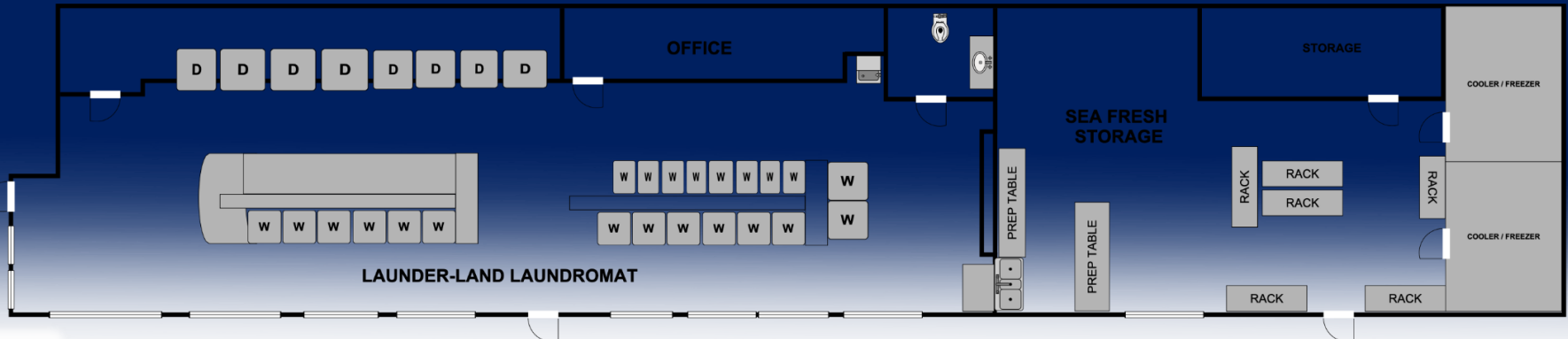


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# LAUNDROMAT



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# The Ojai Valley

## The Ojai Valley

Nestled in the Topa Topa Mountains of Southern California, the Ojai Valley is a serene getaway known for its artistic vibe, natural beauty, and relaxed charm. Visitors can explore the quaint downtown filled with boutique shops, galleries, and cafes, or take part in outdoor activities like hiking the Shelf Road Trail, biking the Ojai Valley Trail, and enjoying the famous “Pink Moment” sunset that lights up the surrounding cliffs. The valley is also home to soothing hot springs, award-winning local wineries, and the peaceful Meditation Mount. Whether you’re browsing the weekend farmers’ market, kayaking at Lake Casitas, or attending the annual Ojai Music Festival, the valley offers a perfect blend of nature, culture, and small-town warmth.

## Outdoor & Nature Activities

- Hike trails like Shelf Road, Rose Valley Falls, or the Piedra Blanca formations.
- Bike the scenic Ojai Valley Trail, a paved path great for all levels.
- Watch the “Pink Moment” at sunset when the mountains glow rosy pink.
- Visit Meditation Mount for peaceful gardens and panoramic valley views.
- Go to Lake Casitas for kayaking, fishing, or picnicking.

## Relaxation & Wellness

- Enjoy a spa day at one of Ojai’s famous resorts or wellness centers.
- Soak in Ojai hot springs (when open—some require reservations).

## Arts, Culture & Shopping

- Explore the downtown arcade with boutiques, galleries, and cafés.
- Browse the Ojai Farmers’ Market on Sundays for local produce and artisan goods.
- Attend a show at the Ojai Music Festival (held annually).

## Food & Drink

- Wine-taste at local Ojai wineries and vineyards.
- Try farm-to-table restaurants featuring fresh valley ingredients.



# BUENGER

# *Ojai, California*

Ojai is a tranquil 4.3-square-mile town situated in Southern California, renowned for its vintage shops, spas, and art offerings. Nestled within a valley encircled by rolling mountains and nature preserves suitable for hiking and horseback riding, Ojai lies in Ventura County approximately 75 miles from Los Angeles and about 35 miles from Santa Barbara. The town attracts a diverse range of visitors, including spiritual seekers, outdoor enthusiasts, cyclists, urban and suburban residents seeking respite, as well as celebrities desiring a weekend retreat.

Visitors to Ojai will observe a distinctive atmosphere compared to much of Southern California. Notably, a citywide ban on chain retailers enacted in 2007 has enabled the walkable downtown area to retain a variety of independent businesses and dining establishments, which offers a stark contrast to the regional norm.



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Ojai is also reputed for its mystical qualities—referred to as "the Ojai vortex"—and serves as home to artists, farmers, and holistic practitioners. A highlight for many guests, aside from enjoying the area's relaxed ambiance, is witnessing the remarkable sunsets described as "the pink moment." During this phenomenon, the receding sunlight illuminates the nearby Topa Topa Mountains, casting a pink glow across the Ojai Valley.

Ojai is known for its boutique hotels, recreation opportunities, hiking, and farmers' market of local organic agriculture. It has small businesses specializing in local and ecologically friendly art, design, and home improvement.



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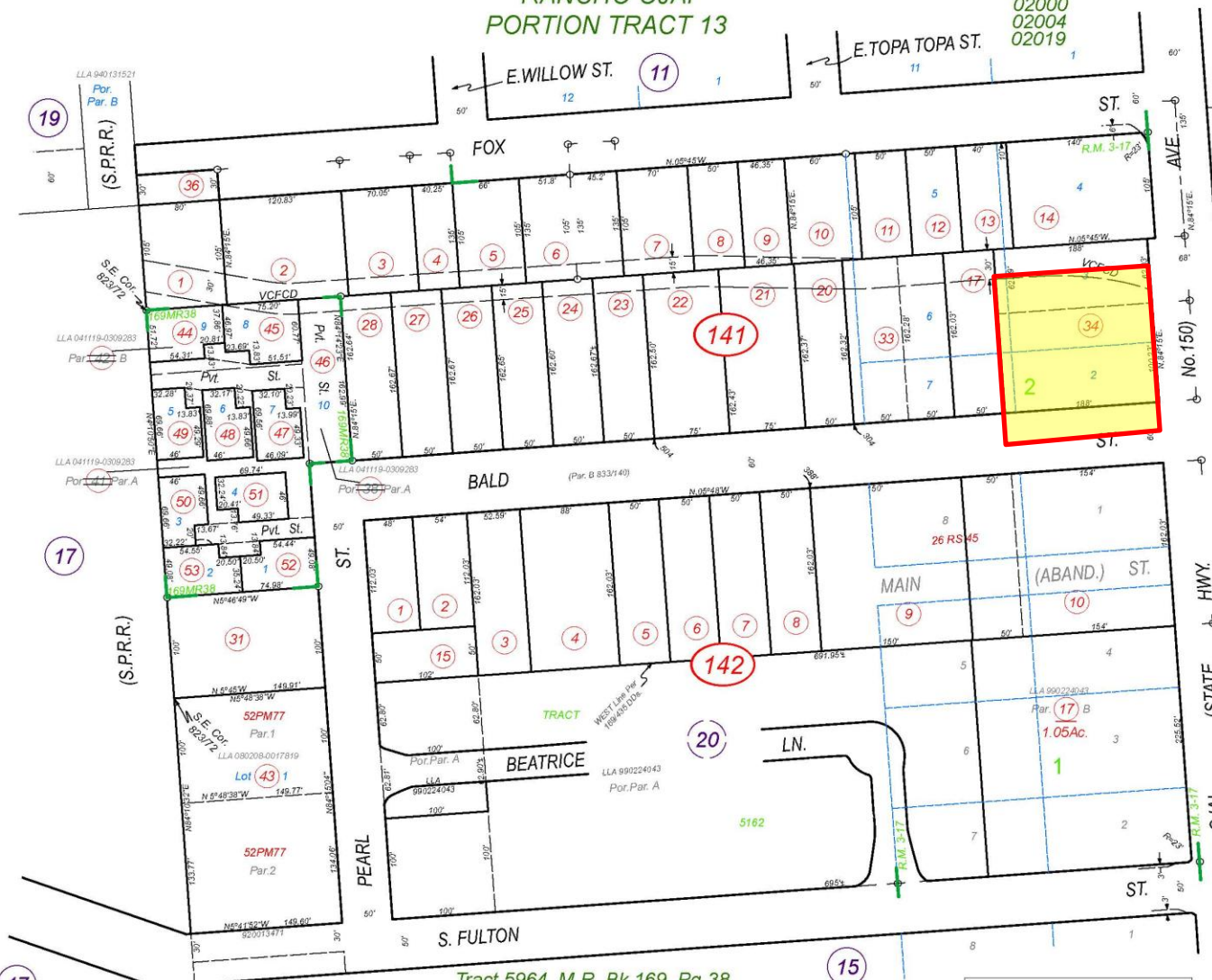
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RANCHO OJAI  
PORTION TRACT 13

Tax Rate Area  
02000  
02004  
02019

023-14

Bk. 21



Tract 5964, M.R. Bk. 169, Pg. 38  
Portion Bard Subdivision, M.R. Bk. 5, Pg. 25 1/2  
x Tract, M.R. Bk. 3, Pg. 17

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE  
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS  
CHECK WITH COUNTY SURVEYOR'S OFFICE OR  
PLANNING DIVISION TO VERIFY

CITY OF OJAI  
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles  
Assessor's Mineral Numbers Shown in Squares

DRAWN	REVISED	3-24-2021
REDRAWN	CREATED	
INKED	PLOTTED	EFFECTIVE ROLL
Compiled By Ventura County Assessor's Office		



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# OJAI DEMOGRAPHICS

POPULATION	2 miles	5 miles	10 miles
2020 Population	9,267	24,601	31,756
2024 Population	8,851	23,628	30,606
2029 Population Projection	8,685	23,214	30,090
Annual Growth 2020-2024	-1.1%	-1.0%	-0.9%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.3%
Median Age	50.3	48.6	47.1

HOUSEHOLDS	2 miles	5 miles	10 miles
2020 Households	3,857	9,716	12,155
2024 Households	3,657	9,274	11,633
2029 Household Projection	3,583	9,096	11,415
Annual Growth 2020-2024	-1.1%	-0.8%	-0.7%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Owner Occupied Households	2,134	6,199	7,792
Renter Occupied Households	1,449	2,897	3,623
Avg Household Size	2.3	2.5	2.5
Avg Household Size	2.3	2.5	2.5
Total Specified Consumer Spending (\$)	\$134.9M	\$365.6M	\$460.6M

INCOME	2 miles	5 miles	10 miles
Avg Household Income	\$112,966	\$115,559	\$114,009
Median Household Income	\$75,158	\$88,948	\$89,381
< \$25,000	433	980	1,240
\$25,000 - 50,000	611	1,476	1,816
\$50,000 - 75,000	782	1,536	1,945
\$75,000 - 100,000	396	1,156	1,415
\$100,000 - 125,000	278	918	1,283
\$125,000 - 150,000	244	1,002	1,201
\$150,000 - 200,000	355	871	1,174
\$200,000+	558	1,335	1,556



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