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FOR SALE | RETAIL PROPERTY

# KOUNTRY FOLKS

2025 1ST ST, SIMI VALLEY, CA 93065

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100  
Woodland Hills, CA 91367  
REMAXONECRE.COM



PRESENTED BY:

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	4,900 SF
Lot Size:	29,740 SF
Price / SF:	-
Year Built:	1974
Zoning:	CPD
Market:	Ventura Retail
Submarket:	Simi Valley

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

We are pleased to present this great investment opportunity, ideal for investors looking to capitalize on Simi Valley's thriving market or restaurateurs aiming to own and operate their businesses. This property sits on a 29,708 SF lot with 4,900 SF restaurant space. Zoned CPD allowing for commercial use development opportunity. The restaurant recently closed its doors at the end of April. Country folks operated for a couple of decades at this site. The restaurant comes with equipment and furniture. Includes two walk-in refrigerators, One walk Freezer, a Full kitchen with several serving stations with full dining with tons of natural lighting, several dining areas as well as a counter in the main dining area. Great catering and event location with tons of parking.

This location is surrounded by commercial centers and residential neighborhoods, ensuring a continuous influx of consumers. The area's strong economic indicators and community growth make it a smart choice for long-term value and return on investment. This area is a magnet for investors and consumers due to its proximity to a variety of amenities such as dining, shopping, and recreational facilities, making it an incredible investment opportunity for owner/user or investor. Contact Roy Belson or for a showing request. Must provide a pre-approval letter or proof of funds.

## LOCATION DESCRIPTION

Located in the vibrant Ventura County, Kountry Folks offers a prime opportunity for retail and restaurant investors to capitalize on the area's thriving market. Located on 1st Street near the corner of Los Angeles Avenue, This site is one of the busiest intersections in Simi Valley. Home to 1st Street New car dealerships and many national retail chains. The property has three entrances two are located on 1st Street with a third entry on Los Angeles Avenue. One entry on 1st Street would serve as perfect for a drive-through situated near popular attractions like the Simi Valley Town Center, the Ronald Reagan Presidential Library, and multiple parks and recreational areas, the location attracts a steady flow of visitors and locals alike. With a growing population and strong retail demand, this area presents a promising opportunity for businesses to flourish. Don't miss the chance to be part of this dynamic retail landscape.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - 4,900 SF building with retail/restaurant potential
- - Zoned CPD for commercial development versatility
- - Established infrastructure from 1974
- - Prime location located on one of the busiest intersections in Simi Valley
- - High visibility and ample parking with three entrances including one for drive-thru.
- - Proximity to major roads and thoroughfares
- - Ideal for retail and commercial uses
- - Surrounded by national tenants and 1st Avenue new car dealership row.



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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP



# REGIONAL MAP

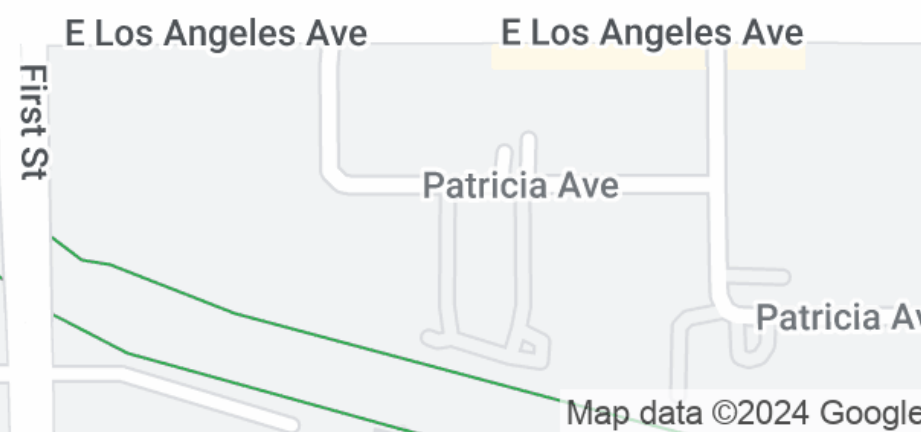


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# LOCATION MAP

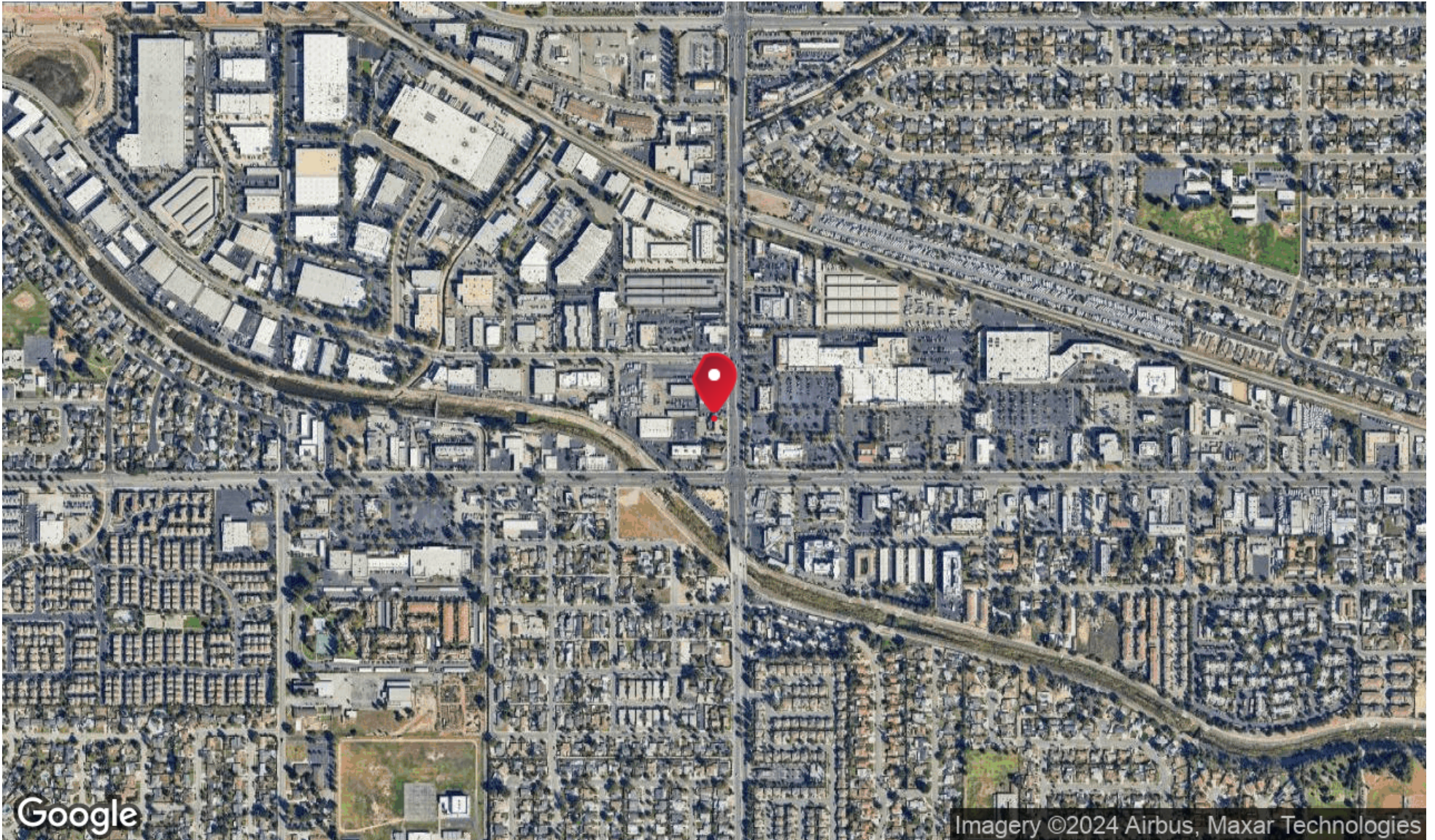


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# AERIAL MAP



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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

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**PROFESSIONAL BACKGROUND**

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westrigeriaeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

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