



OFFERING MEMORANDUM

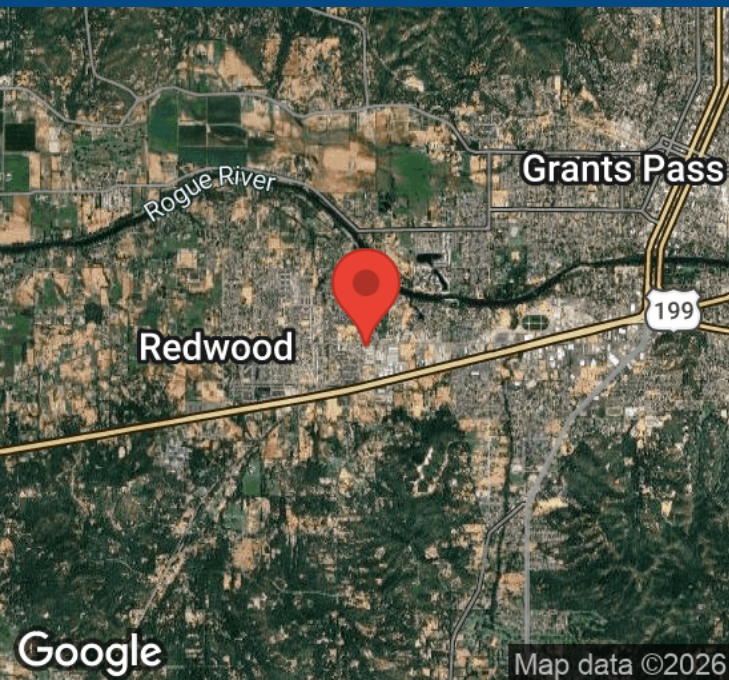
Turnkey Bar & Live Music Venue
W/Lottery and Real Estate
Offered at \$1,095,000

2039 REDWOOD AVE
GRANTS PASS, OR 97527

MELISSA HAYES
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owned and operated.





OFFERING PRICE:	\$1,095,000
COUNTY:	OR - Josephine
MAIN SF:	3,200 SF
ZONING:	General Commercial
PRICE / SF:	\$342.19
ACREAGE:	0.58 Acres
RENOVATED:	2023
APN 2025 TAXES:	R319505 \$5,606

PROPERTY OVERVIEW

Ideally situated on a 0.58-acre lot at 2039 Redwood Ave in Grants Pass, Oregon, this iconic property offers a rare opportunity to acquire both commercial real estate and the turnkey business assets of the established Toasted Barrel, a popular local tavern known for its distinctive barn setting, lively entertainment atmosphere, and curated whiskey and wine concept.

The property features a 3,200-square-foot barn-style building originally constructed in the early 1930s and relocated to the site in 1938. Over the decades, the structure has served the community in several roles—from hay barn and country market to the long-standing Old Barn Tavern—before being completely remodeled in 2023 into the current Toasted Barrel concept.

Today, the venue operates as a stylish whiskey and wine bar with handcrafted cocktails, beer, and rotating drink flights, offering a relaxed “whiskey library” style atmosphere that blends rustic charm with modern hospitality. The sale includes the business assets and fixtures, providing a true turnkey opportunity for a new owner to continue operations or adapt the concept.

CAPITAL IMPROVEMENTS SINCE 2023

- New Kitchen Build-Out – Addition of kitchen area with new plumbing, electrical infrastructure, wall construction, and upgraded utility connections requiring significant excavation to modernize legacy plumbing.
- Electrical System Upgrades – Updated electrical wiring throughout the building, installation of new lighting, and addition of a new electrical panel to support expanded kitchen operations and improved functionality.
- Structural & Mechanical Improvements – Repair and reinforcement of upstairs structural support, along with relocation of the water heater and updated plumbing routing.
- Interior Bar & Service Enhancements – Installation of custom live-edge concrete bar tops inside and outside, new illuminated back bar shelving, expanded wine bar display incorporating authentic barrel tops, and cooler coil replacement.
- Interior Finish Updates – Fresh paint and trim throughout the interior, creating an updated and cohesive atmosphere for patrons.
- Exterior & Patio Improvements – New ADA-compliant main entry installation, expanded and improved front and rear patio seating areas with asphalt and concrete improvements, shade sail supports, exterior lighting upgrades, drainage improvements, and enhanced outdoor seating areas with tables and barrels.

LOCATION OVERVIEW

Strategically positioned at 2039 Redwood Ave in Grants Pass, Oregon, this property benefits from a high-profile location at the intersection of Redwood Avenue and Dowell Road. This prime commercial corridor provides exceptional visibility, as Redwood Avenue serves as a major local artery with an estimated 2025 daily traffic count of 11,182 vehicles. Furthermore, the site is situated just 0.02 miles from the Redwood Highway (US Route 199), which carries a robust 22k vehicles per day, ensuring a constant flow of potential customers past the vicinity.

FEATURES

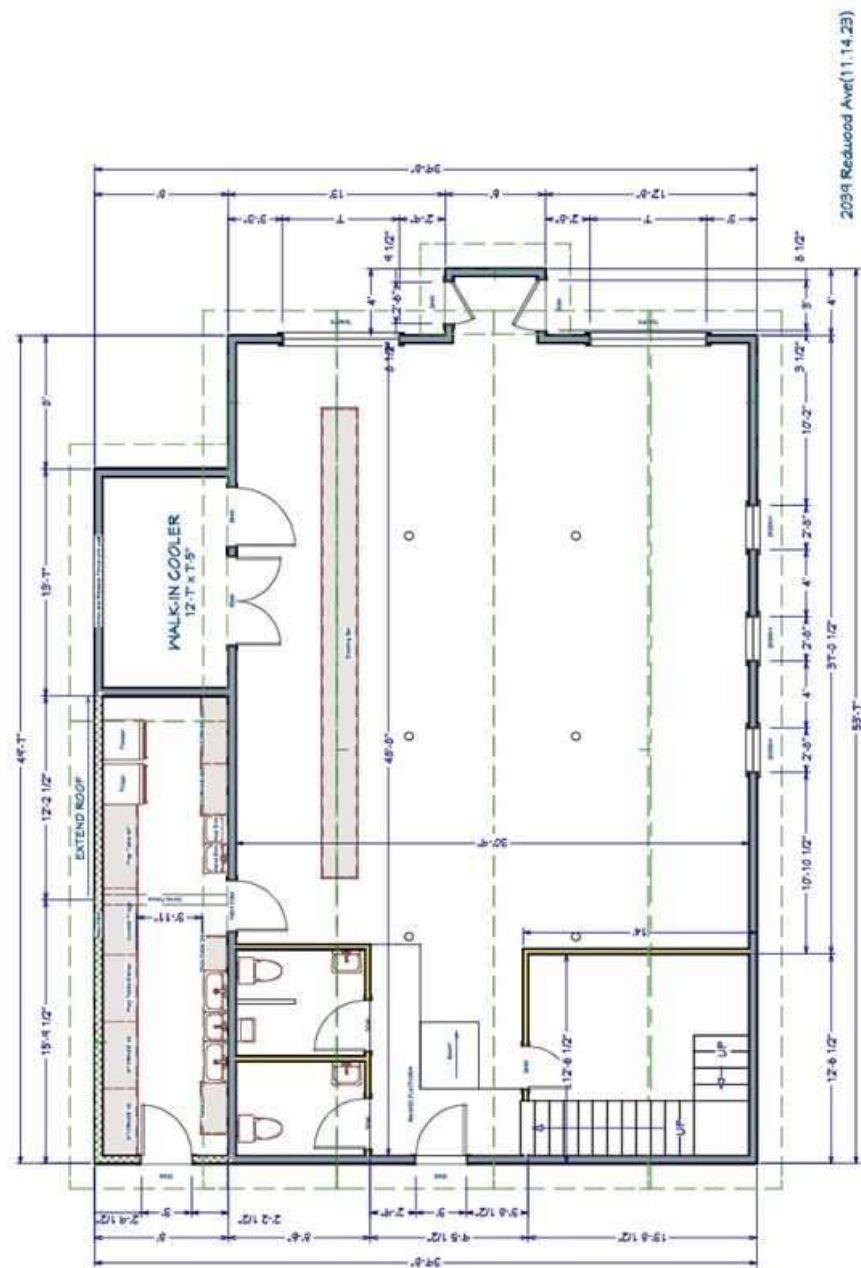
- Full interior bar and lounge layout
- Three Oregon Lottery video gaming machines
- Commercial prep kitchen / light commercial kitchen (without Type I hood system)
- Indoor seating and gathering areas designed for social and live entertainment
- Newly paved front and rear patios, including an outdoor bar setup
- Large fully fenced outdoor entertainment yard
- Outdoor stage area for live music and events
- Dedicated area for horseshoe pits and outdoor games

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,880	36,169	58,430
Total Units	4,123	16,238	26,091
Median Income	\$56,884	\$60,706	\$63,414



FURNITURE AND EQUIPMENT INCLUDED IN PURCHASE:

- TurboChef Bullet Rapid Cook Countertop Oven (21.5") – High-speed commercial countertop oven designed for rapid cooking and reheating with ventless operation.
- Commercial Reach-In Freezer – Upright freezer unit providing ample frozen storage capacity for kitchen operations.
- Draft Beer Cooler / Kegerator – Commercial draft system refrigerator designed to store and dispense kegged beer.
- Single-Door Upright Refrigerator – Tall commercial refrigerator providing vertical refrigerated storage.
- (2) Undercounter Refrigerators (24" x 24") – Compact refrigerated prep units designed for convenient cold storage beneath work surfaces.
- 48" Undercounter Refrigerator – Large undercounter refrigeration unit suitable for bar or kitchen prep areas.
- Stainless Steel Prep & Worktables – Multiple commercial-grade stainless steel prep surfaces including (2) 30" x 36" tables, 48" x 24" table, 72" x 24" table, and 24" x 24" table providing flexible food preparation and staging space.
- Commercial Sink Stations – Includes one (1) 3-compartment sink, one (1) 2-compartment sink, and three (3) dedicated handwashing sinks to support food preparation and sanitation requirements.
- Dining & Bar Service ware – Includes dishes, glassware, bar equipment, and silverware necessary for daily food and beverage service operations.
- Indoor & Outdoor Furniture – Includes front patio tables, rear patio seating (tables, stools, couches, and chairs), and indoor lounge furniture including couches and coffee tables.
- Outdoor Amenities & Cooking Equipment – Barrel fire pits (approx. \$1,500 each) along with BBQ grill and Blackstone griddle for outdoor food service and guest experience.

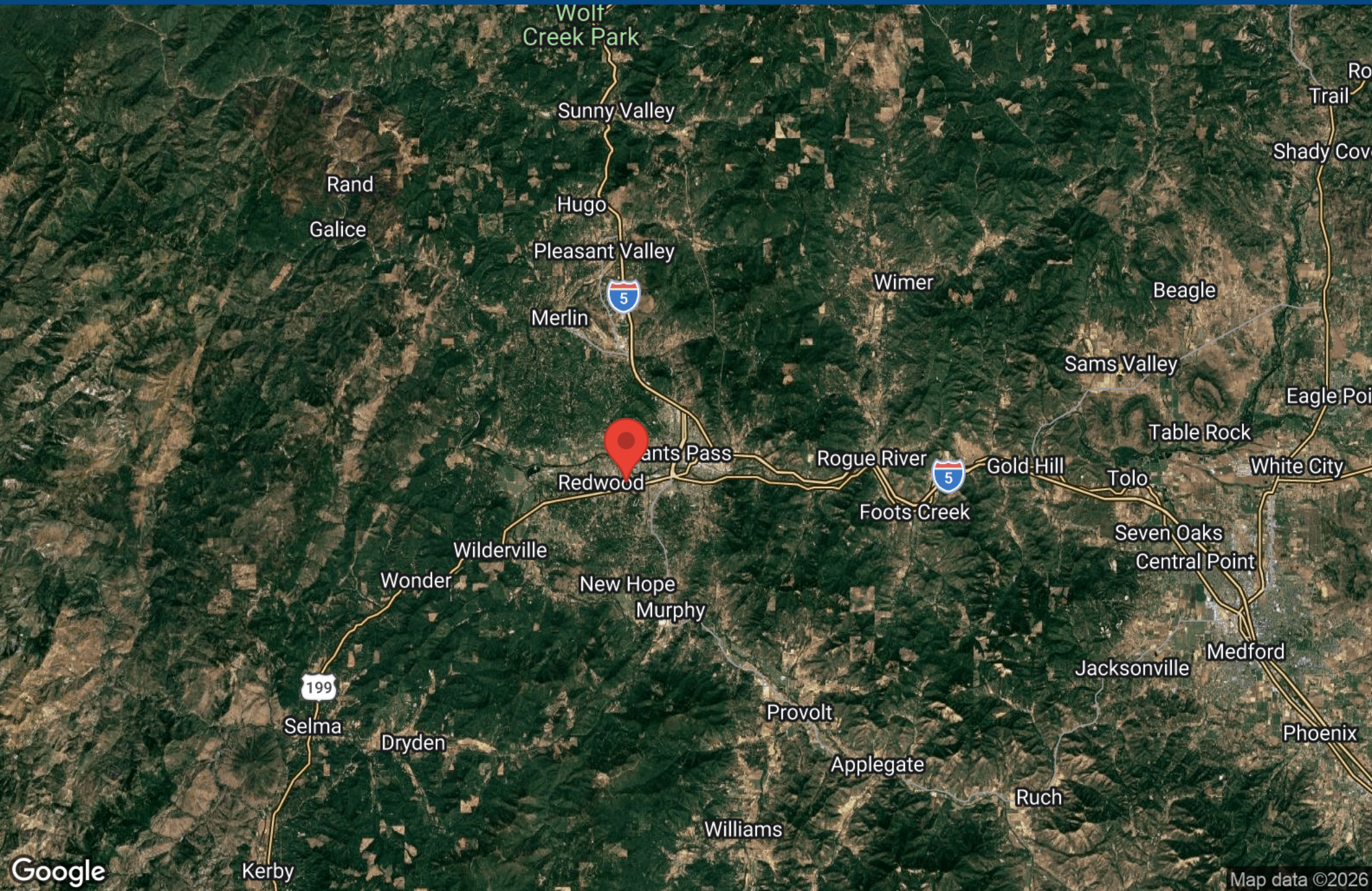


VALUE-ADD OPPORTUNITY

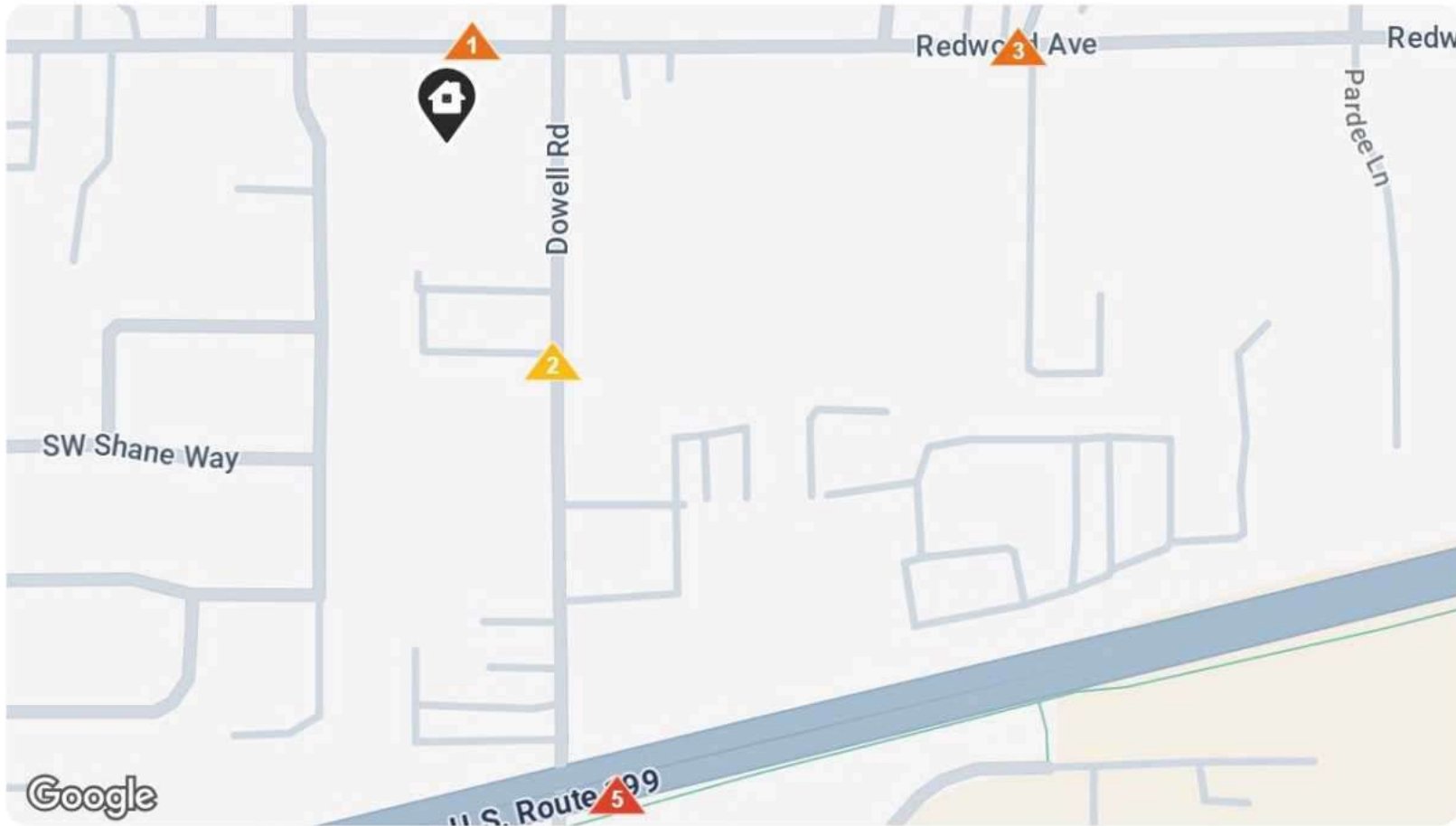
The seller recently completed an approximately 350 SF kitchen and prep area addition, extending the existing structure and roofline while installing all new electrical and plumbing systems to support expanded food service operations. This improvement increases the building's functional workspace and enhances the property's ability to support a full-service kitchen program.

The upper level offers additional space ready for future vision and build-out, presenting a unique opportunity for an overnight apartment, owner/operator living quarters, or additional use, subject to due diligence and approvals. This potential opportunity may provide additional flexibility for added utility, operational convenience, or supplemental income, depending on the buyer's business model.









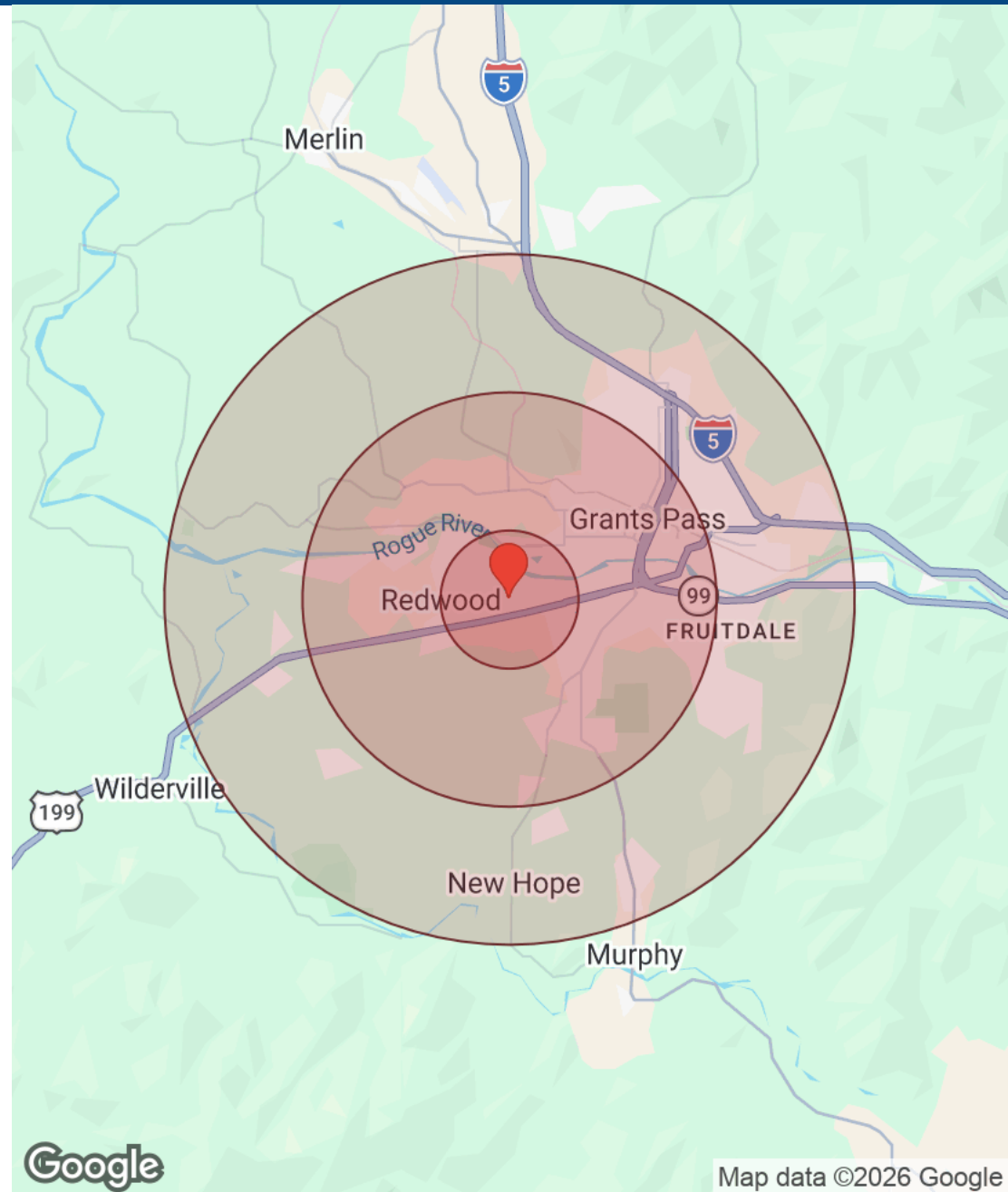
Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

DEMOGRAPHICS

2039 Redwood Ave, Grants Pass, OR 97527

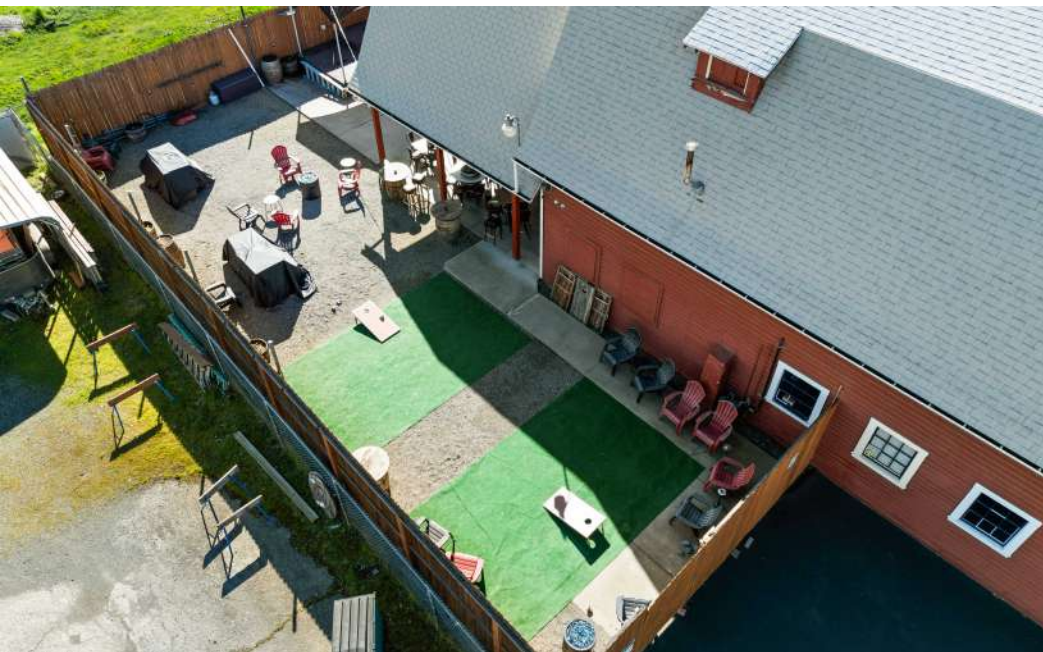
Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,315	17,771	29,009
	Female	4,641	18,365	29,532
	Total Population	8,956	36,137	58,541
Housing	Total Units	4,198	16,365	26,316
	Occupied	3,782	14,824	23,841
	Owner Occupied	2,295	8,804	14,959
	Renter Occupied	1,487	6,020	8,882
	Vacant	416	1,540	2,475
Age	Ages 0 - 14	1,447	5,796	9,285
	Ages 15 - 24	828	3,848	6,165
	Ages 25 - 54	2,940	12,722	20,167
	Ages 55 - 64	970	4,305	7,257
	Ages 65+	2,770	9,466	15,664
Income	Median	\$61,363	\$63,851	\$66,132
	Under \$15k	156	1,242	2,002
	\$15k - \$25k	356	1,204	2,161
	\$25k - \$35k	295	1,271	2,054
	\$35k - \$50k	552	1,998	3,016
	\$50k - \$75k	833	2,733	3,989
	\$75k - \$100k	279	1,750	2,740
	\$100k - \$150k	790	2,534	4,147
	\$150k - \$200k	189	748	1,621
Over \$200k	332	1,345	2,111	



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

EXTERIOR PHOTOS

2039 Redwood Ave, Grants Pass, OR 97527



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EXTERIOR PHOTOS

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FULLY FENCED BACK PATIO

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INTERIOR PHOTOS

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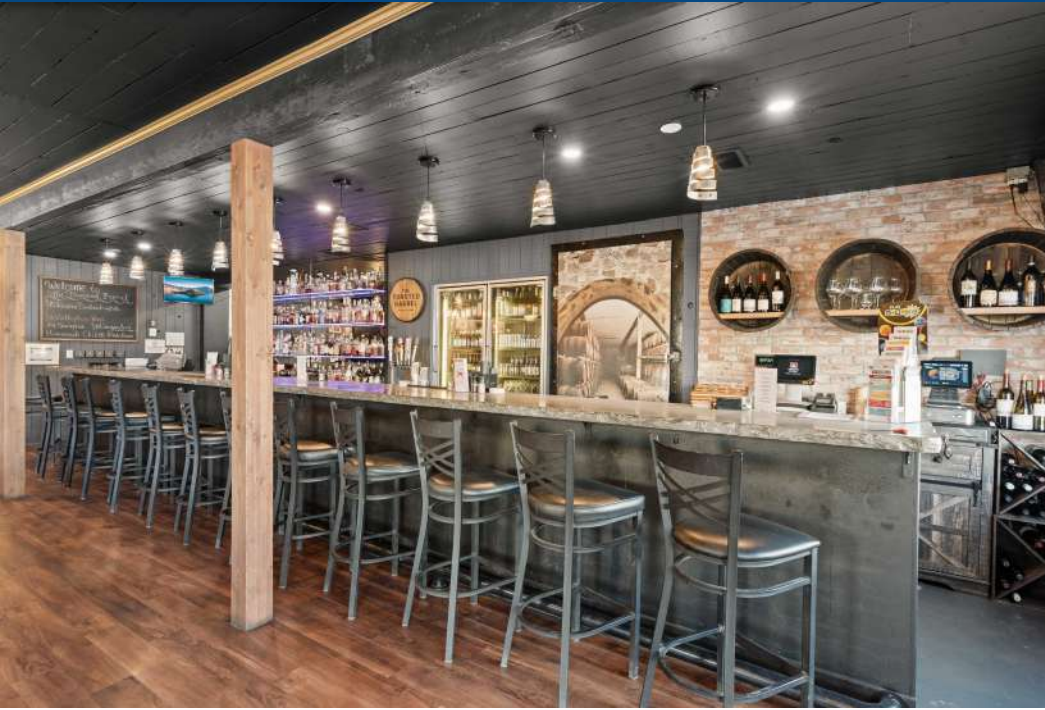


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FULL BAR PHOTOS

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NEWER KITCHEN AND BATHROOMS

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