

# THE TURNKEY ADVANTAGE: REDDING LANDMARK RESTAURANT & BAR

A fully built-out, 6,600 SF opportunity on the high-traffic Churn Creek Road corridor.

Ready for a new concept immediately—bypass the delays of ground-up construction.



# INVESTMENT HIGHLIGHTS

Building Size  
**±6,600 SF**

Capacity  
**200+ Seats**

Traffic  
**~18,000**  
cars per day

Parking  
**100+ Spaces**

## The Opportunity

Previously operated as “Kahunas,” a long-running local concept with strong community recognition. The space offers a faster, lower-friction opening for an experienced operator seeking a premium location without the startup lag.





## A PROVEN HIGH-TRAFFIC CORRIDOR

Located on Churn Creek Road, this freestanding building sits within a busy shopping center ecosystem. The site benefits from excellent visibility and easy in/out access, critical for high-volume dining. Situated in a retail corridor with steady activity and nearby shopping, driving consistent organic traffic.

Prime Retail Context



# MODERN INTERIOR & ATMOSPHERE

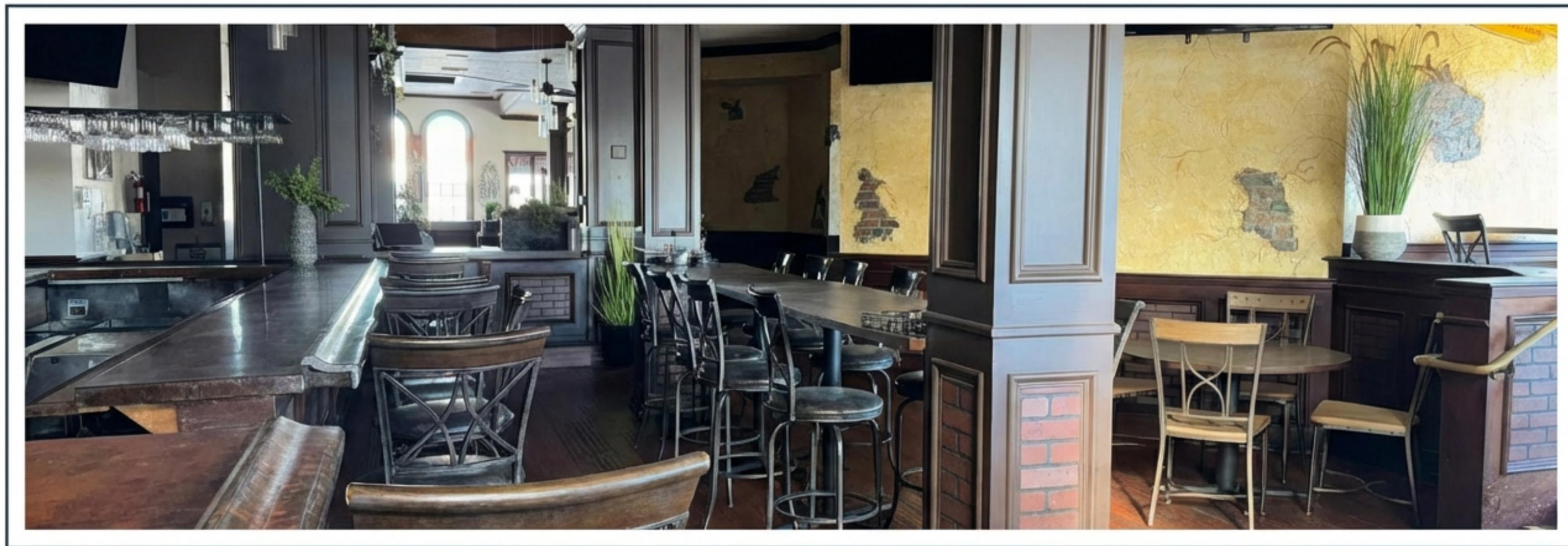
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The interior condition is very good, featuring a mix of booths, tables, and chairs that are included in the deal. The layout is designed for volume, with a welcoming entry and diverse seating configurations already in place.

## Ready to Serve

- High ceilings with acoustic treatments
- Wood-style flooring throughout
- Flexible booth and table configurations

# FULLY EQUIPPED BAR INFRASTRUCTURE



## Revenue Anchor

A dedicated, full-service bar acts as a central anchor for the dining room.

## Turnkey Setup

High-margin revenue center comes fully built out, allowing for immediate beverage program implementation.

## Cost Savings

Avoid the heavy renovation costs associated with new bar plumbing and millwork.

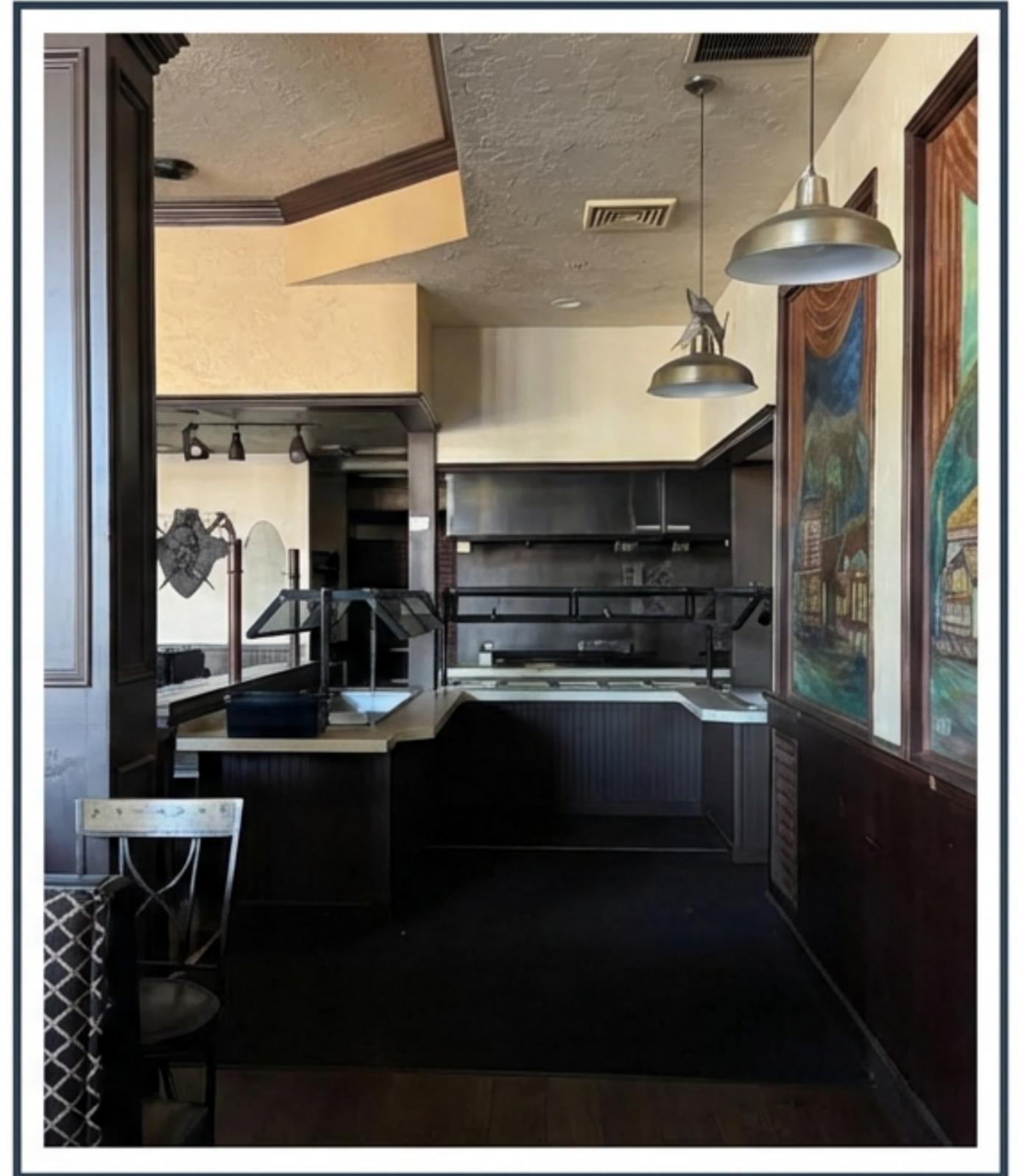
# SPECIALIZED ZONING & ACTION STATIONS

Adaptable Infrastructure for Diverse Concepts

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The floor plan includes specialized zones previously used for Mongolian Grill and buffet setups.

- ✓ Includes 2 Mongolian grills and full buffet setup
- ✓ Ideal for interactive dining concepts
- ✓ Perfect for brunch buffets or carving stations
- ✓ Easily convertible into an open-kitchen feature



# BANQUET & PRIVATE DINING CAPABILITIES

A dedicated banquet room allows operators to capture lucrative group business, private parties, and corporate events without disrupting main dining operations.





# OPERATIONAL READINESS: THE KITCHEN

The back-of-house is equipped with the heavy infrastructure required for full-service volume.

- **Type 1 Hood with Ansul Fire Suppression System**
- **Walk-in Cooler & Walk-in Freezer**
- **Grease Trap Installed**
- **Dishwasher, Sinks, and Prep Tables**
- **Upstairs office and employee storage areas**

**Hundreds of thousands in CapEx savings.**

# FLEXIBLE ACQUISITION STRUCTURES



## STRUCTURE A: PURCHASE

**Asking Price:** \$1,750,000

**Includes:** Real Estate + Building +  
Equipment

## STRUCTURE B: LEASE

**Rate:** \$1.00 per SF and/or 7% of gross sales (whichever is greater)

**Goal:** Landlord is seeking a strong operator for a long-term partnership.



# NEXT STEPS & CONTACT

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This is a rare opportunity to control a landmark location in Redding. Qualified restaurant operators are invited to schedule a private walkthrough.

**Contact broker to fill out NDA.**

**Jim Pate, CBB** (Certified Business Broker)

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