



FOR SALE

TIPS BAR

501 WALNUT STREET
RED BLUFF, CA 96080

EXCLUSIVELY OFFERED BY:

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northstatehomes.com

PROPERTY DETAILS

Address:	501 Walnut Street, Red Bluff, CA 96080
Parcel Number	029-373-004-000
Building Size:	2,744 Square Feet
Price:	\$629,000
Zoning:	Zoned H-C in Historic 1910 Building
Type:	Commercial



OVERVIEW

Own An Iconic Piece of Red Bluff

Owned and operated by the same family since 1961, this bar hosts a fun and relaxing ambiance where customers can come and unwind from their day. Property is located in a high visibility corner in downtown Red Bluff across from the Post Office, and includes everything you need to take over operations from Day 1. Includes all fixtures, furnishings, equipment, security and square systems, alcohol inventory, pool table, vintage shuffleboard table, ATM and a very RARE Type 48 liquor license. Add to your income stream by renting out the two 1 bdrm apartments upstairs. Unfinished basement holds an office and liquor storage room, plus lots of extra storage and workspace.





APARTMENT DETAILS

Address:	503 Walnut Street, Red Bluff, CA 96080
# of Units:	2 Units
Unit Size:	647 Sq. Ft. (per unit)
Unit Layout:	1-Bed, 1-Bath (per unit)
Potential Rent:	\$950/month (per unit) \$11,400/year (per unit)
Occupancy:	Vacant by close of escrow

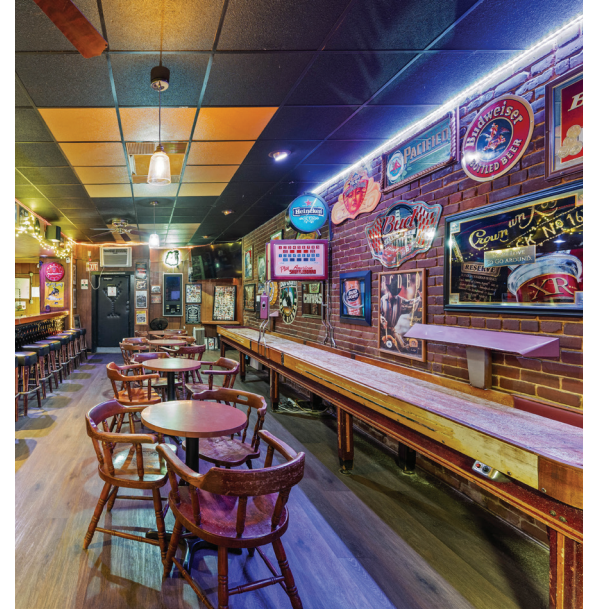


OVERVIEW

Additional Income Opportunity

Situated above the main bar, there are two apartments which both include a full kitchen and living room, with a separate entry providing privacy. Overlooking historic Red Bluff landmarks—including the Post Office—these units will be delivered vacant at closing, allowing new owners to set market rents. While currently tenant-occupied, they present a valuable chance to enhance your investment portfolio in this sought-after downtown location.

PROPERTY PHOTOS



WELCOME TO RED BLUFF, CALIFORNIA



Nestled along the Sacramento River in Northern California, Red Bluff is a small yet dynamic town that seamlessly blends its historic charm with a blossoming arts and cultural scene. Known for the annual Red Bluff Round-Up rodeo and beautifully preserved Victorian-era architecture, the town thrives on a vibrant local spirit that honors tradition while embracing new ideas.

Red Bluff's tight-knit community fosters collaboration and growth, with an economy anchored by agriculture, tourism, and diverse small businesses. Whether you're launching a commercial venture or seeking fresh opportunities, Red Bluff offers a welcoming environment supported by strong local partnerships and ample resources for success.

Ideally located along the I-5 corridor, Red Bluff benefits from convenient access to larger cities and abundant outdoor recreation, positioning it as a prime destination for continued commercial development and investment.



RED BLUFF, CALIFORNIA

ECONOMY

Red Bluff, located along the Sacramento River in Northern California, seamlessly combines a small-town atmosphere with prospects for business growth. Its historic character, showcased through beautifully preserved architecture, is complemented by a steady flow of visitors—particularly during the renowned Red Bluff Round-Up—creating opportunity for enterprise.

Demographic Advantage: Despite its intimate scale, Red Bluff's community is diverse, featuring families, retirees and working professionals. Seasonal events and a thriving arts culture draw both regional and out-of-town visitors, broadening the customer base and offering businesses the chance to tap into new markets.

Employment Landscape: Agriculture remains a cornerstone of Red Bluff's economy, bolstered by the tourism and retail sectors. Small manufacturers and independent businesses also contribute to a steadily diversifying commercial scene.

Strategic Location: Ideally positioned along the I-5 corridor, Red Bluff enjoys convenient access to major Californian markets, facilitating the transport of goods and attracting travelers who often stay to explore local offerings. This connectivity is a key advantage for industries looking to expand.

Supportive Business Environment: Local organizations and city officials work collaboratively to nurture business growth. From community-led initiatives to potential incentives, Red Bluff fosters an environment where enterprises of all sizes can thrive—merging historical charm with forward-thinking opportunities.

In essence, Red Bluff offers a blend of tradition and potential, backed by a welcoming community spirit. For investors and entrepreneurs seeking a smaller market with room to expand, Red Bluff stands ready to provide a fulfilling and profitable venture.

RED BLUFF, CALIFORNIA

COMMUNITY

Red Bluff offers a unique blend of small-town charm and promising opportunities. The town's rich agricultural heritage, vibrant cultural scene and preserved historic character make it a compelling place to live, work and invest.

Agricultural Heritage

For generations, farming and ranching have shaped the local identity. Orchards, vineyards, and livestock operations thrive in Red Bluff's fertile landscape, while events like the Red Bluff Round-Up draw crowds from all over, highlighting the town's rural traditions.

Local Schools

Red Bluff Union Elementary School District and Red Bluff Joint Union High School District serve the community's youth with dedicated faculty and community support. Though smaller than districts in larger cities, these schools offer personal attention, and programs like FFA and 4-H reflect the region's strong agricultural roots.

Arts & Culture

Red Bluff's cultural life flourishes in its historic downtown, where art walks, local music events and theatrical productions at venues like the State Theatre bring residents and visitors together. These gatherings create a shared sense of pride and celebrate the area's creative energy.

Historic Significance

Iconic Victorian-era buildings and museums pay homage to Red Bluff's storied past. Many are now home to modern businesses, art galleries and restaurants that blend old-world charm with contemporary appeal, ensuring Red Bluff's identity remains authentic.





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Realtor For Life.

Backed by a business degree and decades of hands-on experience co-owning a construction company, Teri provides expert guidance to buyers, sellers, and investors. Her background managing her personal investment properties gives her a unique perspective on the specific factors that influence your real estate investment decisions.

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By actively listening to her clients' needs and applying her understanding of the local market, she provides straightforward advice to empower confident decision-making. Teri's commitment and knowledge ensure you're supported every step of the way. Let her help guide you to your next investment.

Teri Downey

Annual Seller's Discretionary Earnings (SDE)

Gross Revenue		\$234,138
Less COGS		<u>(\$56,273)</u>
Gross Income		\$177,865
Less Expenses		
Wages	\$ 94,693	
Utilities	\$ 14,248	
Supplies	\$ 14,297	
Insurance	\$ 14,132	
Laundry/Security/Labor	\$ 7,716	
Other Expenses	<u>\$ 3,724</u>	
Total Expenses		\$ (148,810)
Net Operating Income (Bar Alone)		\$29,055
Rental Income (see below)		<u>\$ 22,800</u>
Net Operating Income (incl rental income)		\$ 51,855

Annual Rental Income Potential

# Units	Bdrm/Bath	Approx SF	Potential Rent/Mo.	Annual Rent
1	1/1	647	\$ 950.00	\$ 11,400.00
2	1/1	647	\$ 950.00	\$ 11,400.00
Potential Rent Income		1294	\$ 1,900.00	\$ 22,800.00