

For Sale!



325 Cajon Street, Redlands, CA 92373

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: info@sqftlocal.com



Offered for: \$1,395,000.00
(Real Estate & Day Spa Business Asset Sale)

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BUSINESS OFFERING

International Day Spa - Turnkey real estate & established business for sale. A 1930 character cottage in Historic Downtown Redlands, 325 Cajon Street presents a unique opportunity to acquire both the real estate and a well-established, long-running day spa business in one transaction.

For over 36 years, this respected day spa has served loyal clientele as an award winning spa, and developed a strong reputation for quality services, a welcoming atmosphere, and exceptional customer care.

The property and business offer a buyer the opportunity to step into an operating enterprise with an established presence rather than starting from the ground up, providing the next owner with an existing platform from which to operate, grow and create additional value.

The sale includes a mature day spa business with multiple revenue streams and a diverse range of services, primed for continued operations and future growth. Current services include massage therapy, facials & skin care services, waxing and hydrotherapy. The business is currently operating with hourly employees, providing an established staffing structure for the new owner, with systems already in place.

All FF&E (furniture, fixtures and equipment), inventory, branding, social media, website, client databases; will be included for the ongoing operation of the business with included training *negotiable.

Financial information and additional business details available to qualified buyers upon request and subject to confidentiality requirements.





Retail Lobby: Step into this beautifully decorated and welcoming front retail display area with modern updates and design. Newer carpet, calm lighting, natural window light, built-ins and Central A/C heating & air.

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Functional Layout: The front check-in station is within its own private room and the current floor plan offers (5) treatment rooms, (1) steam room, (1) private office, (1) break-room in kitchen, (2) restrooms and laundry hook-ups. One restroom has a full-shower in late Victorian style; a moody design with luxury black & gold finishes.

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Sink Station: Centrally located nearby to the treatment rooms, the rear sink station serves as a highly functional hygienic/preparation area for practitioners and features built-in cabinets for added storage use.

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Treatment Room #1

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Treatment Room #2

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Treatment Room #3

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Treatment Room #4

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Treatment Room #5

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Client Waiting Room: Located at the rear of the building, this cozy and tranquil waiting room area features a gas fireplace with brick surround, decorative wall accents and exits to the outdoor patio, garden lounge area.

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Outdoor Patio: A perfect place for clients to relax post-treatment, this garden lounge area features a wooden raised deck and covered screened porch, providing additional common space area with natural tranquility to unwind.

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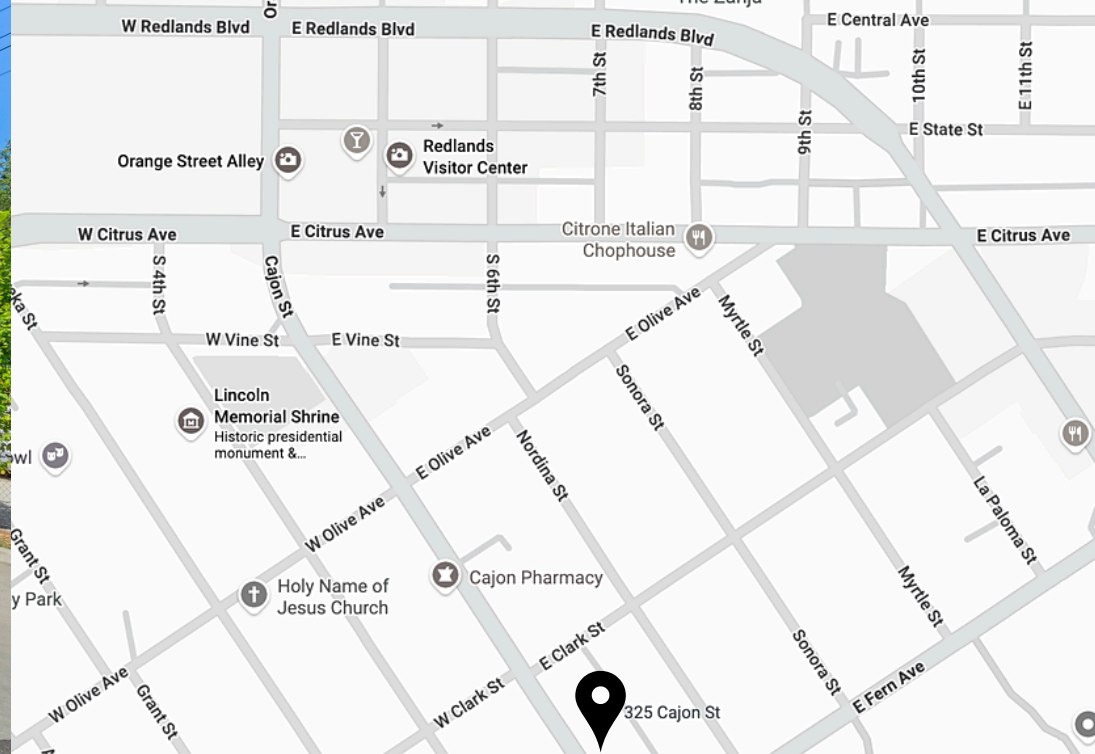
2nd Floor Studio: Accessible from the rear yard of the property, the upstairs studio suite features (1) restroom with shower, a small kitchenette and a spacious open room floor. Plenty of natural window light, wall a/c unit and furnace, wood laminate floors, a office nook with street front view and an exterior patio area with wood gazebo.

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Traffic Counts: CPD: $\pm$ 7,915 - @ W. Cypress Ave/N. 4th St
CPD: $\pm$ 11,915 - @ Orange St/E. Citrus Ave

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- Total Available Space: 2,490sf Freestanding Retail; 7,300sf/.17ac Lot
- Zoned: A-P - Admin/Prof Ofc District; City of Redlands
- APN: 0171-371-04; Year Built: 1930
- 2025 Median Household Income Within 3-Miles: \$100,318
- Rear Onsite Parking (4 Spaces) with Prominent Yard Post Signage, Fire Sprinkler and Camera Security System
- Exceptionally well-located, sitting directly within the historic, walkable footprint of Redlands and offering immediate access to the city's central amenities. Less than 1-Mile North to the heart of downtown, only minutes from popular local spots like the Redlands Bowl, and downtown shopping & dining. Adjacent to Optum Medical Facility. Conveniently, a 1.2-Mile drive to the I-10 Freeway.

Local Map & Summary:

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