

FOR SALE

3,200 SF | \$950,000

The Toasted Barrel

2039 Redwood Avenue, Grants Pass, OR 97527

Turnkey Bar & Live Music Venue



PROPERTY DETAILS

Building Size:	3,200 +/- SF
Lot Size:	0.58 Acres
Offering Price:	\$950,000
Zoning:	C-3, Josephine County
Built / Remodeled:	1930s / fully remodeled 2023
Parking:	Ample on-site, dedicated
Traffic Count:	+/- 11,000 VPD, Redwood Ave

HIGHLIGHTS

- Turnkey sale: real estate plus FF&E, kitchen and bar equipment, and furnishings
- Fully remodeled in 2023, including new kitchen, custom bar, and updated systems
- Fenced rear patio with built-in stage, purpose-built for live music and events
- Strong Redwood Avenue frontage and visibility
- Upper level offers potential apartment or owner's quarters (buyer to verify)
- Property is vacant, ready for a buyer to take occupancy

Kristan Kellogg

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2843 NW Lolo Dr., Bend, OR 97703



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DEMOGRAPHICS — ONE-MILE RADIUS

9,393

2025 Population

3,909

2025 Households

\$59,323

Median HH Income

\$378,615

Median Home Value

2.30

Avg Household Size

11,000

Vehicles Per Day

POPULATION TRENDS

	1 Mile	3 Mile	5 Mile
2025 Population	9,393	36,139	57,377
2025 Households	3,909	14,678	23,149
Median HH Income	\$59,323	\$63,239	\$65,704
Median Home Value	\$378,615	\$383,398	\$398,495

LOCATION ADVANTAGE



Broker is licensed in the state of Oregon. This information has been furnished from sources deemed reliable, but for which no liability is assumed. All measurements are approximate and should be independently verified by the buyer. Lot line shown is for visual representation only.



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