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Turnkey Bar & Live Music Venue

Grants Pass, OR

2039 Redwood Ave, Grants Pass, OR 97527



This Offering Memorandum contains select information about the property described herein but does not purport to be all-inclusive or to contain all the information a prospective purchaser may require. All financial projections are provided for general reference only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of Varsity Real Estate or the Seller. This Offering Memorandum does not constitute an indication that the Seller will accept any particular price. The Seller reserves the right to withdraw the property from the market, change pricing or terms, or reject any and all offers.



Investment Highlights

- Turnkey bar and live music venue in a fully remodeled 3,200+/- SF barn-style building on 0.58 acres.
- Sale includes real estate plus turnkey business assets: furniture, decor, kitchen equipment, bar equipment, service ware, and outdoor furnishings.
- Extensive 2023 remodel added a ~350 SF kitchen and prep addition with walk-in cooler, plus new electrical, plumbing, lighting, patio, and custom bar improvements.
- Fully fenced rear patio with a built-in stage and outdoor bar service area, purpose-built for live entertainment and events.
- Redwood Avenue frontage with approximately 11,000 vehicles per day and dedicated parking on site.
- Upper-level space offers potential for an apartment or owner's quarters (buyer to verify).
- Zoned C-3 (General Commercial) in Josephine County, supporting a range of hospitality and retail uses.
- Located in the Redwood submarket on the south side of the Rogue River, minutes from downtown Grants Pass.



Property Overview

Address	2039 Redwood Avenue, Grants Pass, OR 97527
Parcel ID (APN)	R319505
Building Size	3,200 +/- SF
Lot Size	0.58 Acres (25,265 SF)
Year Built / Renovated	Originally constructed 1930s; fully remodeled 2023
Zoning	C-3, Josephine County
Land Use	Commercial
Traffic Count	+/- 11,000 VPD along Redwood Avenue
Flood Zone	Zones B and X (moderate to minimal hazard)
Current Use	Vacant; formerly operated as The Toasted Barrel, a whiskey and wine bar

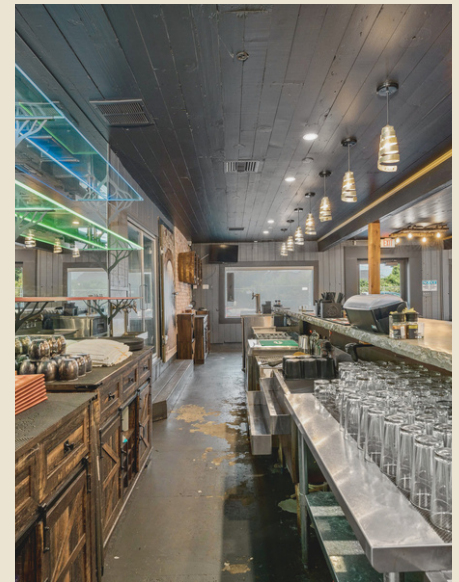


The Opportunity

2039 Redwood Avenue is a fully renovated, turnkey hospitality property offered for sale in the Redwood area of Grants Pass, Oregon. Housed in a red barn-style building dating to the 1930s and comprehensively remodeled in 2023, the property most recently operated as The Toasted Barrel, a whiskey and wine bar known locally for live music, trivia, open mic nights, and craft cocktails.

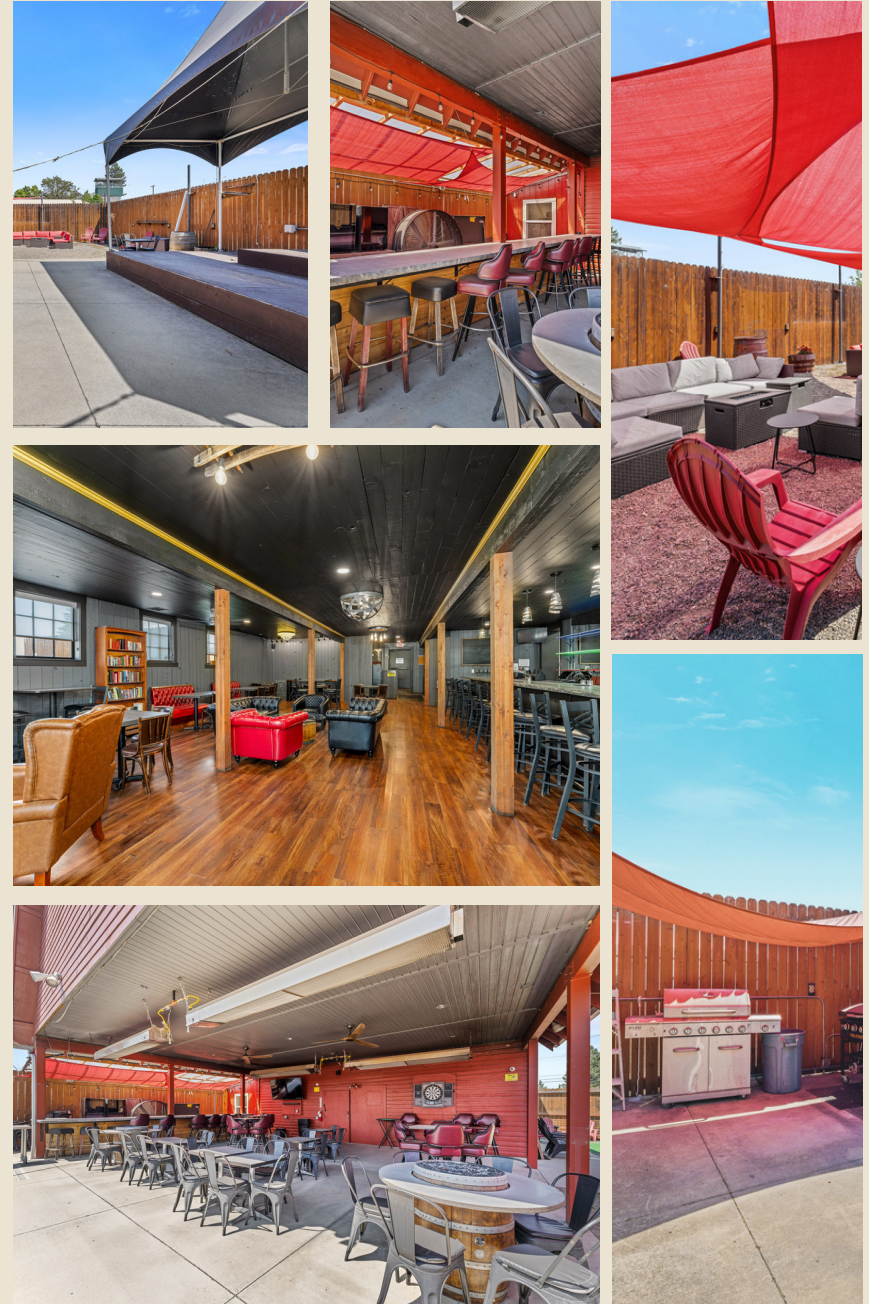
The offering includes the real estate and the turnkey business assets accumulated through the 2023 renovation: a newly added kitchen and prep area with walk-in cooler, custom bar build-out, updated electrical and plumbing, and a fenced rear patio with a built-in stage and outdoor bar service area. A buyer can step in and continue the existing concept, reposition the venue under a new brand, or repurpose the space for another restaurant, bar, or entertainment use consistent with the C-3 zoning.

The property is currently vacant, giving a buyer a clean opportunity to take occupancy and program the space without an existing tenancy or operating business to unwind.



Site & Building Features

- 3,200+/- SF barn-style building with rustic, open-concept interior and exposed character consistent with its 1930s origins.
- ~350 SF kitchen and prep addition with walk-in cooler, added during the 2023 remodel.
- Custom bar build-out sized for full beverage service.
- Fully fenced rear patio with built-in stage, outdoor bar service area, and seating for events and live entertainment.
- On-site parking with convenient ingress and egress from Redwood Avenue.
- Upper-level space with potential for an apartment or owner's quarters (buyer to independently verify permitted use and habitability).





Location Advantage

The property sits in the Redwood submarket on the south side of the Rogue River, bordering the city of Grants Pass, the Josephine County seat. Grants Pass sits along Interstate 5 and is known regionally for its access to the Rogue River, outdoor recreation, and a growing hospitality and events scene. The property benefits from strong Redwood Avenue frontage and visibility, with an estimated 11,000 vehicles passing daily.

Area Demographics

	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
Avg Household Size	2.3	2.4	2.4
Median Home Value	\$378,615	\$383,398	\$398,495





Valuation Framework

Offering Price	\$950,000
Included In Sale	Real estate plus turnkey FF&E, kitchen and bar equipment, service ware, and outdoor furnishings
Property Status	Vacant
Terms	Cash or buyer-arranged financing; buyer to independently verify all information herein

Offering Process

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- Property tours available by appointment only
- Seller reserves the right to accept offers at any time without notice

Disclaimer

All information contained in this Offering Memorandum has been obtained from sources believed to be reliable, including public records and county assessor data. Varsity Real Estate has not independently verified this information and makes no representation or warranty as to its accuracy or completeness. Prospective purchasers are responsible for conducting their own due diligence, including verification of square footage, zoning, permitted uses, and the condition of all included personal property and equipment.





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