

Occidental Road Cellars and Tasting Room



Offering Memorandum
Price \$1,250,000



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Salient Facts

Location	870 Gravenstein Hwy North Sebastopol, CA
County	Sonoma
APN	060-270-080
Parcel Size	10,890 square feet
Building	3,300 square feet
Winery Permit	10,000 cases per year
Tasting Room hours	Allows 7 days a week 10am-7pm
Special Events	In addition to Industry Events, occasional after-hour events may be held
Power	PG & E
Water	City
Zoning	CITYSE
Price	\$1,250,000



Occidental Road Cellars is a turn-key winery and tasting room with a 10,000 case annual production permit, located in Sebastopol on the highly visible Gravenstein Highway. The tasting room can be open and operated 7 days a week to the public and the use permit allows for a co-op winery. There are numerous upgrades to the 3,300 square foot facility (1,500 square foot tasting room and 1,800 square foot winery) including new plumbing, upgraded electrical, new HVAC and more. The winery equipment is included in the offering (see equipment list) as well as the existing wine business. The winery is fully functional including floor drains, temperature controlled, and crush pad. The current owner is producing approx 2,000 cases annually from the winery. Owner may finance.

Tasting Room Photo Gallery





Tasting Room Facts

1,500 square feet

High exposure on the well travelled Gravenstein Hwy allows for great direct access to consumer traffic

Permit allows the Tasting Room to be open 7 days a week between 10am-7pm

Occasional special events may be held after hours

High-end finishes include granite tasting room bar

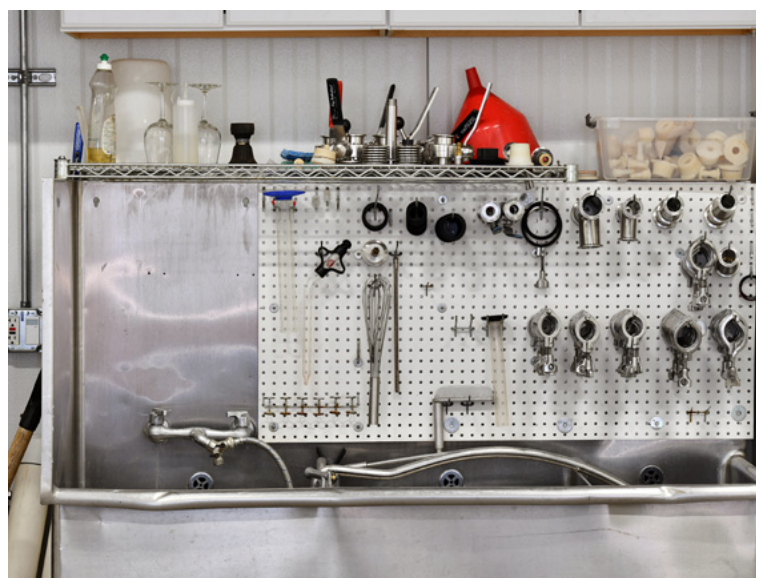
Wine and merchandise inventory shelving in-place

Large office to accomodate 2-3 employees

Kitchen for tasting room prep

The entire facility is ADA Compliant

Cellar Photo Gallery



Cellar Facts

1,800 square feet

30 ft wide X 60 ft length X 20 ft height

Permitted to produce 10,000 cases per year

Rigid insulated panels

Temperature control areas for case goods and barrel storage separately

Full trench drain

Thermal curtains

Crush Pad

Waste water permit in place

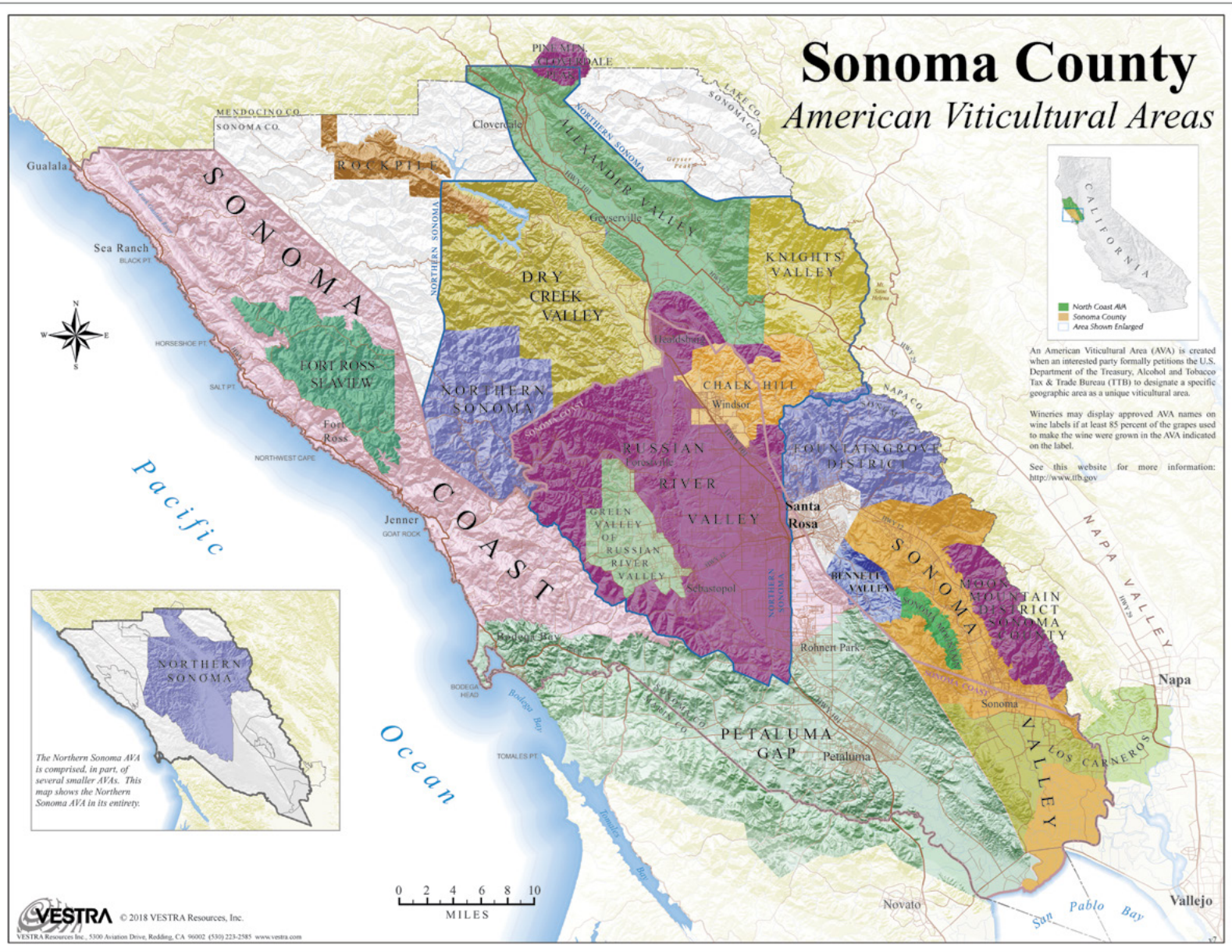
Winery Equipment

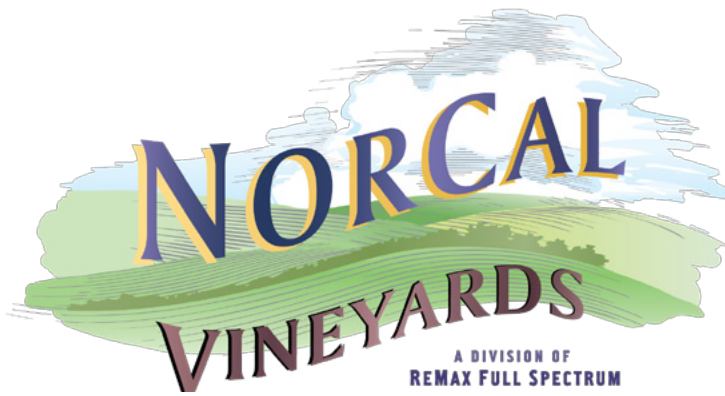
Dept	Name	Age	Condition	Description	Qty
Winery	Plate and Frame Filter (Spidoni)	12 years	Good	40" X 40", 60 plates with cross-over plate	1
Winery	Triclover Clamps	10 years	Good	2"	15
Winery	Triclover Clamps	10 years	Good	1-1/2"	24
Winery	Triclover Valves	10 years	Good	2"	5
Winery	Triclover Valves	10 years	Good	1-1/2"	5
Winery	Triclover Reducers	10 years	Good	2" to 1-1/2"	5
Winery	Triclover End Caps	10 years	Good	2"	10
Winery	Triclover End Caps	10 years	Good	1-1/2"	4
Winery	Triclover Tee	10 years	Good	2"	1
Winery	Triclover Tee	10 years	Good	1-1/2"	1
Winery	Barrel Racks	10 years	Fair	2 Barrel Western Square	20
Winery	Sight Glass	10 years	Good	with Tri-Clamps Ends, 1-1/2"	1
Winery	Barrel Stir	10 years	Good	Stainless	1
Winery	Racking Wand	10 years	Good	Stainless	1
Winery	Lenticular Filter Housing (New Process)	6 years	Great	Stainless, 30"	1
Winery	Bottle Filler	6 years	Great	6 Spout Filler, on cart	1
Winery	Bottle Labeler (TCW)	2 years	Great	Single Bottle, Front and Back Automatic	1
Winery	Vacuum Corker (Criveller)	6 years	Great	220v - 3 Phase	1
Winery	Portable Glycol Chiller (Tank Temp)	3 years	Great	Hot & Cold, 3 tank capacity manifold and hoses	1
Winery	Glycol Chiller Plates	10 years	Good	Stainless, for use in s-bins	2
Winery	Kegs (15 gallons)	10 years	Good	Stainless	8
Winery	Kegs (5 gallons)	10 years	Good	Stainless	3
Winery	Flex Tanks (60 gallons)	6 years	Good	Plastic	3
Winery	Pallet Jack	10 years	Good	2 Ton	1
Winery	Impeller Pump (American Flexible)	3 years	Great	Wireless Remote	1
Winery	Punch Down Tool	10 years	Good	Stainless	1
Winery	Forklift (Hyster)	10-15 years	Fair	5K with long reach rotator forks, LP Glass	1
Winery	S-Bins	10 years	Good	With Lids and Rotator Bars	2
Winery	Portable Stainless Wine Tank	10 years	Fair	350 gallons, forklift pockets	1
Winery	Portable Stainless Wine Tanks	10 years	Fair	351 gallons, forklift pockets, partial glycol jacketing	2
Winery	Fermentation Tanks (Westec)	10 years	Great	Open top, 3 ton, stainless cleanout door and 2" ports	2
Winery	Stainless Steel Hopper	10 years	Good	6' X 6' X 2', Used for filling basket press, wine tanks and T-bins	1
Winery	Basket Press	6 years	Good	3 Ton, 120 Volt, Hydraulic	1
Winery	De-Stemmer (Demossey)	20+ years	Fair	Older Piece of Equipment	1
Winery	Macro Bins	10 years	Good	1/4 ton, Used under de-stemmer	2
Winery	Rolling Stair Ladder	10+ years	Fair	10' Tall, Narrow for Barrel Room, Used for topping	1
Winery	Pressure Washer (Landa)	10 years	Good	Hot & Cold, 120 Volt, (2)LP Gas Tank	1
Winery	pH Meter (Milwaukee)	6 years	Good	Digital	1
Winery	Hydrometers	Varies	Good	Glass, +30 & +/-5	6
Winery	Dosing Stone (Criveller)	4 years	Great	Nitrogen	1
Winery	Gas Cylinders	Varies	Great	With Cart, Customer owned, with gauges and hoses	1
Tasting Room	Dining Tables and Chairs	8 years	Fair	Square Bistro Table with Chairs	1
Tasting Room	Chairs	4 years	Good	Lounge, Wicker Chairs	4
Tasting Room	Bar Stools	4 years	Fair	4 Stools	4
Tasting Room	POS Computer Terminal	5 years	Good	Computer, Monitor, Cash Drawer, Receipt Printer, Mouse, Keyboard	1
Tasting Room	Wine Refrigerator	1 year	Good	Small Bar Wine Cooler, Holds 6 bottles (vertical)1	1
Tasting Room	Retail Shelf	4 years	Good	Painted Red Color	1
Tasting Room	Wine Glasses	8 years	Fair	Logo Wine Glasses	50
Tasting Room	Wine Glass Racks	4 years	Good	Glass Holders Under Bar (Dishwasher racks)	7
Tasting Room	Dishwasher	10+ years	Fair	Portable Dishwasher (used)	1
Tasting Room	Refrigerator	10+ years	Fair	Standard Refrigerator in kitchen	1
Tasting Room	Stainless Steel Table	4 years	Good	6' X 30' prep table in kitchen	1
Tasting Room	Wine Shelving (Storage Room)	4 years	Good	Heavy Duty Shelf in Tasting Room Supplies	1
Tasting Room	Packing and Shipping Materials	Current	Good	Misc Packing Materials on hand (1, 3, 6 & 12 bottle shippers)	Varies
Tasting Room	Retail Bags and totes	Current	Good	Misc Materials on hand (1, 3, 6 & 12 kraft bags)	Varies
Tasting Room	Tasting Room Bar Tools	4 years	Good	3 Spit buckets & Pour Spouts	Varies
Tasting Room	Surveillance Camera System & Monitor	4 years	Good	6 Cameras, recorder in office, viewing monitor	1
Tasting Room	Sound System	3 years	Good	Radio receiver and 2 speakers (in front of Tasting Room area)	1
Tasting Room	TV	4 years	Good	Wall Mounted in Tasting Room	1
Tasting Room	Sandwich Boards	4 years	Good	A-Frames with "Tasting today" logo signage	2
Tasting Room	Logo Retail Items	Current	Great	Logo T-Shirts, Hats, Corkscrews & Coasters	Varies
Tasting Room	Office Desk	4 years	Great	2 Work Stations, Peninsula and File Drawers	1
Tasting Room	Office Chairs	4 years	Good	Burgundy Office Chairs	2
Tasting Room	Seasonal Decorations	Varies	Great	Holiday & Event Themed Decorations for Tasting Room	Varies

Aerial Map



County Overview





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*This information herein believed reliable but not guaranteed.
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