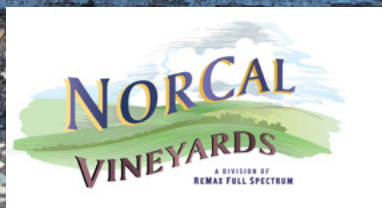


# Turn-key Winery Estate, Tasting Room and Vineyard Development Site

Clear Lake AVA

Offering Memorandum  
Price \$2,000,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)

# Turn-Key Winery Estate, Tasting Room and Vineyard Development Site

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# Salient Facts

Address	11171 S Highway 29 Lower Lake, CA 95457
County	Lake
AVA	Clear Lake
APN	012-030-040
Total	53 +/- acres
Vineyard Potential	12 +/- acres of plantable land
Infrastructure	9,600 sq.ft. Winery including equipment 2,500 sq.ft. Hospitality Center with Tasting Room and upstairs residence
Soil	Skyhigh-Millsholm Loam and Kilaga Loam
Water	Well estimated at 30 GPM and 5,000 gallon storage tank
Waste Water	In-ground septic system
Power	PG & E
Winery Permit	50,000 case annual production
Zoning	A-SC

**Asking Price**

**\$2,000,000**



This nearly 10,000 square foot winery facility and tasting room is placed on 53 acres in the Clear Lake AVA with over 1,600 feet of Highway 29 frontage, Lower Lake, CA. This winery and tasting room is zoned Agricultural and features 12+/- of cleared and level acres plantable, for estate vineyard. This turn-key 50,000 case permitted winery is fully equipped and is currently operating at a healthy \$150,000+/- a year profit. All revenues are currently derived from custom crush clients and the winery specializes in producing sparkling. There are approx 41 acres of oak studded hillsides and plenty of home site options as well. Other features include a tasting room and 2nd floor residence/care taker's quarters. Furthermore, an abundant amount of upside to the opportunity with a 2,000 square foot patio and lawn area, ideal for weddings/events, concerts and more. The property is Lake County's oldest winery facility. All winery equipment is included, although inventory is subject to a separate negotiation. The current owner/winemaker will stay on to train the buyer for up to 12 months after close.

# Winery Photo Gallery





# Winery Facts

**9,600 square foot winery**

**Turn-key winery operation with all permits in place**

**Specializing in the production of sparkling wine**

**3-phase power**

**All winery equipment is included with the price  
Sparkling Wine, Still Wine, and Cellar Equipment  
(Inventory is a separate negotiation)**

**Upstairs Lab and Office**

**Use permit for 50,000 cases per year**

**35-40 Custom crush winery clients produce  
25,000 cases of sparkling per year**

**Operating at approximately \$150,000+/- annual profit  
Other revenue opportunities include special events and additional  
wine production**

**Loading Dock**

**The current owner/winemaker will stay on and train  
the buyer for up to 12 months after close**

# Tasting Room, Hospitality Center & Upstairs Residence Photo Gallery





# Tasting Room, Hospitality Center & Upstairs Residence Facts

## **Location**

**Prime Hwy 29 location with sign frontage**

## **Tasting Room**

**Custom wine bar with inventory shelves in place**

## **Permit**

**Allows the tasting room to be open 7 days a week**

## **Hospitality Room**

**Expansive and private, located off the tasting room**

## **Outdoor Patio**

**2,000 square foot patio that can accomodate up to 200 guests**

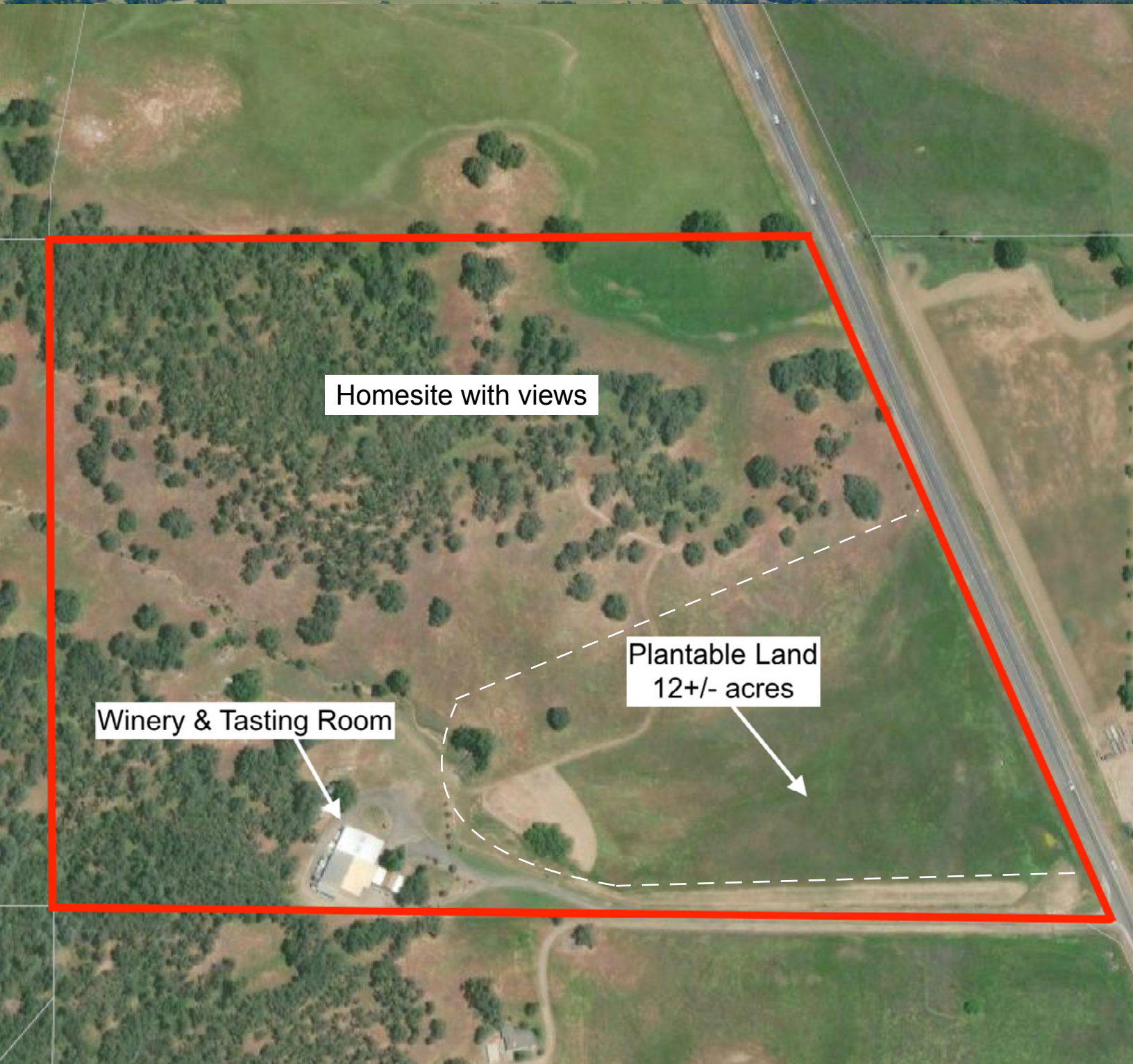
## **Other Uses**

**Great venue opportunity to host weddings and special events**

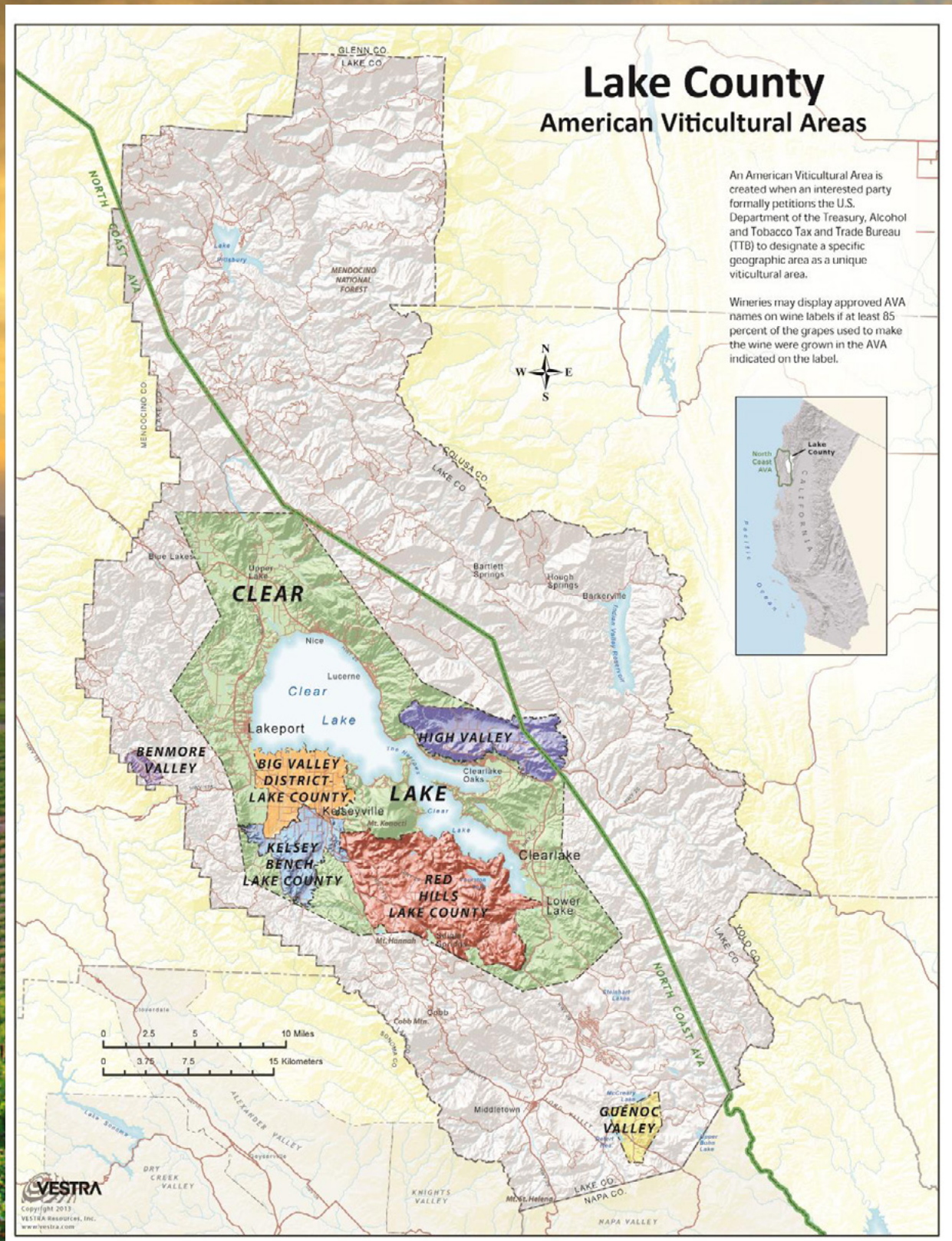
## **Upstairs Residence**

**Full kitchen, loft bedroom and deck with sweeping views of the estate that could be used as an office**

# Property Overview Map



# County Overview





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