

OFFERING MEMORANDUM

4280 & 4002
RED HILL ACCESS ROAD

VALLECITO, CA

**MAJOR
PRICE
REDUCTION!!!!!!**



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

THE PROPERTY

Located at 4280 & 4002 Red Hill Access Rd, Vallecito, CA

Two (2) Parcels, APNs 057-015-020 & 057-012-014, 120.11 acres in total

3,500± square feet of warehouse/temp controlled storage/tasting room, offices, bathrooms, small kitchens, mezzanine loft area and several storage rooms

8± Acres of vineyards (planted to Tempranilo, Grenache, and Touriga)

An approximate 6,000± square foot cave for barrel storage and an entertainment venue with two entrances

High quality improvements, finishes and equipment available at pricing significantly below replacement cost

Potable water and 3 holding tanks with separate pump house and pond for AG water

Extensive 8' high perimeter fencing

Irrigation throughout the property and meticulously installed within the vineyards with individual pump/control stations

Two (2) driveways/access points (one paved, one compacted gravel) into/out of the property along with extensive paved and well lighted guest parking

Ideal uses would be to continue on as a winery/wine production facility, special event facility (weddings, parties, corporate retreats, etc.), conversion to residential estate/compound, foothill/wine country weekend/vacation property, etc.)

Price: ~~\$2,295,000.00~~ \$1,895,000.00



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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THE MAIN BUILDING



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THE PRODUCTION



THE CAVE



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MAPS



LOCATION:

4.8 miles west of Murphys
55.6 miles east of Stockton
81.2 miles southeast of Sacramento
169 miles west of Reno
144 miles west of Tahoe