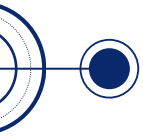


**BUILDING FOR SALE**  
**BUSINESS FOR SALE**

**FOR SALE**

1625 ORD WAY, OCEANSIDE, CA 92056





# BUSINESS OPPORTUNITY: WINE IMPORT & DISTRIBUTION

**Location:** Oceanside Gateway Business Park

**Address:** 1625 Ord Way, Oceanside, CA

This premier industrial property, located in the heart of **Oceanside Gateway Business Park**, offers **±10,458 square feet** of prime space, ideally suited for efficient business operations. The property boasts excellent access to major highways (76, 78, and I-5), making it a strategic location for regional logistics and business expansion.

## BUSINESS OVERVIEW

Accompanying the facility is an established wine importing and direct-to-consumer (DTC) distribution business, **Schlossadler International Wines**, operating under the brand **Vinera Wines**. Based in Oceanside, California, Vinera Wines offers a curated selection of premium wines sourced from renowned wine-producing regions around the globe, including Italy, France, Spain, South Africa, and more. The company is positioned for significant growth and has potential for expansion into wholesale distribution.





# BUSINESS OPPORTUNITY: WINE IMPORT & DISTRIBUTION

## KEY HIGHLIGHTS

### **Comprehensive Product Portfolio:**

- Vinera Wines provides a wide range of high-quality wines catering to diverse consumer tastes and preferences.

### **Established Import & Distribution Network:**

- The company has a robust and exclusive import and DTC distribution model, serving customers nationwide. Vinera Wines holds all necessary licenses, permits, and bonds to produce, import, retail, and wholesale wine.

### **Strategic Location:**

- Located in Oceanside, California, a rapidly growing market for fine wines, the property offers tremendous potential for future business expansion and market penetration.

### **Licensing & Compliance:**

- Vinera Wines holds all required licenses for import, retail, and wholesale distribution, as well as a winery license (2AP, 2 Duplicate, 9, 17, 20), ensuring compliance with all regulatory requirements.

## FINANCIAL INFORMATION

A complete financial package, including detailed information on business performance, will be provided upon execution of a signed Confidentiality Agreement (CA) and Non-Disclosure Agreement (NDA).

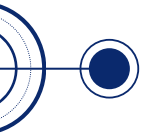
Vinera

# BUSINESS IMAGES



1625 ORD WAY, OCEANSIDE, CA 92056





# BUILDING SUMMARY

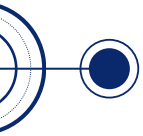
This industrial facility spans  $\pm 10,458$  square feet, with  $\pm 4,000$  square feet currently leased, with the lease expiring on August 7, 2025. Built in 2006, the property offers a versatile layout, featuring a combination of industrial warehouse space, office areas, and mezzanine levels.

## BUILDING DETAILS

|                      |                 |                          |                       |
|----------------------|-----------------|--------------------------|-----------------------|
| <b>ASKING PRICE</b>  | Contact Advisor | <b>LOCATION</b>          | Oceanside, CA         |
| <b>PROPERTY TYPE</b> | Industrial      | <b>ZONING</b>            | IL (Light Industrial) |
| <b>BUILDING SIZE</b> | $\pm 10,458$ SF | <b>CEILING HT</b>        | 22' FT                |
| <b>YEAR BUILT</b>    | 2006            | <b>PARKING</b>           | 21 Spots              |
| <b>TENANCY</b>       | Multi           | <b>CONDITION</b>         | Excellent             |
| <b>APN</b>           | 162-120-90      | <b>GRADE LEVEL DOORS</b> | 1 (14' h x 12' w)     |
| <b>SPRINKLERED</b>   | Yes             | <b>POWER</b>             | 400a/277-480v 3p      |



1625 ORD WAY, OCEANSIDE, CA 92056



# BUILDING SUMMARY

## KEY FEATURES

- **Industrial Warehouse Racks:** Well-suited for efficient storage and operations.
- **Forklift Accessibility:** Ensures smooth material handling and operations.
- **Sprinkler System:** Provides enhanced safety and compliance.
- **Solar Power:** Energy-efficient system in place to reduce operational costs.
- **Temperature-Controlled Space:** Ideal for sensitive inventory or specialized operations.
- **Office & Mezzanine Space:** Flexible workspaces designed for business operations.
- **Alarm System:** Provides enhanced security for the entire facility.
- **On-Site Bathroom:** Convenience for employees and visitors.
- **Parking Facilities:** Ample parking for employees and visitors.

## ZONING & ACCESSIBILITY

The property is zoned Light Industrial (IL), offering a broad range of business opportunities. It is strategically located with easy access to Highways 76, 78, and I-5, providing excellent connectivity for regional and national logistics.

## OPPORTUNITY HIGHLIGHT

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This represents a unique opportunity to acquire both prime real estate and an established business with a solid customer base. The combination of a well-located facility and a respected brand provides significant potential for growth and profitability.

*For inquiries or to schedule a viewing, please contact our Advisors.*

PROPERTY IMAGES

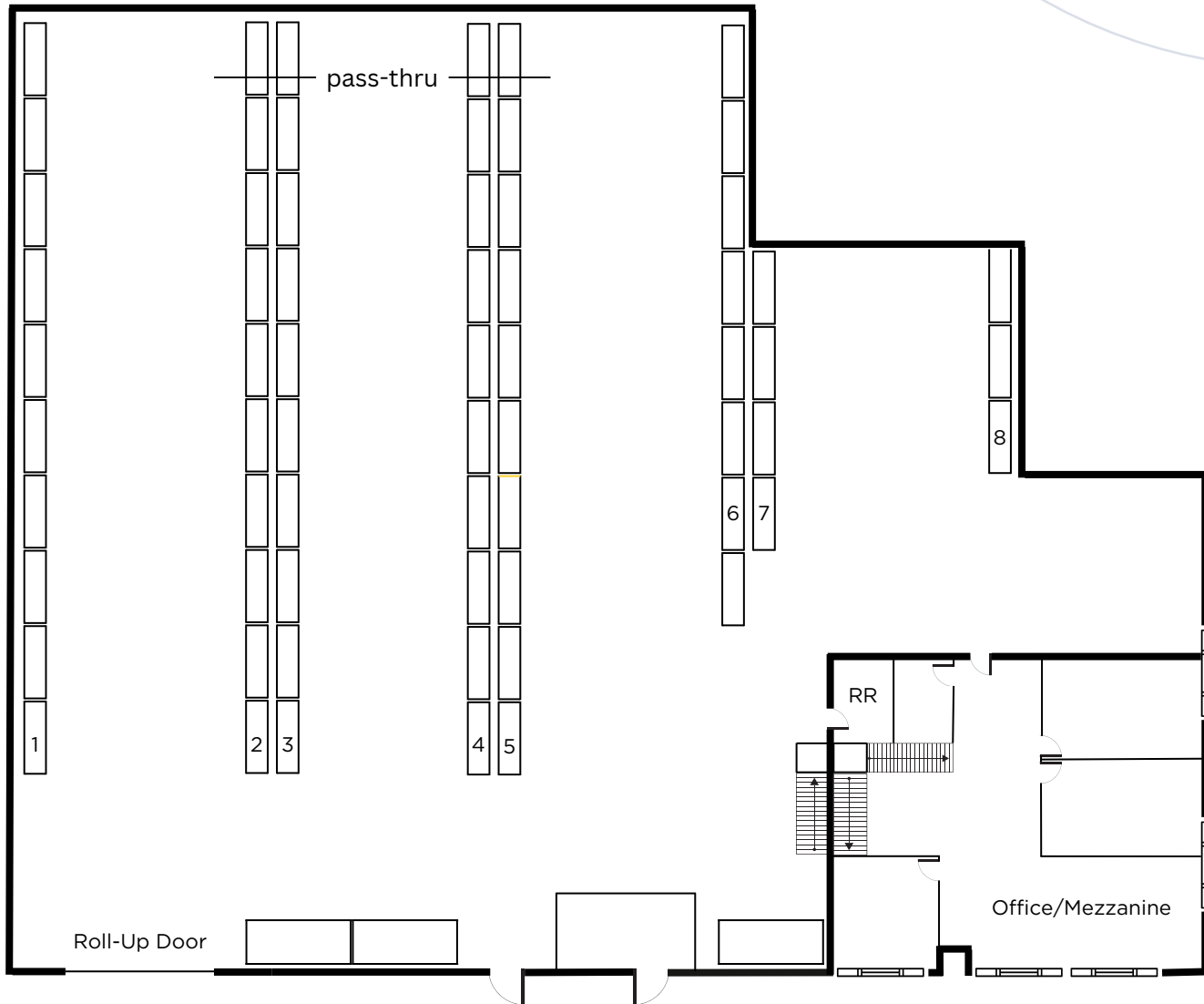


1625 ORD WAY, OCEANSIDE, CA 92056



# FLOOR PLAN

\*Not to scale





# LOCATION MAP



# AERIAL MAP



1625 ORD WAY

EXTRA SPACE STORAGE

IHOP

ALDI

RANCHO DEL ORO GATEWAY CENTER

OCEANSIDE BLVD

OCEANSIDE BLVD

1625 ORD WAY, OCEANSIDE, CA 92056

# LOCATION SUMMARY



## OCEANSIDE, CALIFORNIA

Oceanside, CA, is a coastal city in northern San Diego County, known for its beautiful beaches, historic pier, and vibrant downtown area. **1625 Ord Way** is situated in a prime location within Oceanside, just a few blocks from the beach and the iconic Oceanside Pier. It's part of the bustling downtown area, which features a mix of restaurants, shops, and entertainment options. The property benefits from high foot traffic and visibility, making it ideal for businesses looking to attract both locals and tourists. Additionally, Oceanside is conveniently located near major highways, providing easy access to nearby cities like Carlsbad, Vista, and San Diego.



# DISCLAIMER

1625 ORD WAY, OCEANSIDE, CA 92056

## DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

**SVN® VANGUARD** COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd  
San Diego, CA 92123

DRE# 01881593  
svnvanguardsd.com



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**ADAM WIEGAND**

Senior Advisor  
D: 619.992.7468  
adam.wiegand@svn.com



**NADEEM HADDAD**

Broker | Advisor  
D: 858.221.4968  
nadeem.haddad@svn.com

DRE # 02152602

DRE # 01394574