

# For Sale

## Winery Business & Real Estate.

An exceptional opportunity to acquire a **profitable, turnkey winery estate** in the heart of **Livermore Valley Wine Country**. Located directly across from **Sycamore Grove Regional Park**, the property benefits from high visibility, steady foot traffic, and a premier destination setting. The offering includes **real estate, a vineyard, and an operating winery business**, making it ideal for an owner-user or lifestyle investor.

## Established, Profitable Winery Estate

1200 Wetmore Road, Livermore, CA 94550



BAY EAST  
BROKERS

Harmit S. Toor

Broker

(925) 202-7027

E-mail: [hdttoor@gmail.com](mailto:hdttoor@gmail.com)

DRE Lic. # 01462579



## PROPERTY FACTS

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- <https://danterobere.com/>
- Approx. 6.72 Acres Vineyard
- Approx. 2.12 Acres Winery Site
- Building:  $\pm$  4,140 SF
- Total Land Area: 8.84 Acres
- Primary Use: Winery, tasting room, events
- Winery business, Inventory, and Fixtures are included in the Sale
- Confidential information available upon request.



## CONTACT

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Bay East Brokers Inc



# Financial

## Asking Price

- \$5,899,000 (Including Real Estate and Business)
- NOI: \$521,874.77
- Cap Rate: 8.85%



**Interior Picture**



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# Livermore, California

**Livermore** is a city in **Alameda County** within the **San Francisco Bay Area**, positioned in the **Tri-Valley** submarket (east of Dublin/Pleasanton). The city is served by **Interstate 580**, a major east-west corridor connecting the Bay Area to the Central Valley via the Altamont Pass.

**Population (July 1, 2024, estimate): 84,867.**

Livermore is commonly described as having a **Mediterranean climate** with **warm, dry summers and cool, wetter winters**, and roughly **~14-15 inches of annual rainfall** (often cited locally).

**Longevity Wines** - Popular local winery and event venue with music and wine events, adding to the overall wine tourism draw.

Downtown Livermore landmark and gathering spot.

Local festivals and tasting-room events (music bingo, themed tastings) draw additional visitors throughout the year.

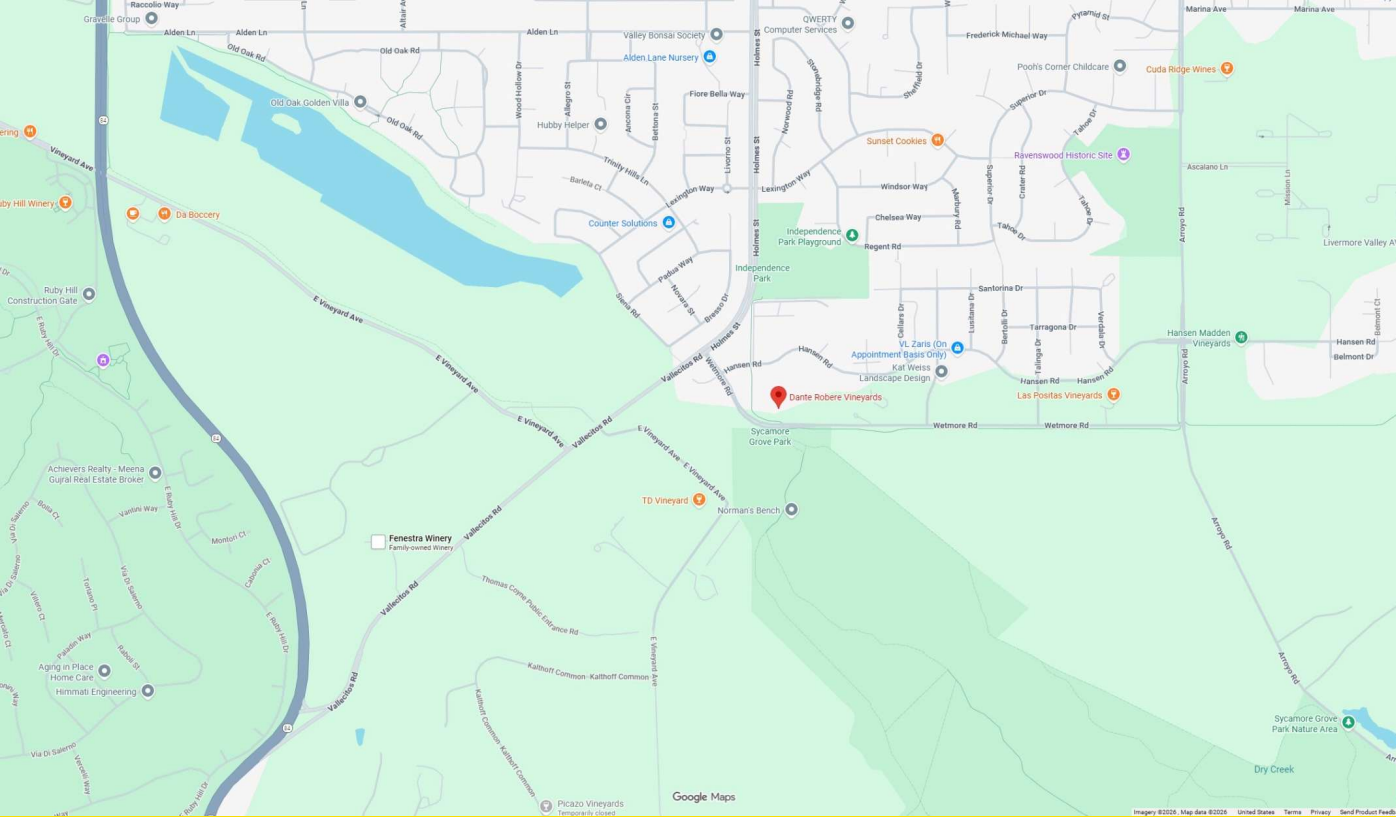
## LOCATION ADVANTAGES

Livermore Valley Wine Country is one of California's oldest wine regions and continues to experience strong tourism growth. The property's location on Wetmore Road places it among established wineries while benefiting from direct adjacency to a major regional park and trail system.

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## SURROUNDING WINERIES

- Las Positas Vineyard
- Hansen Madden Vineyard

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## PROPERTY HIGHLIGHTS

- **Handcrafted Winemaking Philosophy** – Focus on small-batch, handcrafted wines made from Livermore Valley grapes when possible and augmented with quality fruit from complementary regions, emphasizing artisan production and varietal expression.
- **Established Local Presence** – Named for founders *Dan & Bob*, the winery has developed a loyal following in the Livermore wine scene since opening its doors, contributing to the region's growing reputation for quality wines.
- **Scenic Wine Tasting Setting** – Spacious indoor tasting room (over 1,000 sq ft) with a large bar plus multiple **outdoor patios** providing vineyard and rural views, ideal for tastings, picnics, and social gatherings.
- **Competition Recognition** – Multiple wines have earned medals in regional competitions (e.g., *Double Gold* and *Gold* at the San Francisco Chronicle Wine Competition), signaling quality and enhancing brand equity.