

FirstTeam.
REAL ESTATE



FRANGIPANI

ESTATE WINERY

39750 DE PORTOLA ROAD, TEMECULA, CA. 92592

BREATHTAKING VIEWS • +/-5,000 SQFT TASTING ROOM • 10 ACRES • TEMECULA WINE COUNTRY



Set in the Heart of Temecula Valley's Thriving Wine Country.

There's a stretch of Temecula where time slows. Where the air hangs heavy with the scent of sun-warmed earth and ripening grapes. Where the land itself seems to whisper stories of those who've worked it with their hands. This is where you'll find Frangipani Estate Winery. Since 2006, it has stood as more than just a stop along the De Portola Wine Trail, it's a living testament to 35 years of family winemaking tradition. What started as a quiet passion, has evolved into something rare: a place where old-world craftsmanship meets unhurried hospitality. Where every bottle carries the weight of dedication. Where the land isn't just cultivated, it's honored.

This isn't a story of rapid expansion or flashy accolades. It's something more grounded. More enduring. A legacy rooted in the belief that the best things take time.





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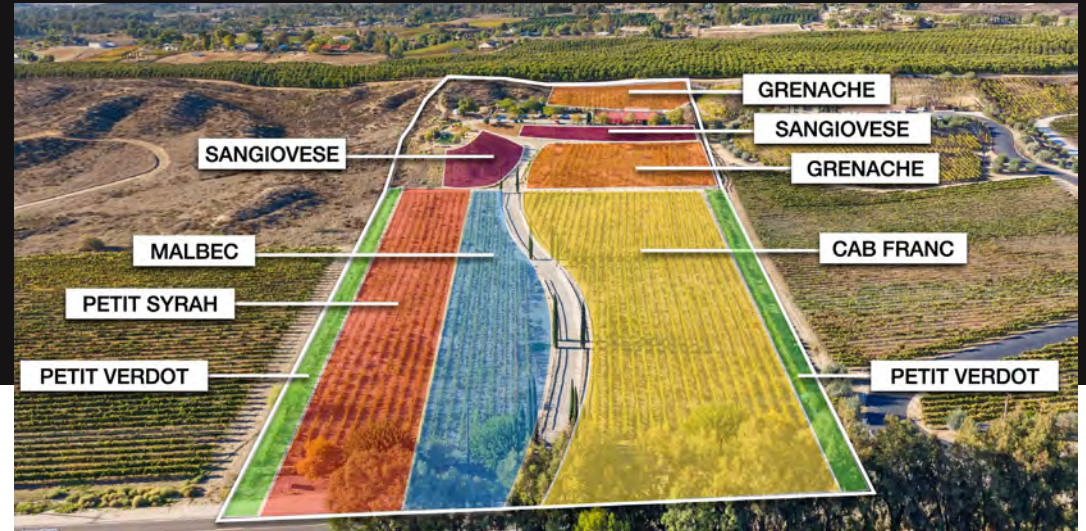
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+/-5,000 SQFT TASTING ROOM

INCLUDING A WELCOMING TASTING ROOM AND A COLLECTION OF INDOOR AND OUTDOOR SPACES IDEAL FOR HOSTING PRIVATE GATHERINGS, WINE CLUB EVENTS, AND INTIMATE CELEBRATIONS.



8.5 ACRES OF PLANTED VINEYARDS

THE VINEYARD HIGHLIGHTS THE ESTATE'S FOCUS ON RED VARIETALS: PETIT VERDOT, MALBEC, CABERNET FRANC, GRENACHE, PETITE SYRAH, AND SANGIOVESE.



ELEGANT LANDSCAPING

SPECIAL EVENTS AND WEDDINGS



BREATHTAKING VIEWS

OVERLOOKING THE VINEYARDS







Frangipani Estate Winery

THE EXPERIENCE

FROM THE MOMENT YOU ARRIVE, THE INFLUENCE OF DECADES OF FAMILY WORK IS UNMISTAKABLE. THE +/-5,000-SQUARE-FOOT TASTING ROOM SETS THE TONE—RELAXED, OPEN, AND FRAMED BY VINEYARD VIEWS THAT SWEEP ACROSS THE VALLEY. GUESTS SETTLE IN NATURALLY, SUPPORTED BY CATERED FOOD SERVICE THROUGH THE OAKY GRAPE GRILL, WHICH ENHANCES THE EXPERIENCE WITHOUT CHANGING THE ESTATE'S CALM, EASYGOING FEEL.

VINEYARD & OPERATIONS

SET ON 10 ACRES, WITH 8.5 ACRES PLANTED, THE VINEYARD HIGHLIGHTS THE ESTATE'S FOCUS ON RED VARIETALS: PETIT VERDOT, MALBEC, CABERNET FRANC, GRENACHE, PETITE SYRAH, AND SANGIOVESE.

ANNUAL PRODUCTION RANGES FROM 3,500 CASES, WITH POTENTIAL TO INCREASE TO APPROXIMATELY 5,000 CASES PER YEAR.

INCLUDED IN THE OFFERING ARE APPROXIMATELY \$300,000 IN EQUIPMENT (FF&E;), WINE INVENTORY VALUED AT \$270,000 (AT COST),

THE LEGACY

FRANGIPANI ESTATE WINERY HAS GROWN STEADILY NOT JUST BECAUSE OF ITS WINES, BUT BECAUSE OF ITS RELATIONSHIPS. THE WINERY MAINTAINS 200+ ACTIVE WINE CLUB MEMBERS, MANY OF WHOM HAVE SUPPORTED THE ESTATE FOR YEARS—DRAWN BY THE WINES AND BY THE LONG-STANDING FAMILY PRESENCE BEHIND THEM. THE WINERY OPERATES SIMPLY AND AUTHENTICALLY, OFFERING WINES SHAPED BY EXPERIENCE RATHER THAN INDUSTRY TRENDS.

THE OPPORTUNITY

FOR A NEW OWNER, THE OPPORTUNITY IS CLEAR: STEP INTO AN ESTABLISHED WINERY WITH STRONG FUNDAMENTALS AND ROOM TO GROW. FUTURE POTENTIAL INCLUDES ADDING A COUNTRY INN (UP TO 10 ROOMS) TO INTRODUCE LODGING REVENUE, EXPANDING THE TASTING ROOM LAYOUT, STRENGTHENING WINE CLUB OUTREACH, CREATING PRIVATE TASTING AREAS, INCREASING EVENT-DRIVEN INCOME, INTEGRATING CATERING MORE SEAMLESSLY INTO THE GUEST EXPERIENCE, AND ADDING ONSITE STORAGE TO SUPPORT INCREASED PRODUCTION.

YOUR WINE COUNTRY DREAM STARTS HERE.

OFFERED AT:

\$5,000,000 | 39750 DE PORTOLA ROAD, TEMECULA, CA. 92592

PRESENTED BY:

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** INQUIRIES AND PRIVATE TOURS BY APPOINTMENT ONLY.*

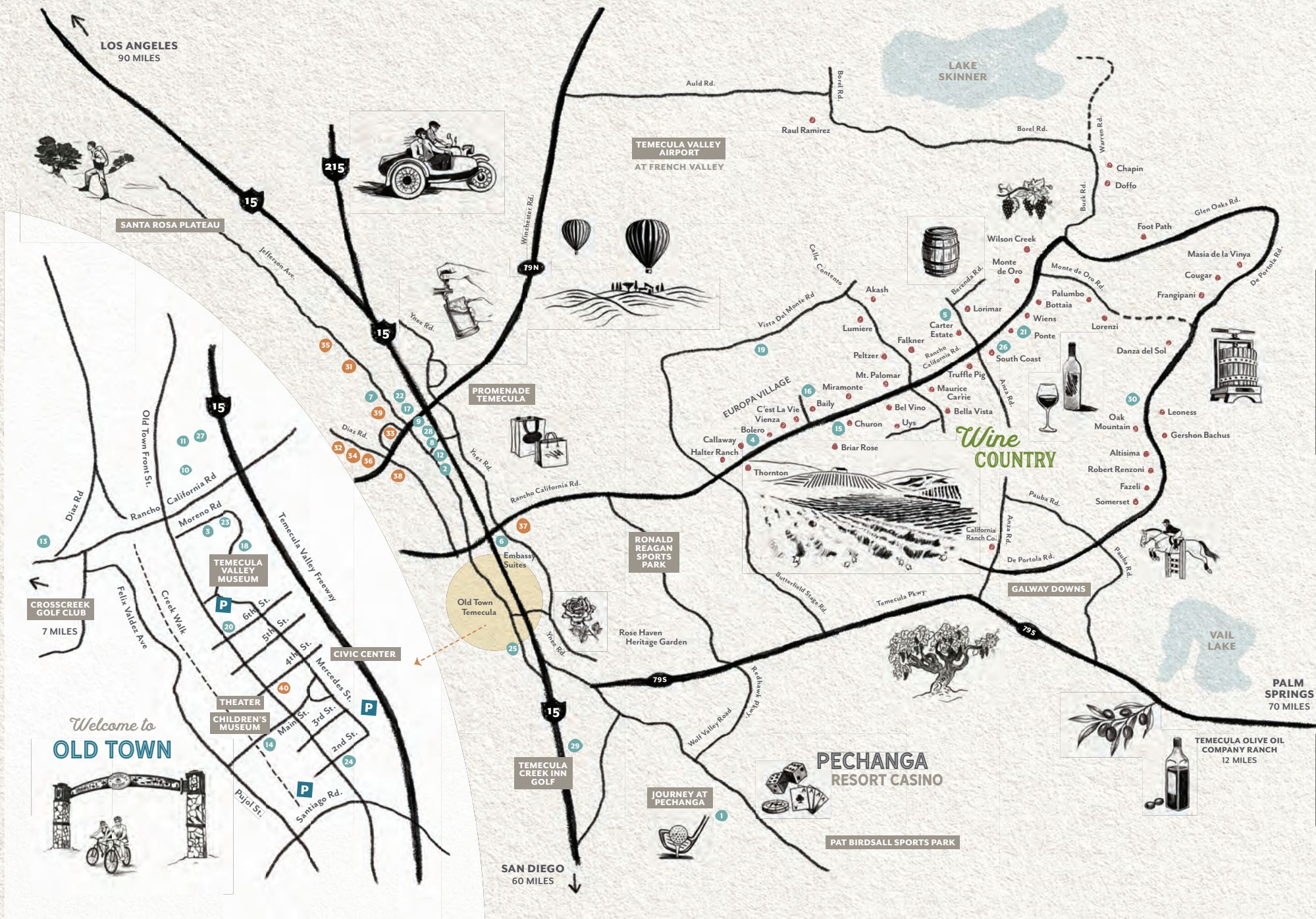


STAY

- 1 Pechanga Resort Casino
- 2 Best Western Country Inn
- 3 Best Western Plus
- 4 Bolero at Europa Village
- 5 Carter Estate Winery and Resort
- 6 Embassy Suites
- 7 Everhome Suites
- 8 Extended Stay America
- 9 Fairfield Inn & Suites by Marriott
- 10 Hampton Inn & Suites
- 11 Hilton Garden Inn
- 12 Holiday Inn Express
- 13 Home2 Suites by Hilton
- 14 Hotel Temecula
- 15 Inn at Churon Winery
- 16 Inn at Europa Village
- 17 La Quinta Inn & Suites
- 18 Motel 6
- 19 The New Inn
- 20 Palomar Inn Hotel
- 21 Ponte Vineyard Inn
- 22 Quality Inn Wine Country
- 23 Rancho California Inn
- 24 Rodeway Inn
- 25 Signature Temecula
- 26 South Coast Winery Resort & Spa
- 27 Springhill Suites by Marriott
- 28 Staybridge Suites
- 29 Temecula Creek Inn
- 30 The Vine House

BREWERIES & SPIRITS

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- 35 Garage
- 36 Ironfire
- 37 Oscar's
- 38 Relentless
- 39 Solaris
- 40 Stone Church





City of Temecula Population

110,404



Retail Sales Generation
TOP 6%
in California Ranked 34th
among 539 cities in CA
(FY 2015-16 HDL Companies)

117,885



Average Age

37.0

Average Household
Income

\$132,650

Riverside County
Population

2,384,783



Temecula Valley School
District

TOP 10%
Test Scores in CA



I-15 Freeway
169,000
Daily Vehicles

0 Mile Radius Trade Area

304,644



Average Hotel Occupancy

74.3%

Old Town Front St.

28,500
Daily Vehicles

50 Mile Radius Trade Area

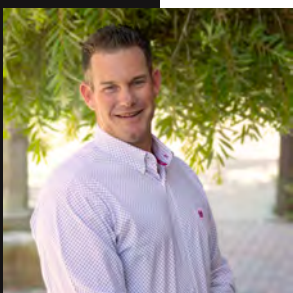
7,823,808



About Temecula

Welcoming nearly 3 million visitors each year, casual, picturesque, Temecula Valley Southern California Wine Country is a year-round getaway and vacation destination situated within southwest Riverside County. With natural gifts of climate and geography, Temecula Valley is conveniently located approximately 60 minutes from San Diego, Orange County, and Palm Springs, and 90 minutes from Los Angeles. Each visit to this genuinely inviting, boutique destination brings new possibilities and promises a wide variety of things to experience, enhanced by the sunny, relaxed spirit synonymous with Southern California.

Located within minutes of each other are three distinctive destinations that combine to become a robust 3- to 5-day getaway. Temecula Valley Southern California Wine Country, the Historic Old Town Temecula Foodie District, and Pechanga Resort Casino each have unique, premium varietal character worthy of exploration.



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