

# FOR LEASE

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Winery / Brewery with Tasting Room & Cold Storage

15511 Isleton Rd | Isleton, CA

**NAI**Northgate

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Lic #01766394



PROPERTY SUMMARY



AVAILABLE SPACE  
±6,580 SF



LEASE TERMS  
Negotiable



LEASE TYPE  
NNN



HIGHLIGHTS

- Opportunity to source Estate Chardonnay & Pinot Noir grapes.
- Winemaking equipment available for lease or sale.
- ± 1,000 square foot cold storage with restroom also available for lease.
- Outdoor venue area with sidewalk, patio, and bocce court.
- Nestled between Isleton & Walnut Grove approximately 8 miles (10 minutes) from the CA-12 & CA-160 Junction.
- Potential for A.B.C. & T.T.B. License Transfer.

PROPERTY OVERVIEW

LEASE PRICE	Negotiable	
GLA	± 6,000 SF	
AVAILABLE SF	15511 Isleton Rd Refrigeration Building	± 6,000 SF ± 1,000 SF
LOT SIZE	± 0.60 acres	
ZONING	Agricultural 40 Acres (AG-40)	
APN	116-010-026	



## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Guests are welcomed to the 15511 Isleton Road by an electronic gate providing access to the winery/brewery and ample dedicated parking area. The property is also home to Rippey Family Vineyards. The lease opportunity includes a  $\pm 5,000$  square foot winery/brewery with tasting room and a  $\pm 1,000$  square foot insulated cold storage space accessible via private access road. The main structure offers winemaking/brewing area, administrative office space, indoor tasting room, restroom, and an adjacent patio deck overseeing the vineyards for guests to enjoy. The additional  $\pm 1,000$  square foot cold storage building is insulated, climate controlled, and furnished with a restroom. The property also is equipped with a bocce ballcourt for guests to utilize. In addition to the lease opportunity, tenants have an opportunity to lease or purchase winemaking equipment (outlined on next slide) and source the estate grapes for winemaking.

### LOCATION DESCRIPTION

The property is nestled between Isleton & Walnut Grove approximately 8 miles (10 minutes) from the CA-12 & CA-160 in the Sacramento River/Delta Wine Region. The Delta is an intriguing labyrinth of waterways formed by the confluence of the Sacramento, Mokelumne and San Joaquin rivers as they flow into the San Francisco Bay. With 1,000 miles of meandering channels, rivers, sloughs and cuts, this fresh-water system offers an abundance of water activities. With quaint historic towns that have changed little since the Gold Rush era, the Delta offers a delightful day trip from nearby Sacramento along scenic Route 160.





## EQUIPMENT LIST – FOR SALE OR LEASE

Grape Receiving Hopper



Air Tank/Receiving Tank



Pallet Scale



Grape Crusher



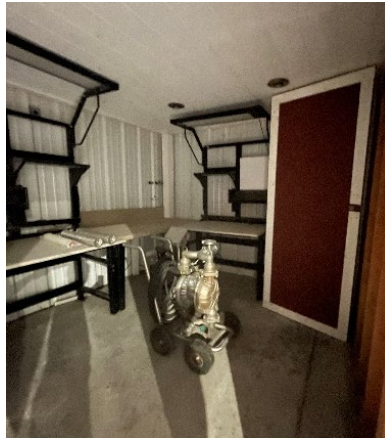
7 Fermentation/Wine Tanks



Bladder Press/Wine Press



Diaphragm Pump/Air Pump

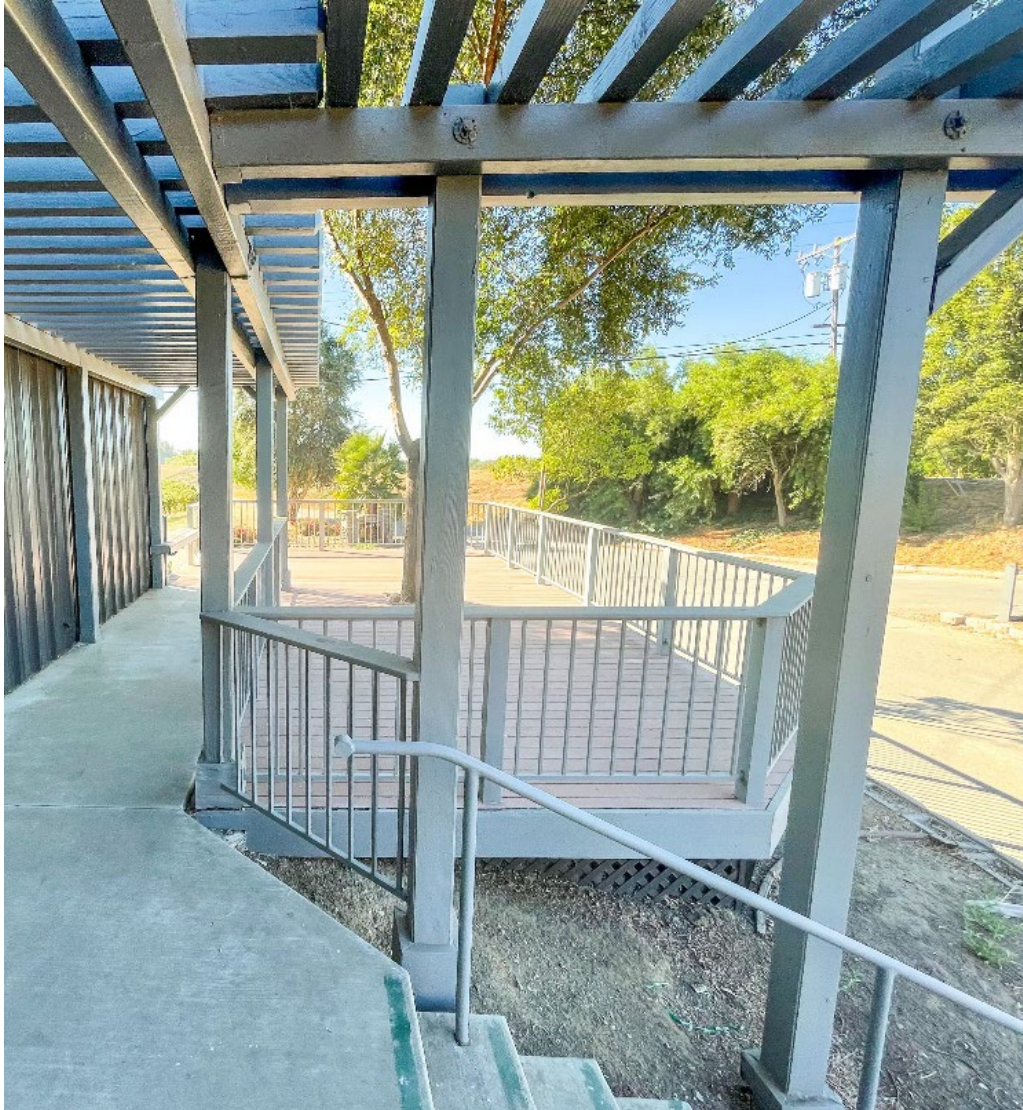


Chilling System



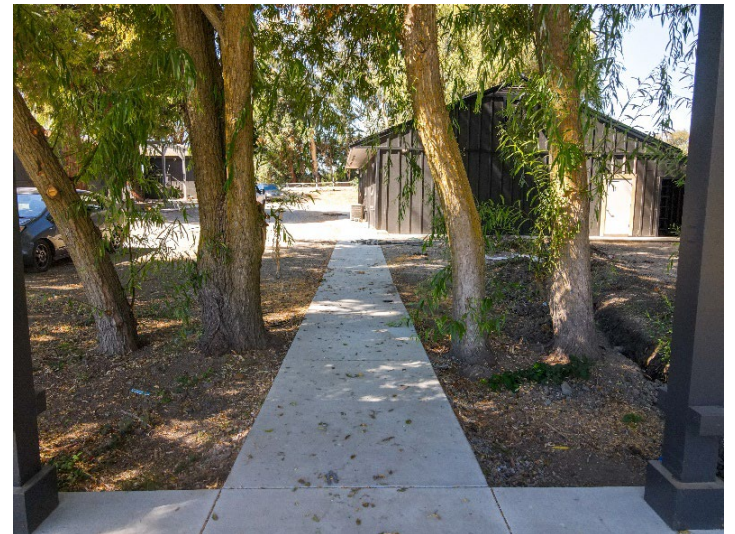


## LISTING PHOTOS





## LISTING PHOTOS





## MARKET AERIALS



RIPPEY

*Family Vineyards*

"Estate Grown" Opportunity  
Chardonnay & Pinot Noir Grapes

5,000 SF AVAILABLE

- Warehouse
- Wine Tasting Room
- Admin Offices
- Restroom
- Outdoor Deck/Patio

1,000 SF AVAILABLE

- Cold Storage Warehouse
- Restroom
- Outdoor Patio
- Bocce Ball Court

360°

VIRTUAL TOUR



Isleton Road  
ACCESS ROAD



## MARKET AERIALS







### Delta Waterfront Location

Nestled along the Sacramento River in the heart of the California Delta, Isleton offers a scenic and strategic setting with access to regional waterways and nearby highways.

### Historic Small-Town Charm

Founded during the Gold Rush era, Isleton is known for its preserved architecture, cultural landmarks, and a welcoming community that values its rich history and unique character.

### Tourism and Agribusiness

The local economy is supported by agriculture, tourism, and seasonal events, with opportunities for investment in hospitality, dining, and recreational services.

### Outdoor Recreation

Surrounded by levees, marinas, and nature preserves, Isleton provides direct access to boating, fishing, and wildlife viewing—drawing visitors year-round.

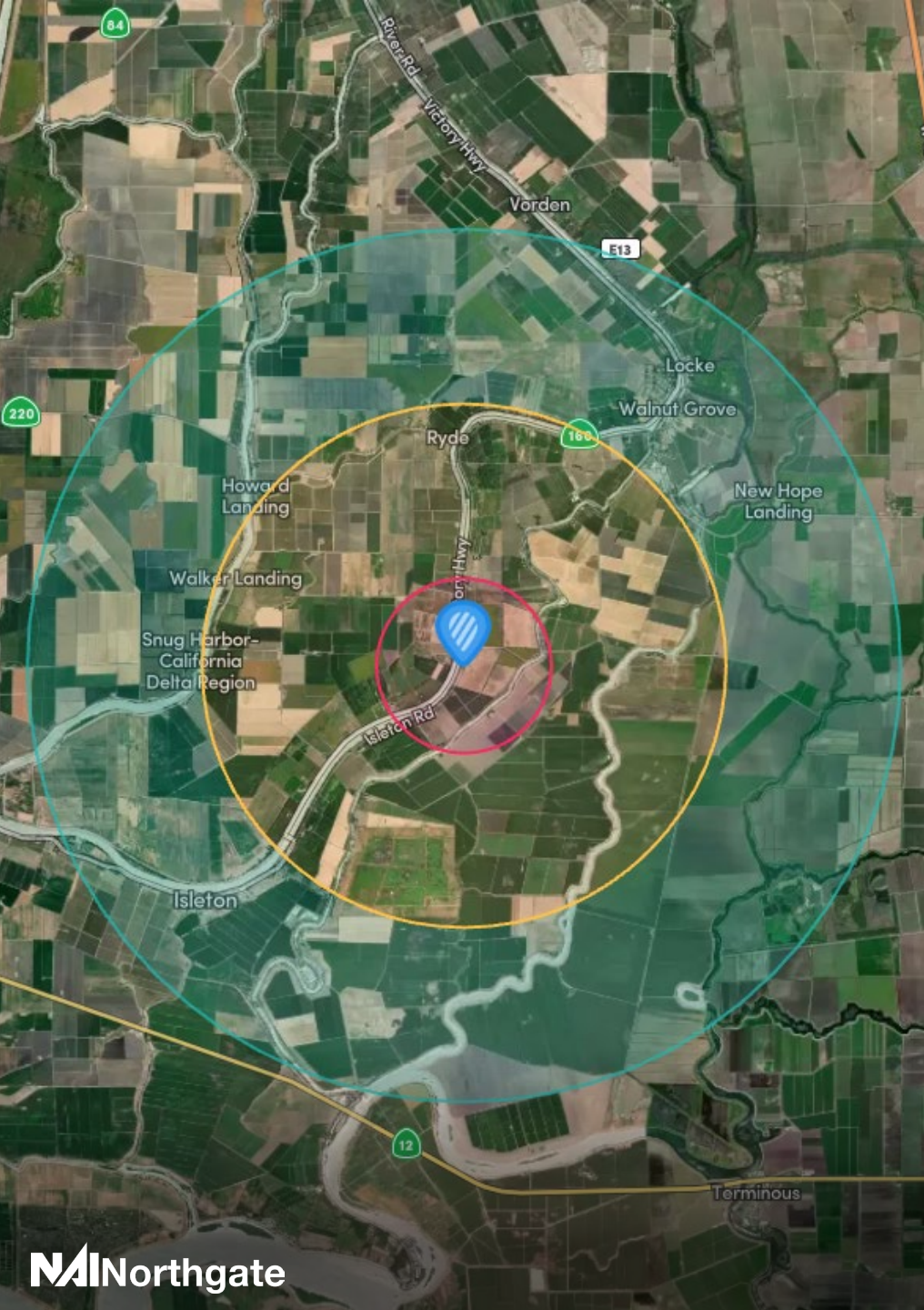
### Accessible Yet Secluded

Located just over an hour from Sacramento and the Bay Area, Isleton strikes a rare balance between accessibility and rural tranquility.

### Cultural Events and Heritage

The city celebrates its multicultural roots with festivals like the Isleton Cajun Festival, adding vibrant community spirit and drawing visitors from across the region.





## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	93	663	3,564
Projected Growth	91	661	3,796
Median Age	43	43	46
Households	31	229	1,364
White Population	32	235	1,507
Black Population	0	7	88
Am Indian Population	1	9	64
Asian Population	3	23	168
Other Population	54	386	1,968
Hispanic Population	58.24%	57.34%	51.90%
Average HH Income	\$116.1k	\$113.3k	\$97.9k
Median HH Income	\$120k	\$113.1k	\$79.7k
High School Graduates	58	414	2,297
College Graduates	28	202	1,039
Total Employees	42	297	1,586



# NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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