

FOR LEASE



Winery / Brewery with Tasting Room & Cold Storage

15511 Isleton Rd | Isleton, CA

NAINorthgate

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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 ±5,000 square foot winery/brewery with tasting room and a ±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 ±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



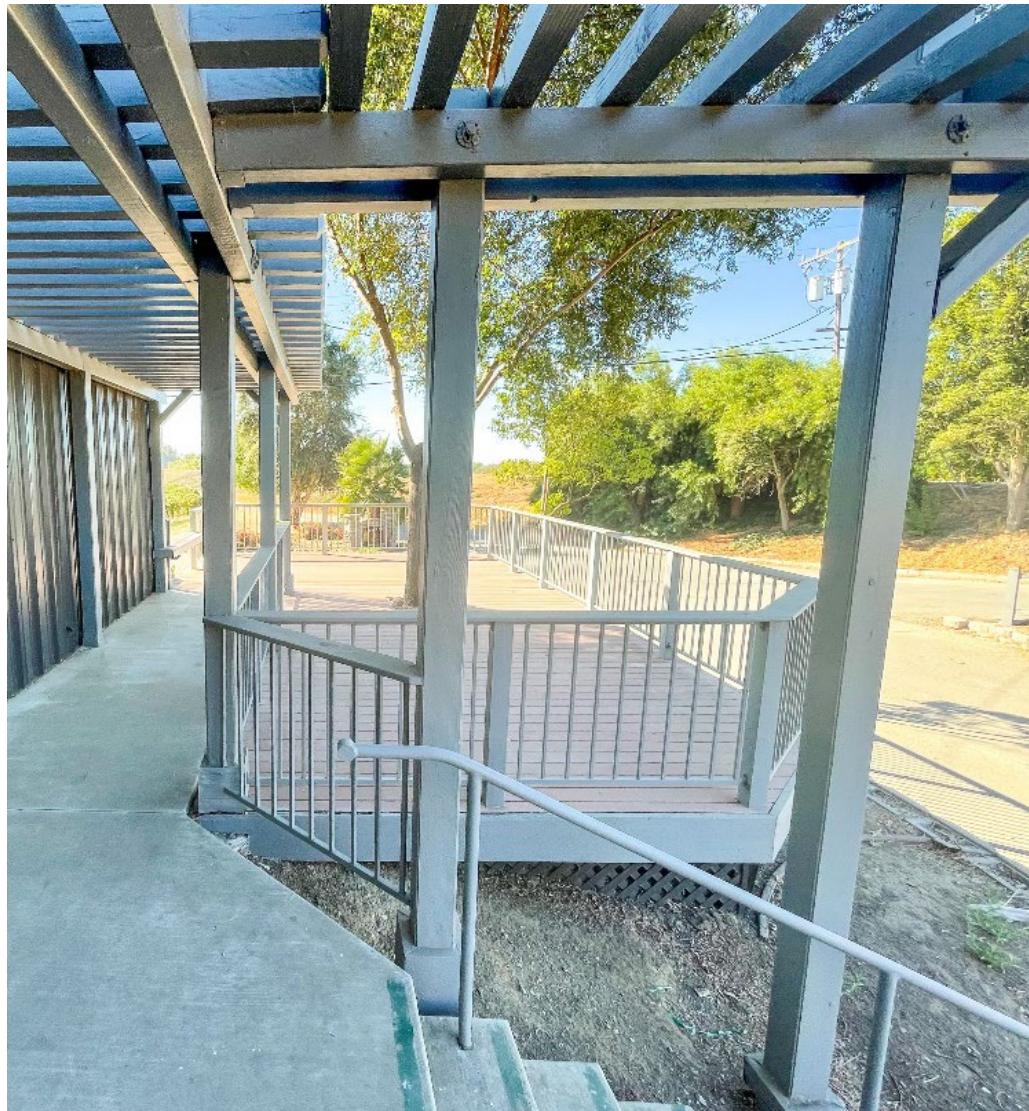
Diaphragm Pump/Air Pump



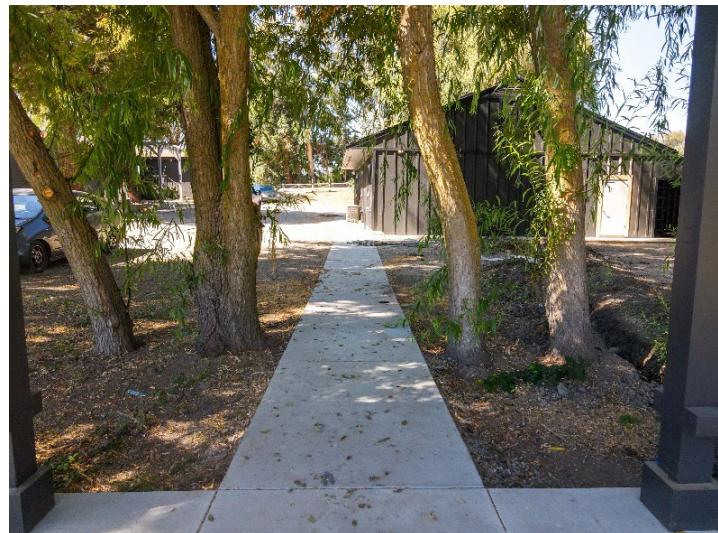
Chilling System



LISTING PHOTOS



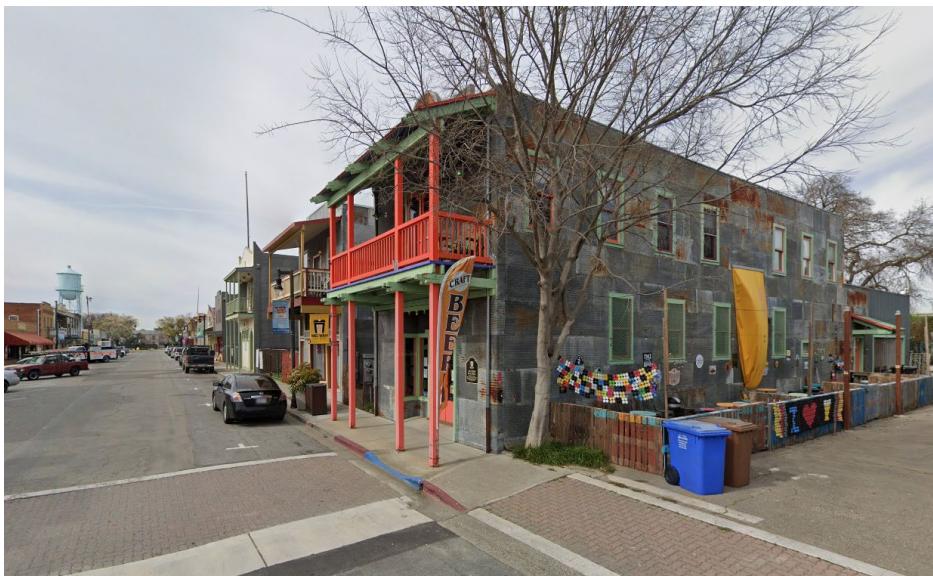
LISTING PHOTOS



MARKET AERIALS







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

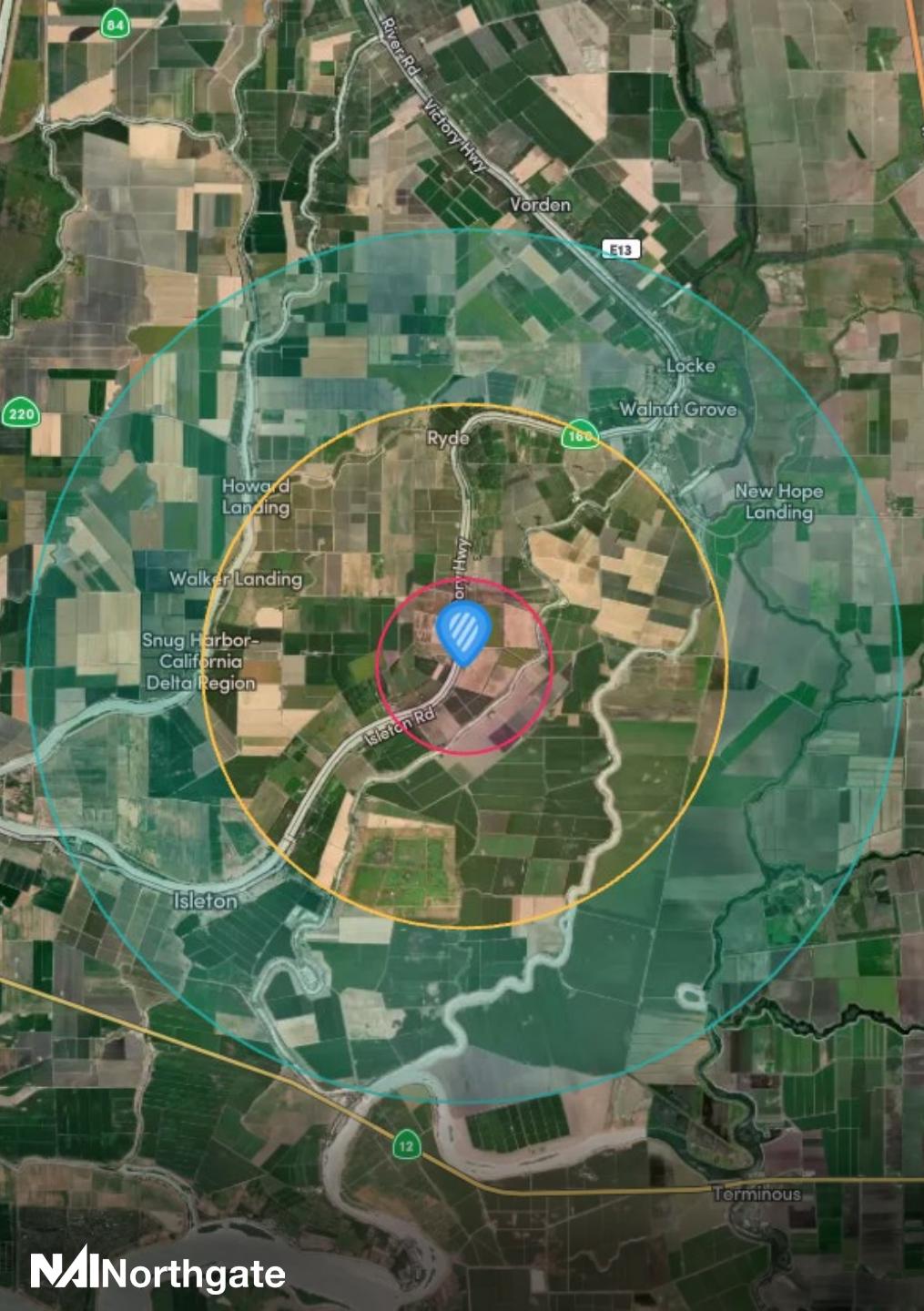
Surrounded by levees, marinas, and nature preserves, Isleton provides direct access to boating, fishing, and wildlife viewing—drawing visitors year-round.

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



Investment Sales | Leasing | Asset Management | Property Management



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