

Presented By Carmen Gray, Peter Gray, Spencer Daley and Ernie Carswell

This is more than a collection of parcels—it’s a comprehensive, ready-to-develop foundation for a luxury hospitality vision that combines wine, wellness, and experiential travel.

With strong tourism fundamentals, direct access to Napa’s visitor base, and the infrastructure already in place, the Suisun Valley Luxury Portfolio represents one of the most compelling resort and hospitality development opportunities in California wine country today.

Unparalleled Luxury Hospitality Development Opportunity | Suisun Valley, California
Now officially ranked the #1 Wine Region in the U.S. by USA Today! Discover an extraordinary opportunity to shape the future of California’s next great luxury destination — a rare 4-property wine country portfolio in the heart of Suisun Valley, just minutes from Napa.

This collection of 125± acres blends established vineyards, a state-of-the-art winery, and expansive development parcels — all perfectly positioned for a world-class resort or luxury hospitality concept. With two winery production licenses, a fully equipped production facility, three bonded barrel rooms, two tasting rooms, and vacation rental/B&B permits, this portfolio is designed to offer both immediate income potential and visionary expansion.

Imagine a five-star retreat surrounded by Petite Sirah, Cabernet Sauvignon, and Sauvignon Blanc vines — complete with boutique lodging, farm-to-table dining, and immersive wine experiences. This is where natural beauty meets opportunity, and where a forward-thinking developer can craft a lasting legacy in the nation’s most exciting wine region.

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Highlights:

- Unmatched Development Opportunity – Four-property luxury portfolio in Suisun Valley, now ranked #1 Wine Region in the U.S. by USA Today
- Approx. 125± Acres Total – Prime, contiguous parcels positioned for resort, winery, or mixed-use hospitality development
- Zoned A-SV-20 (Ag Tourism Friendly) – Ideal for luxury lodging, spa, winery, and event center expansion
- Turn-Key Winery Infrastructure – Crush pads, fermentation tanks, barrel storage, labs, offices, and finished inventory storage
- Two Active Winery Production Licenses – Immediate operational capability with scalable production potential
- Three Bonded Barrel Rooms + Two Tasting Rooms + One Partially Built Tasting Room/Restaurant
- Development-Ready Sites – Existing utilities, water, and access in place; multiple parcels with established use permits
- Hospitality Entitlements – B&B/Vacation Rental permits on multiple parcels; flexible for adaptive resort planning
- Ample Water Access & Storage – Sufficient capacity for expansion and future development phases
- Panoramic Vineyard & Mountain Views – Premium resort siting with unobstructed vistas
- Luxury Resort Programming Potential – Spa/wellness retreats, vineyard-view villas, farm-to-table dining, and event venues
- Year-Round Revenue Potential – Weddings, concerts, corporate retreats, winery release events, and holiday celebrations
- Award-Winning Vineyard Production – Established Petite Sirah, Cabernet Sauvignon, Sauvignon Blanc, Zinfandel, Merlot, Cabernet Franc
- Strategic Location – Minutes from Downtown Napa, direct access via Interstate 80, 1 hour from San Francisco or Sacramento
- Limited Competition / High Growth Zone – One of the few large-scale developable portfolios in Northern California wine country
- Legacy-Scale Opportunity – Build the region's flagship luxury resort or hospitality brand in California's fastest-growing wine region



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Feasibility & Market Analysis

Luxury Hospitality Development | Suisun Valley, California 94534

Regional Overview

Suisun Valley, located within the 94534 ZIP code of Solano County, is emerging as one of Northern California's most desirable destinations for luxury hospitality and wine tourism investment. Long known for its rich agricultural heritage, vineyard estates, and proximity to Napa Valley, Suisun Valley has recently gained national recognition—ranked the #1 Wine Region in the United States by USA Today (2024).

The region offers the rare combination of untapped development potential, strategic accessibility, and breathtaking vineyard and mountain vistas, making it an ideal setting for a high-end resort or boutique hospitality project. Situated just 15 minutes from Downtown Napa and under an hour from San Francisco and Sacramento, Suisun Valley benefits from major feeder markets including Silicon Valley, the East Bay, and international visitors seeking an authentic, less commercialized wine country experience.

Market Demand & Tourism Trends

Suisun Valley's visitor base has seen consistent year-over-year growth, fueled by the rising appeal of experiential and agritourism travel. The proximity to Napa's established tourism infrastructure enhances visitation, while Suisun's boutique, relaxed atmosphere draws travelers seeking exclusivity and authenticity.

Luxury travelers increasingly favor destination resorts integrated with vineyards, wellness, and culinary programming, creating significant opportunity for a new entrant that bridges hospitality, wine, and lifestyle experiences. Comparable regional properties in Napa and Sonoma demonstrate strong performance metrics, with ADR (Average Daily Rates) ranging from \$800 to \$1,500 and occupancy levels exceeding 70–80% in peak seasons. Suisun Valley, with limited current lodging inventory, presents a high-barrier-to-entry market—ideal for a first-mover advantage in luxury resort development.

Competitive Positioning

While Napa Valley remains a global benchmark for luxury hospitality, escalating land and development costs, coupled with tight entitlement restrictions, are driving hospitality groups toward emerging wine regions. Suisun Valley offers comparable terroir and scenic appeal, yet at a fraction of the acquisition and entitlement cost, with favorable zoning for agritourism, wineries, and lodging uses.

A luxury resort in Suisun Valley would strategically position itself as the region's flagship destination, attracting affluent travelers and corporate retreat groups while complementing existing winery operations. The region's natural beauty—vineyard views, rolling hills, and dramatic sunsets—rivals any Northern California location and provides an exceptional design canvas for a modern vineyard resort.

Development Feasibility

Preliminary assessments indicate strong feasibility for a low-density, high-impact resort concept blending luxury lodging, vineyard-to-table dining, spa and wellness amenities, and event or retreat space. The area's infrastructure supports both boutique and scaled hospitality operations, with access to public utilities, road networks, and broadband connectivity.

Zoning within Suisun Valley's agricultural and special-use districts (ASV-20) allows for winery, hospitality, and agritourism development, subject to county design and use permits. Development teams benefit from shorter entitlement timelines compared to Napa County, providing significant cost and time efficiencies.

Investment Outlook

The convergence of limited competition, robust regional branding, and Suisun Valley's new national recognition create a high-growth investment environment. A well-executed luxury resort would establish a first-to-market advantage, strengthen surrounding winery operations, and elevate the region's tourism profile.

With global demand for experiential and wellness-driven travel at an all-time high, and the region's proximity to the Bay Area's affluent population base, the outlook for long-term yield and appreciation is exceptional.

In summary, Suisun Valley (94534) represents one of California's last remaining opportunities to create a legacy hospitality asset—one that embodies the essence of Wine Country living while offering superior accessibility, authenticity, and return potential.

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Development Concept Vision

Modern Luxury Hospitality in the Heart of Suisun Valley

The Vision
The Suisun Valley Luxury Resort concept is envisioned as a world-class hospitality destination that fuses the sophistication of Napa’s most celebrated resorts with the authenticity, beauty, and growth potential of Suisun Valley.

Offered as a four-property portfolio—5066 Clayton Road, 5062 Clayton Road, 5071 Suisun Valley Road, and 5400 Williams Road—this collection presents an extraordinary opportunity for a developer or hospitality group to achieve a fast start and build upon existing infrastructure, entitlements, and improvements already in place.

Strategically positioned across prime vineyard and view locations, each site complements the others, creating a natural framework for a multi-phase luxury resort or integrated vineyard-hospitality campus. The portfolio’s combined acreage, entitlements, and operational elements allow for immediate activation and scalable expansion under one cohesive master vision.

Architectural & Design Approach
The architectural vision draws direct inspiration from the modern elegance of the new Caymus Estate on Suisun Valley Road, the timeless rustic refinement of Bally Keal Estate, and the gracious hospitality of the Suisun Valley Inn (voted most romantic B&B in the US). The design language is modern agrarian luxury—sophisticated yet organic, celebrating craftsmanship, natural materials, and connection to the land. Structures will feature clean architectural lines, light, bright color palettes, extensive glass façades, and locally inspired stone and wood detailing.

Every building will be oriented to capture Suisun Valley’s panoramic vineyard and mountain views, with terraced siting and seamless indoor-outdoor transitions that enhance the guest experience. The result is a contemporary wine country sanctuary, perfectly balanced between luxury and nature.

- Key Design Features:
- Expansive glass walls with vineyard and sunset views
 - Natural materials (limestone, oak, and warm plaster tones)
 - Light-filled interiors and minimalist forms
 - Open-air courtyards and covered verandas
 - Olive groves, vineyards, water features, and curated native landscaping

Resort Programming & Amenities
The development vision for the Suisun Valley Luxury Portfolio—comprising 5066 Clayton Road, 5062 Clayton Road, 5071 Suisun Valley Road, and 5400 Williams Road—creates a multi-property resort ecosystem that captures the essence of California’s next-generation wine country experience.

Each of the four properties is designed to complement the others, forming a self-sustaining, high-luxury resort corridor within Suisun Valley. Guests will be able to move fluidly between properties, enjoying unique experiences at each location—from vineyard stays and farm-to-table dining to wellness retreats and wine education—all under a unified brand experience. This concept establishes Suisun Valley as its own luxury destination, not simply an extension of Napa Valley. While Napa is only minutes away, Suisun Valley offers a more accessible and less congested setting—conveniently located near Interstate 80 and within easy reach of the Bay Area and Sacramento. Guests can enjoy the full wine country experience without the crowds, while still taking a quick half-day trip to neighboring Napa if desired.

Surrounding attractions—including local wineries, tasting rooms, boutique farms, artisanal markets, and the Jelly Belly Factory in Fairfield—add layers of interest for both resort guests and day visitors. The region’s blend of authenticity and sophistication makes it ideal for extended stays, destination weddings, retreats, and experiential tourism.

- Proposed Program Elements:
- Farm-to-Fresh-Table Experiences: Curated culinary programs highlighting locally grown produce and Suisun Valley wines, featuring estate gardens and chef-led vineyard dinners.
 - Winemaking & Tasting Experiences: Private blending sessions, interactive classes, and intimate barrel tastings with local vintners.
 - Luxury Accommodations Across All Four Properties: Boutique villas and suites at each location, offering vineyard views, spa-style bathrooms, and private outdoor living spaces.
 - Wellness & Lifestyle Programming: Full-service spa and fitness centers, yoga terraces overlooking the vineyards, and personalized wellness itineraries.
 - Corporate & Group Retreats: Flexible indoor and outdoor venues ideal for executive gatherings, team-building experiences, and small conferences.
 - Resort Leisure Amenities: Resort-style pools, tennis courts, bocce lawns, and shaded cabanas designed for leisure, socializing, and relaxation.
 - Community & Local Integration: Partnerships with regional wineries, restaurants, and attractions to create a broader “Suisun Valley Experience.”

Collectively, this four-property resort network delivers a seamless journey through the valley—where guests can stay, dine, taste, and unwind across multiple venues, all within minutes of each other. The result is a complete, self-contained destination that embodies the best of Northern California’s wine country lifestyle, offering visitors a reason to arrive—and a reason to stay.



Suisun Valley Luxury Hotel Opportunity — Quantitative Snapshot

Demand drivers

- New national recognition: Suisun Valley was just named USA Today 10Best “#1 Wine Region in the U.S.” (readers’ choice). That puts fresh, measurable attention on the valley and will lift visit intent.
- Wine-country adjacency: Established AVA (≈3,000 acres planted) immediately east of Napa; visitors can access both regions in one trip.

Current lodging gap (local)

- Inside the valley: very limited upscale inventory (e.g., 8-suite Suisun Valley Inn). Most branded rooms are midscale and sit in adjacent Fairfield/Suisun City (e.g., Hampton Inn Waterfront, 102 keys). This leaves no true luxury resort option within the AVA.
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Benchmark comps (nearby wine markets)

Napa County (premium benchmark)

- 2024 YTD: Occupancy 60.4%, ADR \$402.30, RevPAR \$242.96.
- Full-year 2024 context: Occupancy reported around 62–63%; ADR trends remain elevated.

Sonoma County (value/volume benchmark)

- 2024: Occupancy roughly ~61% (chart), ADR \$215.12; RevPAR \$131.39. [Sonoma County Tourism](#)

What the comps imply

- Napa’s ADR clears \$400+, with solid but not full occupancy—evidence of sustained high-rate tolerance for luxury wine stays. Sonoma runs lower ADRs (~\$215) with similar occupancy. Suisun can slot between: deliver a boutique-luxury product priced below Napa, above Sonoma, capturing spillover from Napa sticker shock while offering a differentiated, quieter experience. (Recent Bay Area coverage also highlights Napa’s exceptionally high ADRs vs. neighboring regions.)
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Access, taxes & feasibility notes

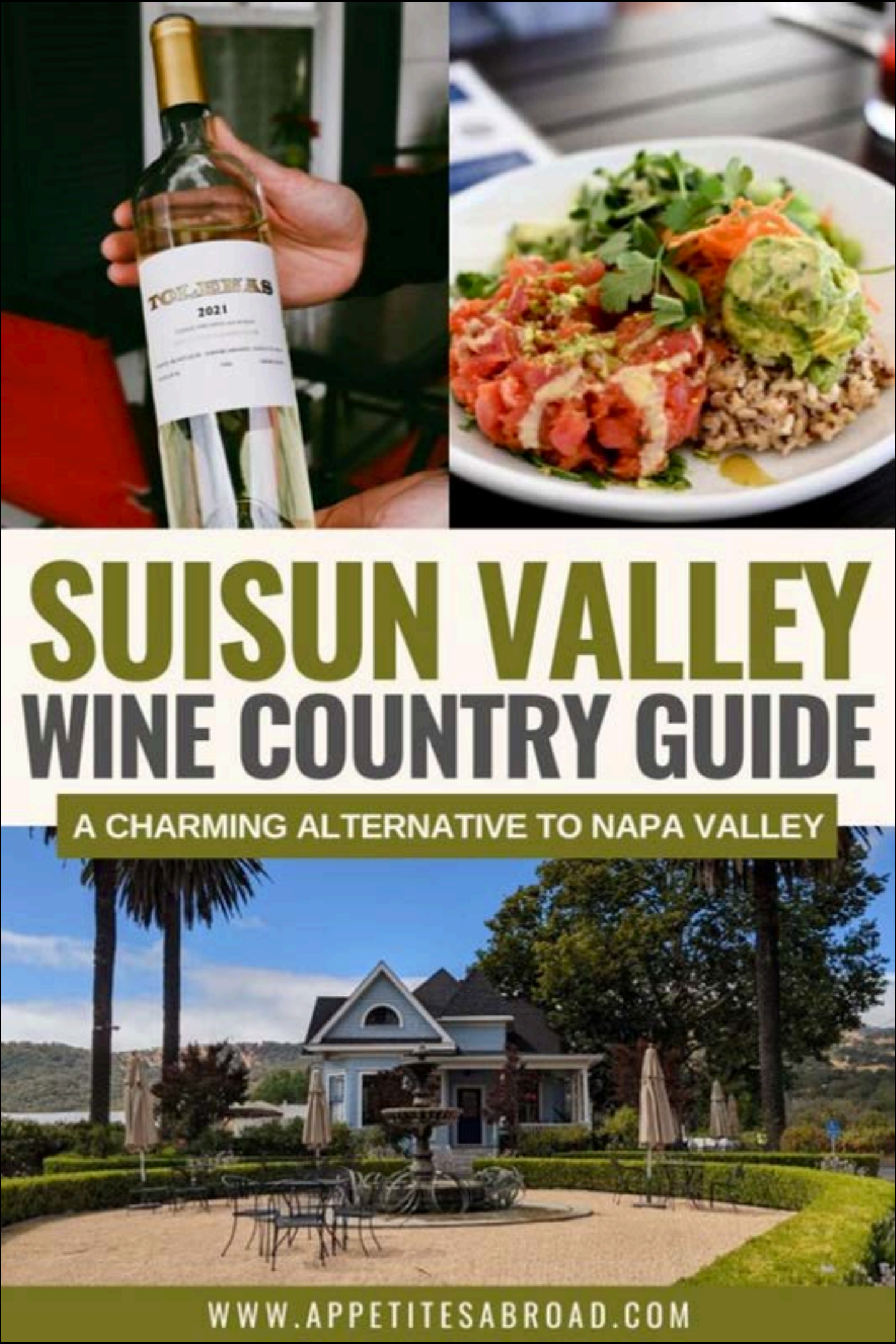
- Access: Quick reach from Bay Area & Sacramento via I-80; ideal for 2–3-night wine/wellness escapes. (Regional overview).
- Transient Occupancy Tax (reference): Unincorporated Solano County TOT = 5%; City of Fairfield moved to align hotel tax at ~12% via 2024 Measure M—important for underwriting location scenarios (unincorporated vs. city).

There is clear demand for premium wine-country stays regionally, but Suisun currently lacks a true luxury resort product. A small-key, high-ADR property (spa, chef-driven F&B, event lawn, vineyard-view rooms, wellness programming) can monetize the new #1 ranking, capture Napa overspill, and anchor the valley’s brand—with rate headroom well above Sonoma averages and a discount to Napa’s top-tier pricing.

Note: Suisun Valley Guests Need More Luxury Places to Stay!!

According to a list compiled by Readers Digest, the most romantic hotel in all of California is the Suisun Valley Inn in Fairfield. Here is what Readers Digest had to say about the most romantic hotel in the entire state: "Situated north of the Suisun Bay in the charming city of Fairfield, the Suisun Valley Inn offers couples a romantic retreat at the 27-acre Monroe Ranch. With eight themed rooms, it's an intimate hideaway for a weekend of bliss. Wine lovers will especially delight in staying so close to many wonderful vineyards. Fairfield is a culinary hot spot in California's Wine County, making it an even more irresistible place to go for a romantic getaway."





Suisun Valley Named #1 Best Wine Region in USA TODAY 10 Best Readers’ Choice Awards

Press Release
July 30, 2025

July 30, 2025 (Fairfield, CA) — Visit Fairfield is proud to announce that Suisun Valley has officially been named the #1 Best Wine Region in the United States by USA TODAY’s 10Best Readers’ Choice Awards, surpassing several highly esteemed, long-established wine regions – including Napa Valley, Santa Barbara County, Paso Robles (California), Walla Walla Valley and Yakima Valley (Washington) and others. This prestigious recognition highlights Suisun Valley’s rising reputation for exceptional wine, rich agricultural heritage, and world-class visitor experiences.

Chosen by a panel of wine and travel experts and voted on by the public, the 10Best Awards celebrate the finest destinations across the country. Suisun Valley stood out among top contenders for its family owned and boutique wineries, welcoming hospitality, and deeply rooted winemaking traditions.

“To be named the best wine region in the country is a powerful recognition of everything that makes Suisun Valley extraordinary, from our talented winemakers and farmers to the vibrant local community that brings this valley to life,” said Anand Patel, CEO of Visit Fairfield. “This award is a celebration of everyone who plays a role in making Fairfield and the Suisun Valley such a memorable and authentic destination.”

Easily accessible and located between San Francisco and Sacramento, Suisun Valley offers an intimate wine tasting experience, where visitors can connect directly with the people behind the wines. The region’s Mediterranean climate, fertile soils, and multi-generational family farms make it a hidden gem in California’s wine country.

Being named the top wine region in the country is a true honor, and a reflection of the heart and soul poured into this valley every day,” said Lisa Howard, Marketing Chair and Board Member of the Suisun Valley Vintners and Growers Association. “Suisun Valley is built on generations of family farming, passionate winemaking, and a community that welcomes visitors like old friends. This recognition is a proud moment for all of us who call this special place home.

Visit Fairfield extends heartfelt thanks to everyone who voted and supported Suisun Valley through this USA Today 10Best Readers’ Choice Award campaign. With this national spotlight, the region is poised to welcome even more wine lovers seeking authenticity, flavor, and charm.

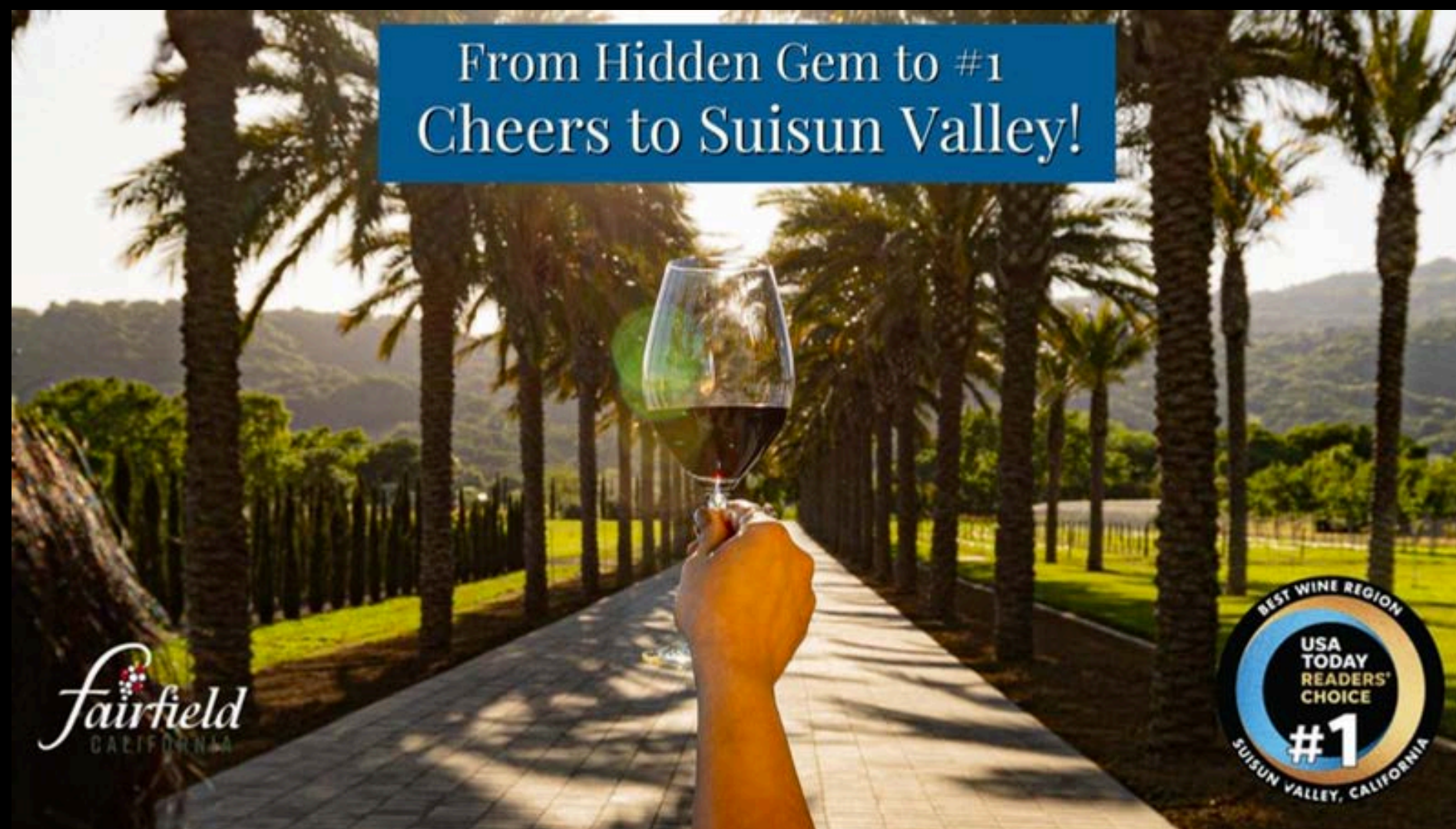
For more information on visiting Suisun Valley and to explore its award-winning wineries, go to VisitFairfield.com.

About Visit Fairfield, California

Visit Fairfield markets and promotes Fairfield and the surrounding region as a destination for meetings, events, travel and tourism. The bureau, an independent non-profit 501 (c) (6) organization, was created in 2004 by a Business Improvement District and is funded by 19 lodging properties in Fairfield. Nestled in the heart of Northern California, amid rolling hills and farmland, you’ll discover some of the Golden State’s best-kept secrets in Fairfield. Located 45 miles from both San Francisco and Sacramento and just 15 miles from the world-famous Napa Valley, visitors will find Fairfield full of open spaces, quiet country roads, and acres of thriving vineyards.

<https://10best.usatoday.com/awards/suisun-valley-california/>

Why Invest & Develop in Suisun Valley 94534?



Suisun Valley in Fairfield, CA 94534, Why Invest & Develop in Suisun Valley, California 94534 offers a unique balance of authentic rural charm and world-class potential, appealing to both developers and discerning travelers seeking a more personal wine country experience. Its blend of scenic beauty, accessibility, and limited competition makes Suisun Valley one of the most promising real estate and hospitality growth markets in Northern California.

Strategic Location & Accessibility

Suisun Valley sits at the crossroads of Northern California's strongest economic and tourism hubs, less than an hour from San Francisco, Sacramento, and Sonoma, and just minutes from Downtown Napa.

Unlike Napa, Suisun Valley enjoys direct access via Interstate 80, the major corridor connecting Bay Area travelers, international tourists, and corporate retreat groups. This proximity and convenience provide a significant competitive advantage for hotel occupancy, event bookings, and regional tourism traffic. Guests can explore Suisun's wineries, local markets, and attractions such as the Jelly Belly Factory, or take a quick half-day trip to Napa before returning to a resort destination that offers more privacy, more space, and a more relaxed atmosphere.

Untapped Market with High Growth Potential

Suisun Valley remains underdeveloped relative to demand, creating an exceptional opportunity for first movers to establish a flagship presence in the luxury resort and hospitality segment.

- Limited lodging inventory means strong pricing power for new boutique and luxury properties.
- Low saturation ensures long-term brand differentiation and scalability.
- Growing agritourism and wine production continue to attract regional and international attention.

With its existing infrastructure, favorable zoning for agritourism and hospitality, and proximity to Napa's established demand base, Suisun Valley offers a rare combination of readiness and upside.

Supportive Regulatory Environment

Developers benefit from streamlined permitting processes and cooperative county support for agritourism and hospitality initiatives. Solano County has actively promoted the growth of Suisun Valley as a wine, food, and resort corridor, creating a welcoming environment for investors seeking predictable timelines and reduced entitlement risk compared to neighboring counties.

This pro-business approach accelerates the path from acquisition to activation—an advantage that cannot be overstated in California's tightly regulated wine country market.

Investment Fundamentals

- Land & Development Value: Attractive acquisition pricing relative to Napa and Sonoma, with significant appreciation potential.
- Yield Potential: Favorable ADR and occupancy projections driven by limited competition and growing regional visibility.
- Infrastructure in Place: Roads, utilities, and agricultural improvements across multiple parcels allow immediate development planning.
- Portfolio Advantage: The four-property offering—5066 Clayton Road, 5062 Clayton Road, 5071 Suisun Valley Road, and 5400 Williams Road—provides a unified, scalable foundation for a multi-phase resort, winery, and hospitality project.

A Legacy Investment

Suisun Valley stands at the inflection point of transformation—where Napa once stood decades ago. With its national recognition, accessible location, and authentic character, the region is poised to become California's next luxury hospitality and lifestyle destination.




For visionary developers, this is more than an investment opportunity—it is an invitation to shape the future of a region destined for global acclaim.

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ABOUT SUISUN VALLEY

Suisun Valley, a wine region in California, that is experiencing significant growth, particularly in its wine industry, with new wineries opening, increased grape cultivation, and a growing reputation for producing high-quality wines, especially Petite Sirah, Merlot, and Cabernet Sauvignon. A picturesque & serene setting right off the I-80 freeway. An easy commute to and from Napa, South Bay, East Bay, North Bay, San Francisco & Sacramento. Suisun Valley has been featured on Forbes, USA Today, Wine Spectator, Napa Valley Life, National Geographic to name a few! Close to many amenities such as golf clubs, shopping, wineries, entertainment & more!

Amenities close by: Tasting Rooms & Hospitality/Relax

		
Vezer Family Vineyards	Caymus-Suisun	Village 360
The Blue Victorian (Vezer Family Vineyards)	Bally Keal Estate Vineyards	Rancho Fino Cocina Mexicana
Rockville Kitchen & Bar	Mangels Vineyards	Ledgewood Creek Winery
Wooden Valley Winery	Suisun Creek Winery	Mankas Corner / Mankas Grill
Il Fiorello Olive Oil Company	Suisun Valley Winery	Bask Wines
The Filling Station	Bask Cellars	Tierra Caliente Cellars
Pioneer Taproom	Rosalynd Winery	Blacksmith Cellars
Back Road Vines	Eagle Eye Vineyards	Sunset Cellars
Hestan Vineyards	Larry's Produce	Seven Artisans Winery
Altamura Vineyards	Rock Creek Vineyards	GV Cellars
Galvan Family Cellars	King Andrews Vineyards	Tenbrink Vineyards
Suisun Valley Wine Co-op	Tolenas Winery	Winterhawk Winery

ALSO COMING SOON ... JUST TO NAME A FEW

Projects coming soon to Suisun Valley:

- Sentivo Vineyards (In Progress)
- Solano Landing Resort (In Progress)
- Adair Winery (In Progress)
- Lum Winery
- Mankas Corner

PROPERTY PORTFOLIO



#1 5071 SUISUN VALLEY ROAD, FAIRFIELD CA 94534



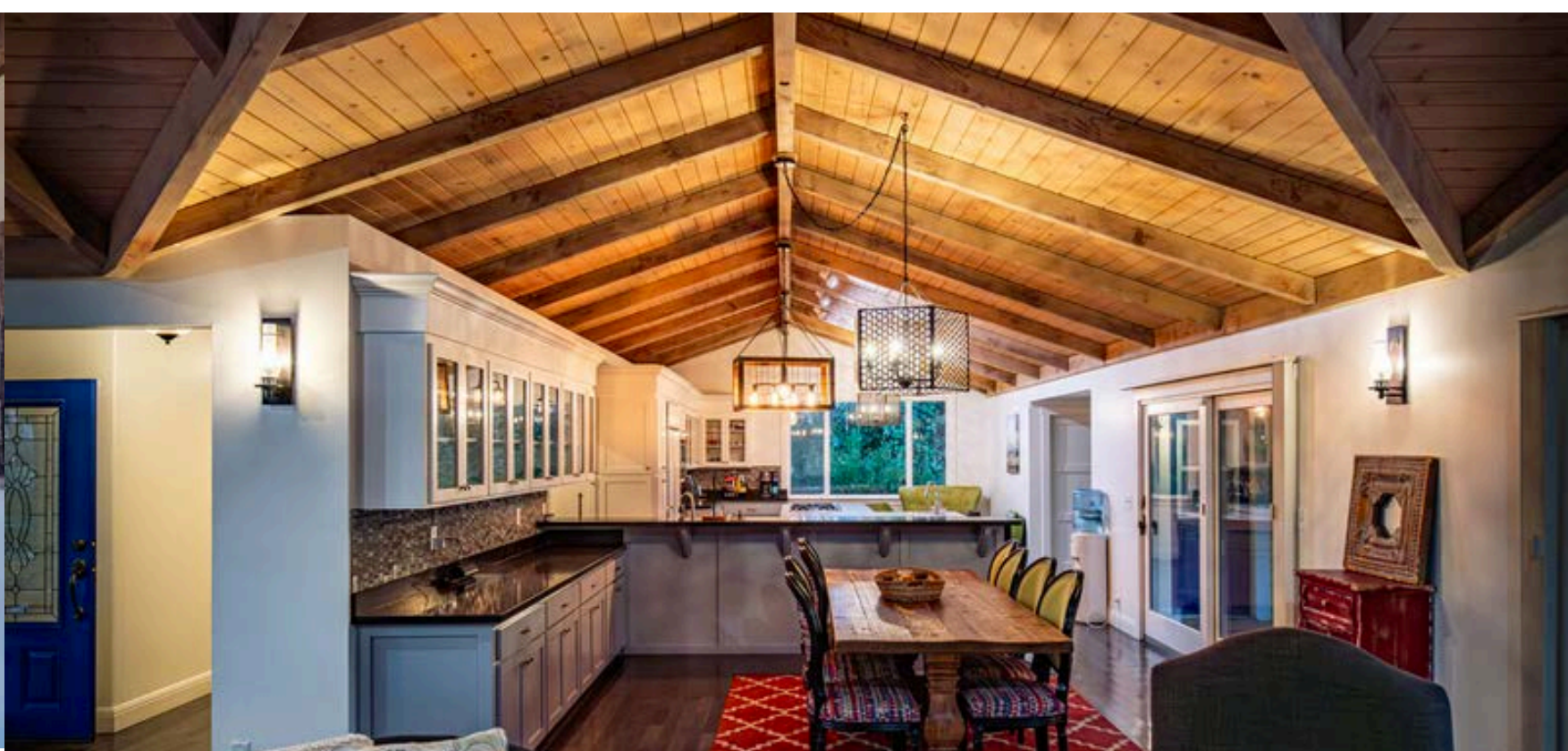
#2: 5400 WILLIAMS ROAD, FAIRFIELD CA 94534



#3: 5066 CLAYTON ROAD, FAIRFIELD CA 94534



#4: 5062 CLAYTON ROAD, FAIRFIELD CA 94534





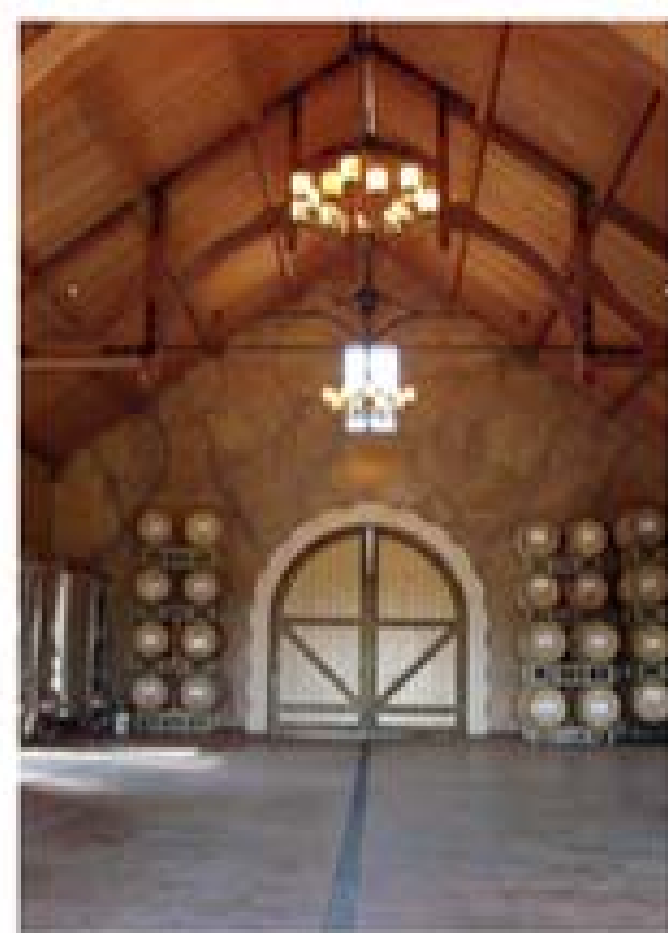
Vintage

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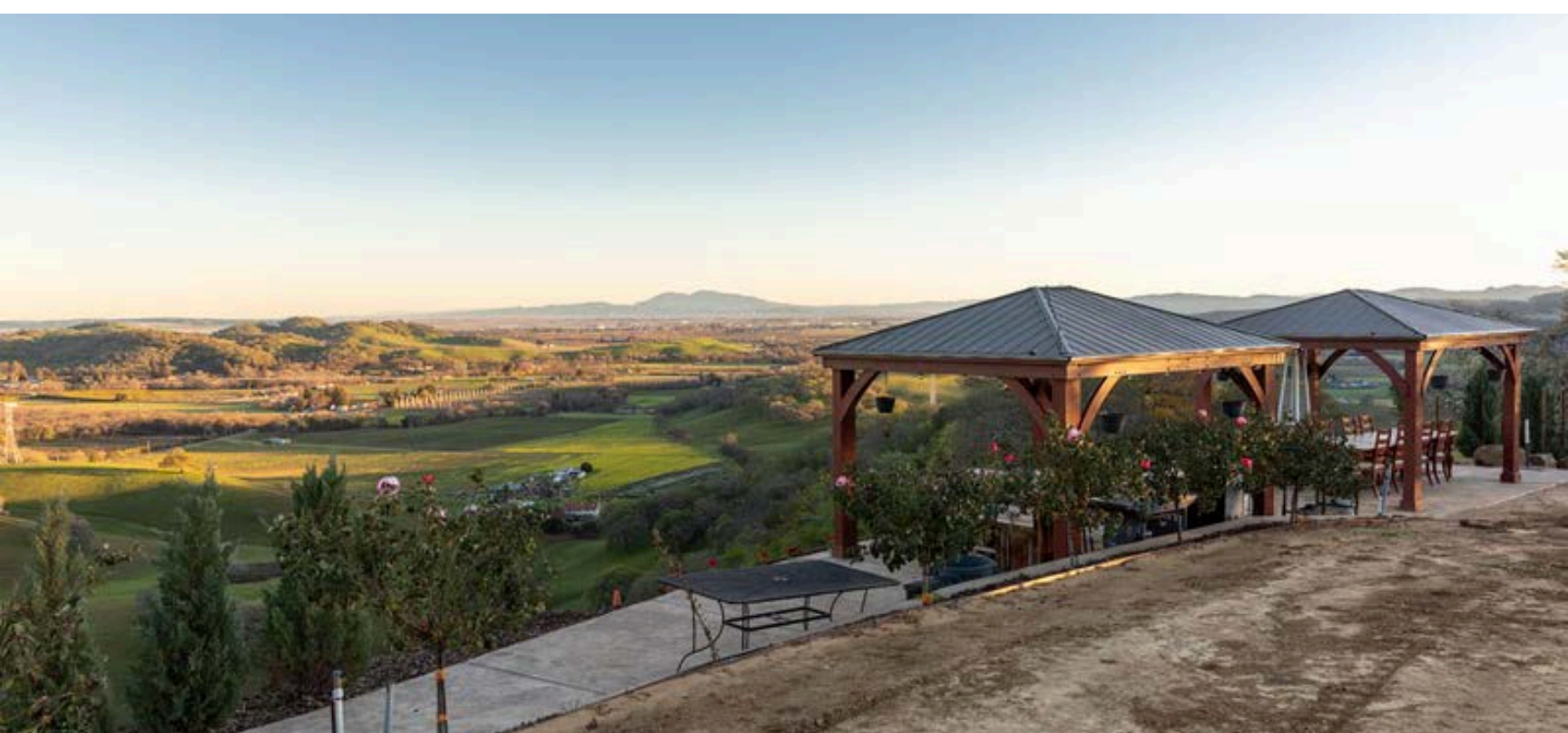
PROPERTY #1: 5071 SUISUN VALLEY RD



This property represents an exciting chance to build upon a well-established brand and business foundation. This is an unparalleled opportunity to capitalize upon the rapidly growing Direct To Consumer segment of the wine market, along with the location's incredible ease of access, the increasing consumer presence due to the neighboring tasting rooms, and the highly popular event venue's ability to cross-sell wine at the same time as fulfilling the massive demand for memorable luxury event spaces.

- Turn-key Full Winery Production Facility: Crush pad; fermentation tanks; barrel storage; lab; offices; finished inventory storage
- 12.41 +/- Acres
- Prime Location – NEXT TO CAYMUS-SUISUN
- Tasting room; outdoor tasting spaces; indoor barrel room event space; outdoor vineyard event space; catering prep kitchen
- Vines - 10.50 +/- acres of Zinfandel and Sauvignon Blanc
- Average Harvest 3-5 Tons/Acre
- Year-Round Events: weddings, concerts, wineRY Release parties, holiday parties, bridal fairs
- 24 Public Events per year (300 person maximum; events above the 300 - person limit require additional temporary bathrooms).
- Use Permit: 75,000 gallons per year, over a 100-day crush period (can be expanded up to 120,000 gallons).
- Residential apartment (4 Bd, 2 Ba, 1900± SF)

PROPERTY #2: 5400 WILLIAMS RD



Prime location for a Suisun Valley Boutique Luxury Resort with breathtaking views of the valley. 61.45 ACRES, golden sunsets behind rolling hills, and a 5-acre-FT lake. Potential for approx. 50-100 Keys depending on the plans, AMENITIES, infrastructure and county approval.

- 25.34 ACRES OF vines: Cabernet Sauvignon, Cabernet Franc & Merlot
- 11 Vineyard blocks, with manual drip irrigation & 1 gallon/hr emitters
- TASTING ROOM/RESTAURANT BUILDING w/ PLANS
- ample water access and storage.
- infrastructure / improvements: water tanks, pumps, 2/200 amps service, paved roads, and shed.
- Utilities: Water and electricity, brand new Septic system.

PROPERTY #3: 5066 CLAYTON RD



28 +/- acre Vineyard Estate with permitted Winery and event Space. includes a main estate house, residential duplex, apartment, lake with a dock, a tasting room, barrel room, crush pad, event space, equipment sheds.

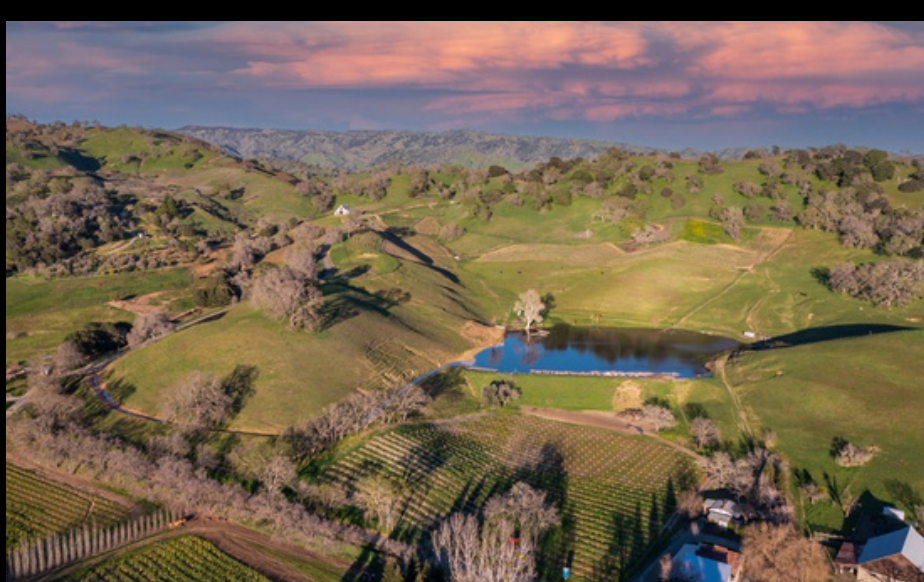
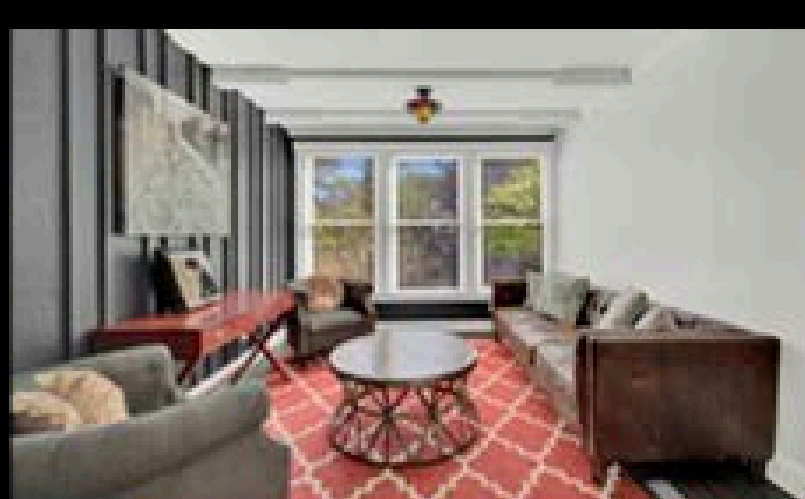
- Permitted Winery; 15+/- acres Planted Premium Award-Winning Grapes
- Tasting Room; Crush Pad; Barrel Storage
- Event Spaces
- Main Estate House; POOL + 4 car Garage with upstairs apartment/Game room
- Residential Duplex + Guest Apartment
- Equipment Sheds
- Lake with private dock

PROPERTY #4: 5062 CLAYTON RD



23+/- Acre Vineyard Estate Compound with cashflow. beautiful 5 Bed/5 Bath main estate HOUSE (approx. 4000 SF), charming 1200 SF 2 bed/1.5 bath cottage, pool, tennis court, party barn with a bonded barrel room.

- 17 +/- acres Planted Premium Award-Winning Grapes; Plentiful Water
- 4000 ± sq. ft. 5 Bed / 5 Bath Main Estate House
- 1200+/- SF 2 bedroom / 1.5 Bathroom Cottage
- 3472+/- SF Party Barn; Bonded barrel storage (lower level)
- Pool with Pool House
- Approved Vacation Rental Use Permit
- Approved Winery Bed & Breakfast use Permit



A-SV-20

AG TOURISM DEVELOPMENT FRIENDLY



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Vintage

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Closest Airports to Suisun Valley 94534



(Drive)



- Napa | 12 Miles | 23 minutes
- Concord | 24 miles | 37 minutes
- San Francisco | 57 miles | 2 hours
- Oakland | 49 Miles | 1.5 hours
- Sacramento | 50 Miles | 57 minutes
- Sonoma | 56 Miles | 1 Hour 44 minutes



Offered Exclusively By

Elite Club Partners at Vintage Sotheby’s International Realty in collaboration with Ernie Carswell & Associates at Sotheby’s International Realty are proud to present this one-of-a-kind Wine Industry Real Estate Portfolio.

Located in one of Northern California’s fastest-growing wine regions, Suisun Valley (94534) represents an extraordinary opportunity for a visionary developer or investor to establish a world-class presence in the heart of the #1 Wine Region in the U.S. (USA Today). This rare four-property portfolio offers the ability to capitalize on the expanding Direct-to-Consumer wine market while securing a substantial foothold among some of the industry’s most renowned names.

For additional information or to schedule a private tour, please contact us. Qualified buyers will receive access to a full Offering Memorandum, and we are pleased to arrange Zoom presentations or in-person tours upon request.

#1 Best Wine Region

The Ultimate Destination - Suisun Valley, CA



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