



Dune Valley Distillery

and Event Center

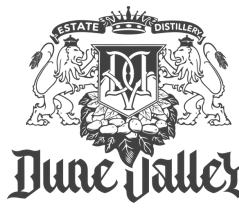
OFFERING MEMORANDUM

July 2025

John Hesse
Broker | Advisor
720-454-8300

KELLERWILLIAMS

LAND



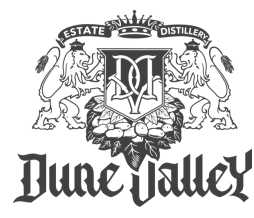
Dune Valley Distillery

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Dune Valley Distillery

and Event Center

OVERVIEW

Set against the stunning backdrop of Colorado's San Luis Valley and just minutes from the entrance to Great Sand Dunes National Park & Preserve, Dune Valley Distillery presents a rare opportunity to acquire a fully licensed, turnkey craft estate distillery and event venue in a truly one-of-a-kind setting.

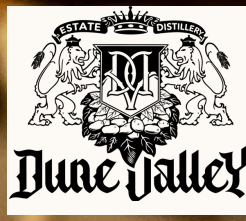
Housed in a beautifully restored historic 1933 adobe school gymnasium, the property spans approximately 1.43 acres and 12,000 sf of space including a tasting room, bar & restaurant, small retail store, commercial kitchen for fast casual dining and event center with an overall capacity for 270 people.

The distillery began commercial operations in 2023 and has quickly become a regional destination, known for its signature quinoa and potato vodkas and specialty cocktails. The lively event calendar has included concerts, dances, comedy nights, open mics, private celebrations, guest chef five-course dinners, and farm to table celebrations.

The rare combination of brand-new infrastructure, handcrafted aesthetic, historic architecture, and proximity to a major national park makes this a truly compelling real estate investment with immediate income generation and significant upside for a buyer looking to scale production, expand distribution, or further develop the outdoor hospitality programming (total of 12 acres available separately).



**Dune Valley Distillery provide close access to the
Great Sand Dunes National Park & Preserve
San Luis Valley, Colorado**



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Founder, Owner
Nicholas Chambers



Dune Valley and Event Center
HISTORY & FOUNDING

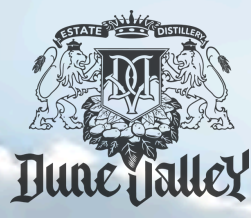
Dune Valley Distillery

In early 2020, the Carbone family began discussions on reviving the historic Carbone Wine brand. Mr. Chamber's (owner and founder) great grandfather, the industriously poetic Anthony Carbone, set up shop in Denver, CO in 1903 to provide quality food, wine and spirits to the burgeoning western market. After the repeal of Prohibition in 1933, A. Carbone & Co. received the *first wine and liquor license* in Colorado (License #1).

With a history that travels back more than a century to Avellino Italy, Carbone Wine was a staple through the world wars, the Great Depression, various mob threats, and survived an exploding whiskey-bottle warehouse fire in 1942 which was the largest Denver had seen at the time. Nick Chamber's mother, Claudia Carbone (1941 - 2023), most recently supported the reestablishment of Carbone Wine and was a founding investor and significant supporter of Nick Chamber's efforts to bring the Carbone Wine brand back to life.

Carbone Wine served as the inspiration for Dune Valley Distillery, where visitors can once again purchase Carbone Wine varieties, as well as experience the many offerings of the distillery. Today, family members have come together in celebration of this legacy by selecting quality Colorado wines and spirits for customers' own poetry. Carbone Wine has three wines for sale at the distillery, all of which are produced locally in Palisade, CO.





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Dune Valley Distillery
Event Center Entrance



Dune Valley Distillery

and Event Center

OFFERING SUMMARY

Terms:

- Asking Price: \$2,500,000
 - Includes: facilities, equipment, active licenses and permits, water and two land parcels (~3.3 acres).
- Seller financing:
 - Will consider phased sale, carried note, and/or future profit sharing with offer.

Facilities:

- 4,000 sf tasting room, bar and small retail store
- 650 sf commercial kitchen for fast casual dining and event support
- 530 sf distilling production facility
- 4,000 sf event center
- 2,600 sf separate warehouse for storage and expansion
- Potential additional 10+ acres adjacent to facility for expansion of outdoor hospitality and additional product, including water and sanitary capacity.

Contact:

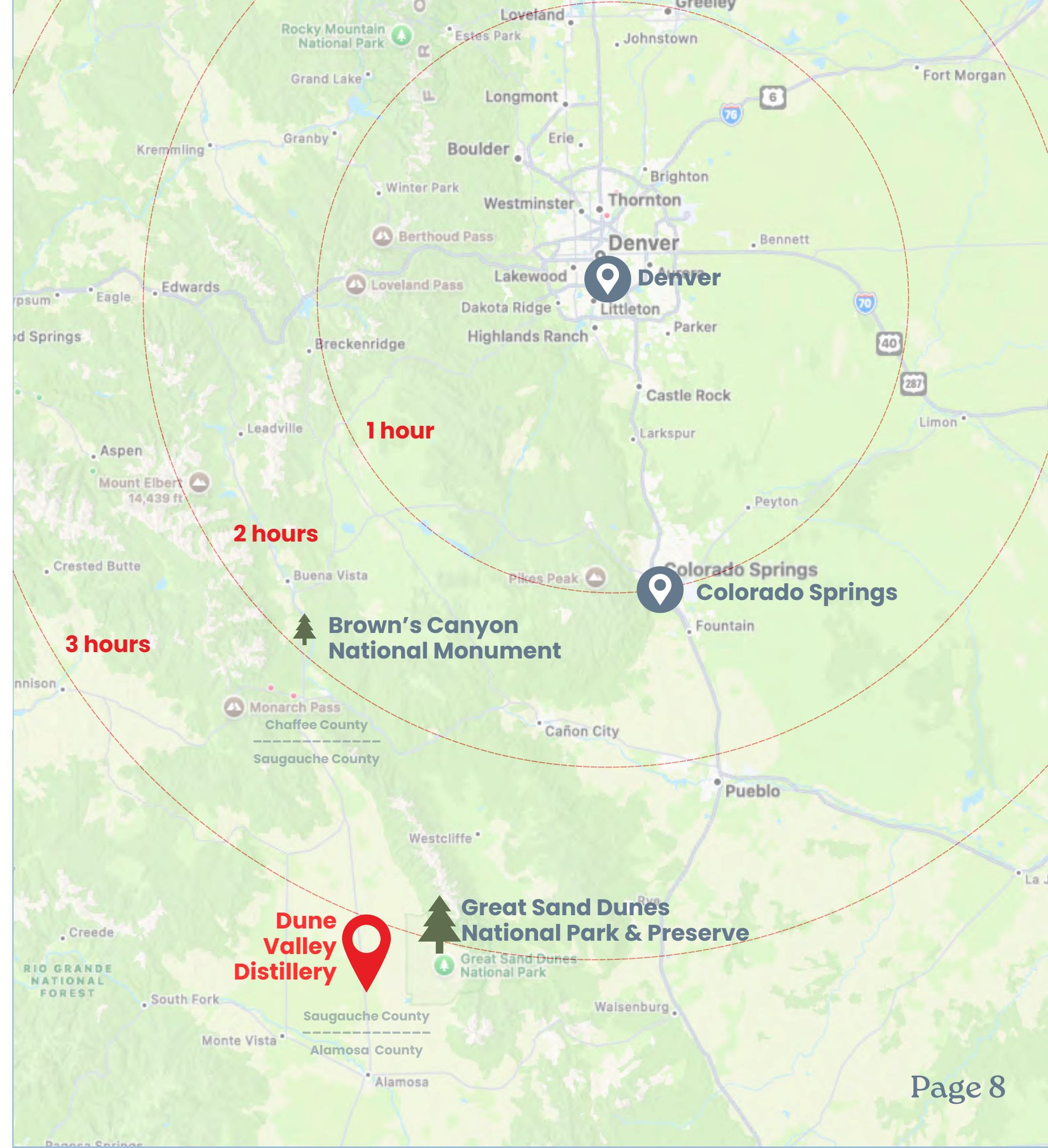
John Hesse | Broker
Keller Williams Realty, DTC | Keller Williams Land
720-454-8300 | John.Hesse@KW.com

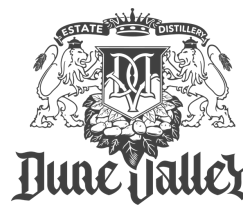


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REGIONAL MAP

- **Chaffee County & Alamosa County**
~4.0 million area visitors per year
- **15 Minutes to Alamosa, CO**
~1.5 million area trips per year
- **Highway 17**
~1.0 million trips per year
- **Great Sand Dunes National Park & Preserve**
~30 minutes, 500,000 visitors per year
- **Brown's Canyon National Monument,**
~75 minutes, 350,000 visitors per year
- **Denver**
~3.5 hours, 37 million visitors per year
- **Colorado Springs**
~2.5 hours, 20 million visitors per year



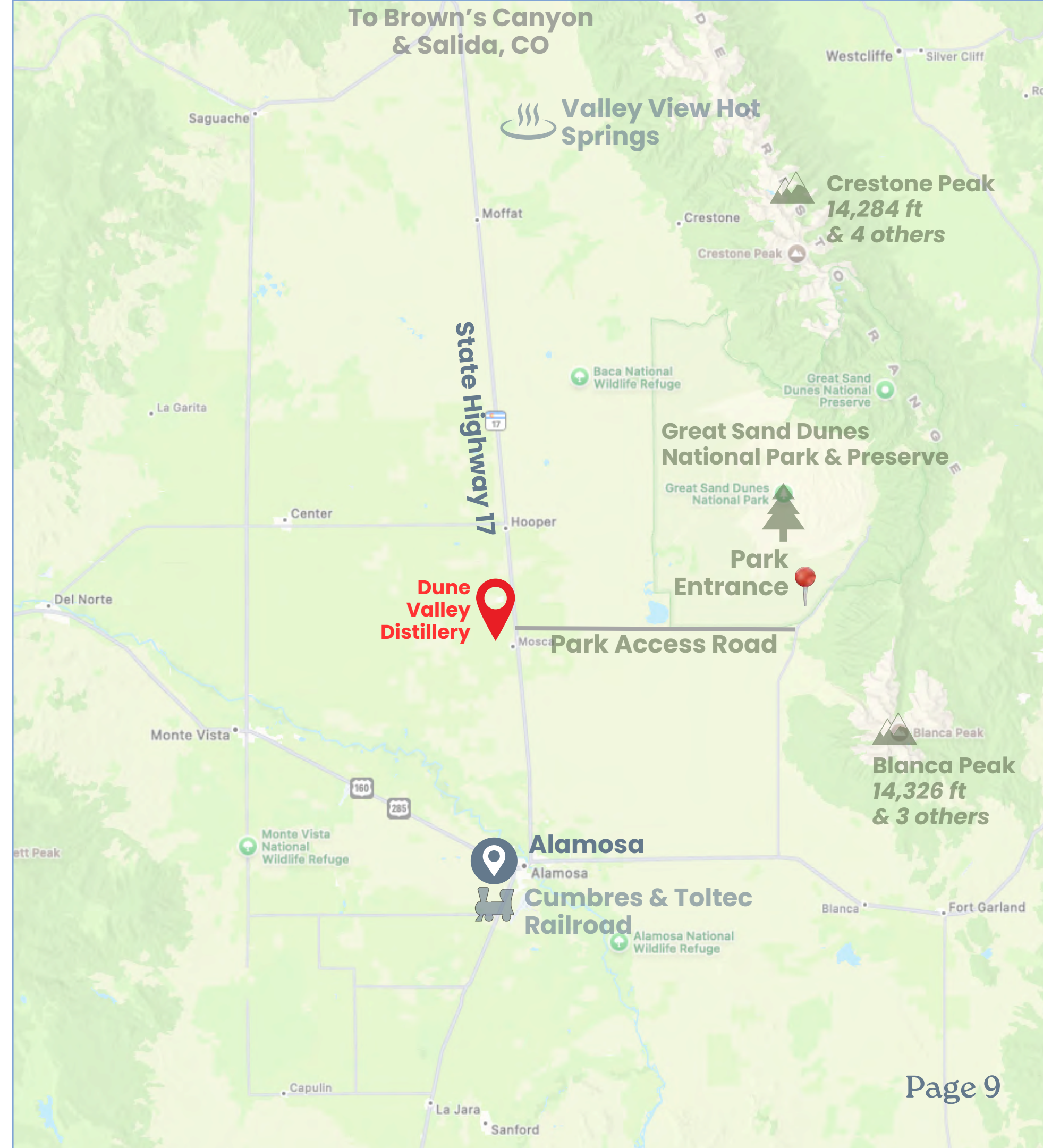


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AREA MAP

- **Great Sand Dunes National Park & Preserve**
 - ~ 5 minutes to Highway 17 turnoff to park entrance
 - ~ 30 minutes to welcome booth
 - ~ 500,000 visitors per year
- **Other Area Attractions:**
 - ~ Browns Canyon Nat. Monument, white water rafting
 - ~ Salida, CO mountain biking, world class fishing
 - ~ Alamosa, Cumbres & Toltec Scenic Railway trips
 - ~ Ten 14,000ft+ peaks to climb in immediate area
 - ~ Hot Springs, Valley View Hot Springs, Joyful Journey
 - ~ Sand Dunes Recreations Hot Springs
 - ~ Zapata Falls Waterfall
 - ~ Colorado Gators Reptile Park
 - ~ Kosmos Stargazing Resort & Spa
 - ~ Glamping at Camp Dune, Rusted Rook.
 - ~ Great Sand Dunes Campgrounds
 - ~ Crestone Spiritual Communities & Trailheads





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Parcel Map & Plans

- Parcel #1

- 1.44 acres
- Distillery Restaurant & Tasting Room Building
- Maintenance Outbuilding
- License access for Sanitary & Biodigesters
- Commercial Well
- Augmentation Well
- Sanitary Tie-in
- Courtyard & Pottery Yard
- Camping & Harvest Hosts Area

- Parcel #2

- 1.88 acres
- Future Tiny House Village

- Parcel #3 (available via separate purchase or lease)

- 10.25 acres
- Future Festival Grounds, Stage and Movie Screen
- Future Campground (20+ sites)
- Commercial Well (license agreement)
- Augmentation Well (license agreement)





Dune Valley Distillery

and Event Center



Dune Valley Distillery
Tasting Room & Restaurant Entrance



Dune Valley Distillery

Dune Valley and Event Center

TASTING ROOM & SMALL EVENT SPACE

Seating:

- Distillery Permitted Capacity - 270
- Event Center - 175
- Bar top seating - 10 seats
- Bar high top seating - 8 seats
- Kiva room seating - 20 seats

Bar Service

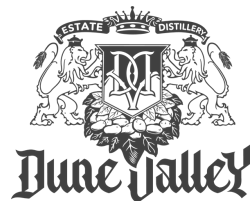
- Restaurant Fast Casual
- 8 taps (beer & pre-mixed drinks)
- Carbone Branded Wine
- Premixed House Vodka Specialties

Store

- Camping Supplies
- Small Groceries
- Local products
- Sand-board rentals

Restrooms (all ADA)

- 3 total
- Womens (3 stalls)
- Mens (2 stalls, 2 urinal)
- Family (1 stall, 1 shower)



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**Dune Valley Distillery
Tasting Room & Restaurant**

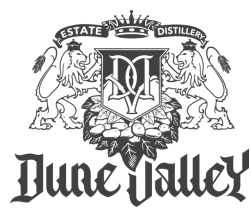


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Mural by Local Artist Cari Conari





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STILL PRODUCTION

- Two 1,800 liter fermentors
- One 1,500 liter mash tun combination stripping still
- One 100 gallon stainless mixing tank
- Two 350 gallon conical tanks
- One 35 gallon condensate tank and steam system
- Hydronic heating throughout with radiant and panel heating
- 100,000 BTU boiler
- 250 gallon propane supply
- Two commercial wells (2.88 and 0.333 acrefeet/year)
- 2,500 GPD reverse osmosis with acid neutralizer and re-mineralizer
- Water softener, chlorinator and carbon filtration
- Permitted 304 stainless steel anaerobic digester with return biogas supply lines with solar thermal heating, desupherization, gas storage, pump and organics shredding bin
- Municipal waste water connection
- 400 amp 120/208 vac three-phase power



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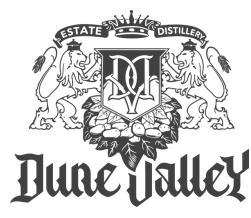


Dune Valley Distillery

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Dune Valley Distillery
Root Cellar Market





Dune Valley Distillery

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Dune Valley Distillery Back of House





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**Dune Valley Distillery is Adjacent to the
Great Sand Dunes National Park & Preserve
San Luis Valley, Colorado**



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John Hesse

Broker | Advisor

720-454-8300

John.Hesse@KW.com

<https://www.linkedin.com/in/johnhesse2/>



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