



BID DEADLINE JANUARY 16

Rabbit Ridge | Expansive 310± AC Vineyard & Winery

Well-Established Property in Central California

📍 1172 San Marcos Rd., Paso Robles, CA

HIGHLIGHTS

- Ample water with five wells & documented water log of two wells at 85-100 GPM
- Multiple uses for property including wine production, olive oil production, cattle grazing & hospitality event hosting
- Infrastructure & equipment in place for restarting production
- Located approximately four hours from Los Angeles & San Francisco

DETAILS

Hilco Global and Onyx Asset Advisors are pleased to present this expansive 310± AC winery and vineyard consists of two parcels and was previously occupied by Rabbit Ridge Winery. Located just one mile from U.S. Highway 101, the San Marcos parcel features a state-of-the-art gravity flow production facility, formerly licensed for up to 400,000 cases annually. The site includes a crush pad, fermentation room, recessed loading dock, extensive barrel storage, warehouse and bottling areas with ceiling heights reaching up to 55 feet. Two of the property's five wells have been upgraded, delivering a strong water output of 85–100 GPM to support future production capacity. The adjoining parcel includes 124± fertile acres, open land and infrastructure support areas providing strong utility capacity and versatility for reactivation, adaptive reuse or redevelopment. This property represents a rare opportunity for vintners, investors or developers seeking to establish a presence in the Central Coast and Southern California wine markets.



 **Building Size** 47,849± SF

 **Land Size** 310± AC - (155± AC Each Property)

 **Tax ID#** APNs 026-104-001, 027-145-022

 **Taxes (2025)** \$117,787.66

 **Zoning** Agriculture

855.755.2300
HilcoRealEstateSales.com



1172 San Marcos Rd., Paso Robles, CA

LOCAL INFORMATION

Located along California's Central Coast between San Francisco and Los Angeles, Paso Robles is the state's fastest-growing wine region and largest geographic appellation. Home to over 200 wineries and 40,000+ vineyards, this region's diverse soils, distinct microclimates and wide day-to-night temperature swings create ideal conditions for producing premium and ultra-premium wines. More than 60 grape varieties thrive here, including Cabernet Sauvignon, Merlot, Syrah, Viognier, Roussanne and Zinfandel, Paso's heritage varietal.

Paso Robles' central location along U.S. Highway 101 provides convenient access to both Northern and Southern California markets. Notably, the area has remained largely unaffected by recent wildfire activity, offering added stability and long-term investment appeal. With its combination of natural advantages, accessibility and resilience, Paso Robles continues to attract vintners, investors and developers seeking opportunity within one of California's most dynamic wine regions.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE

January 16 by 5:00 p.m. (PT)

BID SUBMISSIONS

Bid should be submitted on provided Contract of Sale bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Jamie Cote at jcote@hilcoglobal.com and Christian Koulichkov at ckoulichkov@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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