

TECHNICAL & ZONING OVERVIEW

Rare mixed-use opportunity on Livermore's renowned Winery Row. Situated on approximately 4.75 acres, this unique Wine Country property features an active wine tasting room, three operational on-site ABC licenses, and multiple existing income streams with room for expansion. The site includes a 2,128 sq. ft. modular residence, two additional buildings suitable for future tasting room or retail use (buyer to verify), and a distinctive three-story tower ideal for office or lookout space.

5143 Tesla Rd. offers turn-key winery and tasting infrastructure today, with potential for approximately ±13,000 SF of additional development under Alameda County Measure D. Zoning allows for winery, olive oil mill, and microbrewery uses, presenting an opportunity to emphasize diversified production beyond wine, including olive oil and craft brewing. The property may accommodate up to three separate wineries on site. Additional infrastructure includes a 100-foot-deep water well, PG&E meters, and a private sewage processing system.

PROPERTY FACTS

Parcel Size	±4.75 Acres
Zoning	A-CA (South Livermore Valley Area Plan)
Improvements	±6,788 SF (Multiple Structures)
Current Use	Operating Winery & Tasting Rooms
Frontage	Tesla Road
Surroundings	±90 Acres Permanently Protected Open Land

EXISTING STRUCTURES & IMPROVEMENTS

Tasting Rooms	Two improved buildings (tasting, production, storage)
Tower	Three-story tower (office / auxiliary use)

Residential	Modular caretaker residence
Storage	Temperature-controlled container-based wine storage
Outdoor Areas	Courtyard and agricultural-support areas (winery-related use)

INFRASTRUCTURE & UTILITIES

Electrical	400 amps; one PG&E meters capable of supporting three meters
Power Distribution	PG&E service runs full depth of parcel
Water	Private on-site well (tested)
Sewer	Independent septic / sewage system
Gas	Commercial gas service available for entire site

LICENSING & OPERATIONAL STATUS

ABC License	Type 02 – Winegrower
Event Permit	Type 81 – Wine Sales Event
Federal	TTB Bonded Winery
Sales Channels	Tasting room, wholesale, events
Transferability	Licenses transferable (buyer to verify)

ILLUSTRATIVE DEVELOPMENT SCENARIOS

Scenario 1 – Estate Home + Expanded Winery	±3,500–4,500 SF estate residence (rear) ±2,000–3,000 SF barrel / case-goods warehouse ±1,500–2,000 SF event or classroom space
Scenario 2 – Tasting Village + Event Pavilion	±2,500–3,000 SF tasting pavilion ±1,500 SF outdoor tasting courtyards ±2,000 SF storage / production ±1,500–2,000 SF event room
Scenario 3 – Large Production Winery	±5,000–7,000 SF production building ±2,000–3,000 SF barrel room / case storage

All scenarios are illustrative only and subject to county entitlement review and buyer verification. Information deemed reliable but not guaranteed. Buyer to verify all information.

Existing licenses and equipment are excluded from the real estate offering and may be negotiated separately in connection with the sale.

Potential Development Snapshot: 5143 Tesla Road | Livermore, CA

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1 Scenario 1 – Estate Home + Expanded Winery

-  **±3,500–4,500 SF** estate residence (rear)
-  **±2,000–3,000 SF** barrel / case-goods warehouse
-  **±1,500–2,000 SF** event or classroom space

2 Scenario 2 – Tasting Village + Event Pavilion

-  **±2,500–3,000 SF** tasting pavilion
-  **±1,500 SF** outdoor tasting courtyards
-  **±2,000 SF** storage / production

3 Scenario 3 – Large Production Winery

-  **±5,000–7,000 SF** production building
-  **±2,000–3,000 SF** barrel room / case storage