



OFFERING SUMMARY

SALE PRICE:	\$3,499,900
BUILDING SIZE:	6,788 SF
LOT SIZE:	4.75 Acres
PRICE / SF:	\$515.60
CAP RATE:	6.96%
NOI:	\$243,600
ZONING:	A-CA
MARKET:	Livermore

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PROPERTY OVERVIEW

5143 Tesla Road presents a rare opportunity to acquire a highly versatile, multi-building wine-country compound in one of Livermore Valley's most desirable corridors. Set along Tesla Road—home to some of the Valley's most visited wineries—this ± 4.75 -acre property offers a unique blend of residential, hospitality, tasting room, production, office, and event capabilities, supported by robust existing infrastructure and exceptional development upside.

The property features four distinct structures, including a $\pm 2,128$ SF caretaker's residence, a striking three-story office/residential tower, and two well-improved tasting rooms totaling nearly 4,000 SF. Additional improvements include wine production areas, temperature-controlled storage, soundproofing elements, multi-meter electrical service, extensive parking, and an independent sewage processing plant.

With PG&E service running the full depth of the parcel, a running 120-ft well, and a designation that allows for a future luxury main residence or event center, the site offers unmatched upside for winery operators, hospitality groups, estate buyers, and investors. Few properties in the South Livermore Valley combine this level of existing utility, revenue potential, and long-term development capacity.