

# FALKNER WINERY



UNIQUE OPPORTUNITY IN TEMECULA WINE COUNTRY

40620 CALLE CONTENTO, TEMECULA, CA 92591





**Falkner Winery**

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**Demographics**

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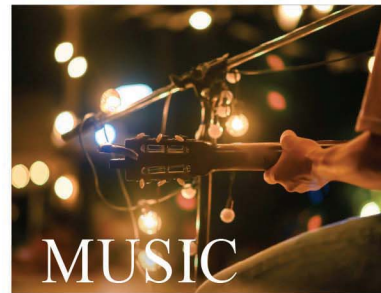
**Temecula**

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**Contact**

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## FALKNER WINERY

A long time in the making, the story of Falkner Winery is one of passion, perseverance and of course, great wine. Falkner Winery opened July 1, 2000, with a joyous kickoff over the 4th of July. The goal of the Falkner's was to create high quality wines to serve in a tasting room that generates fun and excitement on their 23 Acre vineyard. Based in the booming Temecula Wine Country, on the crest of a hill that offers visitors a spectacular view of the valley below, they have surpassed this goal. In addition to being recognized for their many award winning wines, and hosting a popular Wine Club, Falkner Winery offers two of the most beautiful wedding venues in the area, and the full service Pinnacle Restaurant, which was constructed in 2006. The Winery/Tasting Room and the Pinnacle Restaurant offer over 20,970 square feet of improvements, plus over 75 parking spaces, 15 acres of vineyards, and lush landscaping.

### Winery and Tasting Room:

The gorgeous, newly built Winery and Tasting Room building, featuring 10,974 square feet, with elegant patios and decks, offers spectacular views, with both inside and outside wine tasting areas. The building was recently constructed, having opened in July of 2022 - and is constructed with the finest materials, including quartz counters, integrated party lights, custom lighting, energy efficient appliances and windows, and is completely up to code, with 12 new bathrooms, sewer connections, and fire sprinklers. The Tasting Room features all new bottle chillers, refrigerators, ice machines, glass washing machine, sinks, etc. There is also a premium Wedding Venue adjacent to the Tasting Room.

The Winery area offers brand new - State of the Art Wine making equipment with Stainless Fermentation and Storage Tanks with Catwalk, 40 Ton Glycol Chiller, chilled storage for barrels and case goods, large Crush Pad, and a Laboratory. There are 4 executive offices, a bathroom, and a conference room, located above the Tasting Room, plus a large "Wedding Party" room with private bathroom and 3 Make-up stations with mirrors.

### Pinnacle Restaurant:

The Pinnacle Restaurant is located in a 10,000 square foot building, and includes a full kitchen, large seating area with impressive views, exterior patio, dance floor area, two baths, Bride Changing Room, and an elevator to access the lower level. The lower level includes extensive barrel and case good storage, a conference room, bathroom, and access to one of their premiere Wedding Venues. The Pinnacle Restaurant allows visitors to purchase lunch and dine in the restaurant or on tables located in their lushly landscaped wine tasting and picnic areas. Visitors have the opportunity to maximize their enjoyment of wine, food and nature.

For more information on the Falkner Winery see: <http://www.falknerwinery.com/about-us/>

# ABOUT

# ABOUT

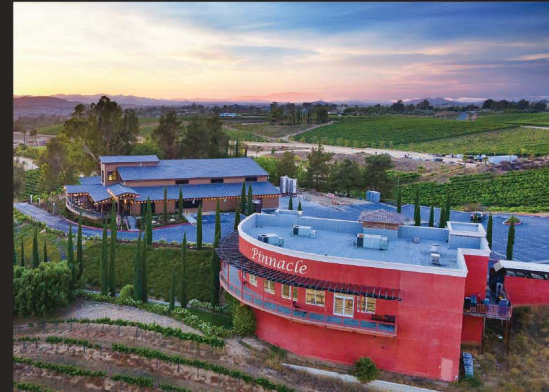
## Features

- **Approx. 10,974 sqft Tasting Room / Winery Building Completed 2022**
- **Winemaking Facility with Cooling Tower**
- **Approx. 10,000 sqft Restaurant Including Full Kitchen and Wine Cellar**
- **Approx. 23 +/- Acres w/ 15 +/- Acres of Vineyards**
- **Hilltop View From All Buildings and Patios**
- **2017 Winery of the Year in Temecula Valley**
- **2019 Sales Estimate: \$3.75 Million**
- **Wine Club**
- **Website: [www.falknerwinery.com](http://www.falknerwinery.com)**
- **Two Premier Wedding Site Venues**
- **Liquor License Included**
- **Inventory - Approx. \$1 Million**

# PHOTO GALLERY



# PHOTO GALLERY



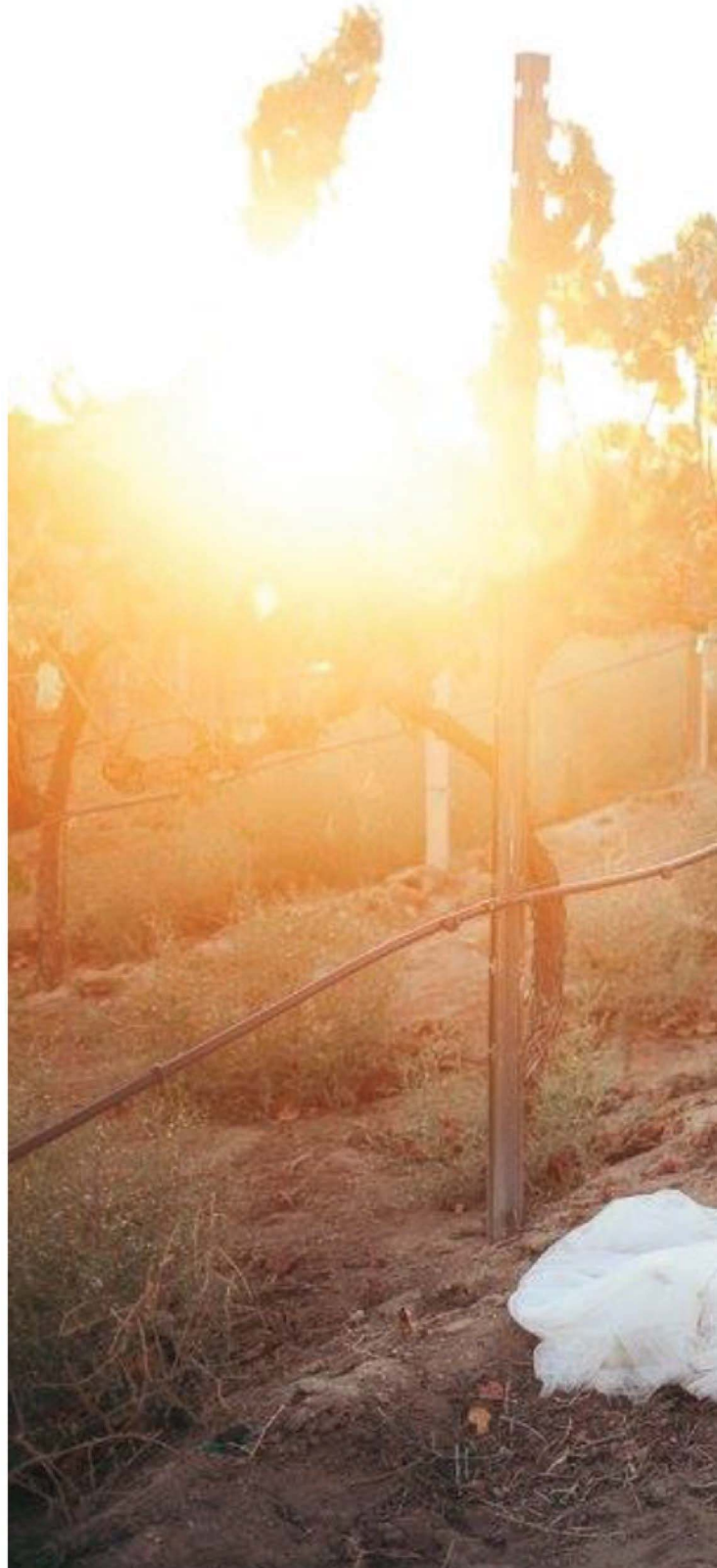
# Oh La La IT'S YOUR MOMENT

*The Pinnacle* wedding proposal features a vineyard ceremony site and an indoor Pinnacle reception. The ceremony site is surrounded by vineyards, white roses, cypress trees and jasmine archways. Say I do underneath our beautifully scrolled gazebo facing the sunset.

The Pinnacle reception is a gorgeous one of a kind Mediterranean themed restaurant room with floor to ceiling windows providing amazing 180 degree panoramic view of the gardens, sunsets, and valley below. The attached balcony wraps 110 feet around the building and overlooks our vines, mountains and valleys; this is a scenic area for a summer cocktail hour.

The Pinnacle features wood floors, columns, and a round bar. There is a Barrel Room below with candelabras, tea lit candles, glass top wine barrels and a curved staircase. Your guests can mingle in the barrel room before the ceremony, and this can also be used for a Candlelit ceremony if desired.

The hand carved grape vine doors will serve as the outside entrance into the Pinnacle where your guests will be greeted by our staff. They enter into a romantically lit room with your lovely guest tables set with flatware, glassware, centerpieces and floor length linens. The oak floors provide a dance floor for your guests to enjoy. The Pinnacle indoor reception area is the only space in Temecula Wine Country that can serve your guests as late as 1 AM! Come see what Falkner Winery has to offer you as a unique wedding destination!







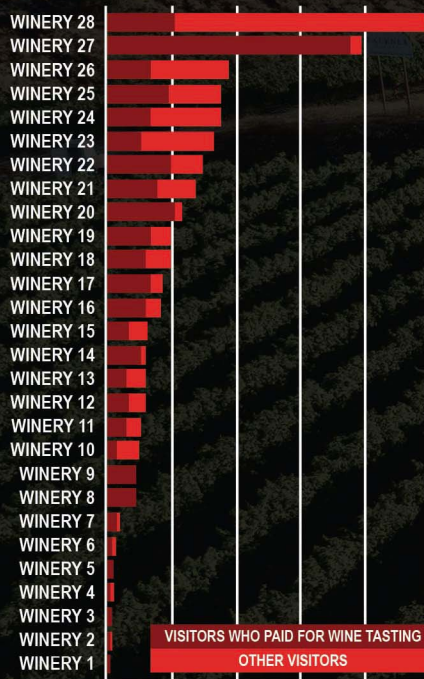
# WINE COUNTRY IMPACT REPORT



## TYPE OF WINERY VISITOR (NUMBER OF VISITORS)



## VISITORS WHO PAID FOR WINE TASTING BY WINERY



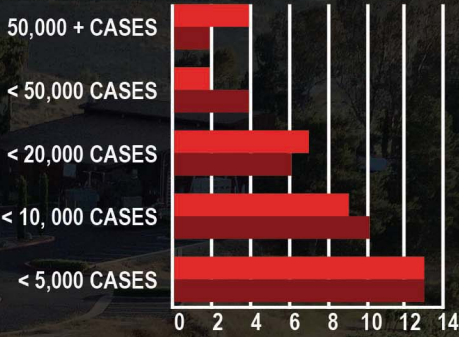
## DEMOGRAPHICS

Recognized as American Viticultural area (AVA) comprising approximately 33,000 acres, the Temecula Wine Country is comprised of more than 45 wineries that offer wine tasting in the valley. Furthermore, there are approximately 10-12 more wineries that are in the planning or construction phase. Temecula is home to roughly 114,000 residents and has become a major tourist destination. According to Wine Enthusiast magazine, the Temecula Valley is considered one of the best! The Temecula Valley Wine Impact Report shows that wineries in Temecula received over 952,000 paid wine tastings along with another 799,000 visitors and 467,000 restaurant patrons. Total annual revenue is approximately \$64.5 million with approximately 2,530 harvested acres of wine grapes yielding 8,700 tons for a total grape sale of \$13.2 million. With over 20 million people within a two-hour drive of Temecula, Temecula is prime for growth in all aspects of the hospitality field. The Valley has become a favorite southern California tourist destination for wine tasting, concerts and entertainment, weekend get-a-ways, weddings, and dining options. Wineries and vineyards serve as an important component of the economy and visitor industry in Temecula. 2018 marked the 50th anniversary of Temecula Wine Country. Clearly the valley has evolved into a burgeoning and vital economic region, but research shows we've only just begun.

# IMPACT REPORT



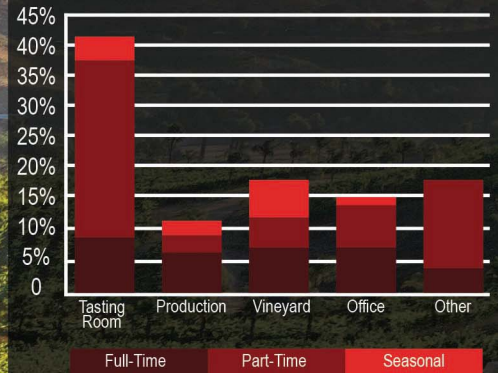
## ANNUAL CASE PRODUCTION



## FULL & PART TIME EMPLOYMENT



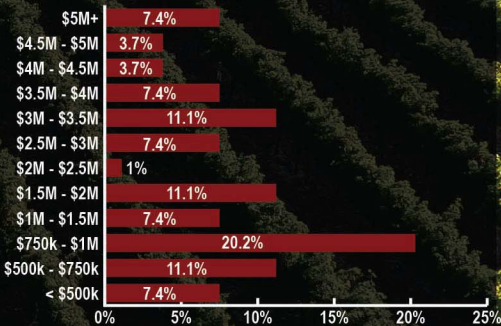
## TYPE OF EMPLOYMENT



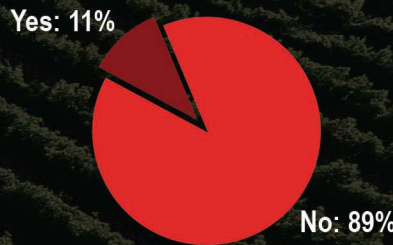
## ANNUAL REVENUE

1.2M

**\$64.5** TOTAL ANNUAL REVENUE MILLION

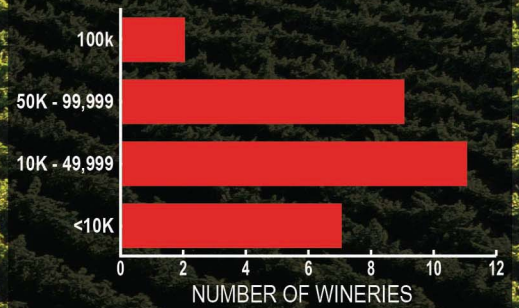


## DISTRIBUTION OUTSIDE OF WINERY



## VISITATION

(MORE THAN 1.5M WINERY VISITS)



**2,530 HARVESTED ACRES** WINE GRAPES  
**YIELDING 8,700 TONS**  
**TOTAL GRAPE SALES \$13.2 MILLION**





DINING



MUSIC



SHOPPING



RECREATION

## About Temecula

Strategically located in the heart of Southern California, you will find the Temecula Valley. Temecula's ideal location is within an hour's drive to the mountains, the beaches, and the desert. From its humble beginnings, today the Temecula Valley is a vibrant and thriving city. Known as a master-planned community, Temecula has so much to offer. Residents appreciate the small town feel, yet enjoy all the benefits and amenities offered. Known as one of the safer cities in California, Temecula prides itself on creating an environment conducive to quality living. From the abundance of community parks, open space, clean air, and top-rated school district, to the diverse features and well-planned neighborhoods; Temecula is the best place to call home.

The Temecula Valley benefits from a unique micro-climate created by its location. Centered between the Anza Borrego Desert to the east and the Pacific Ocean to the west, the warm air from the desert rises to meet the cool marine air flowing through the Rainbow Gap. The result is a climate similar to that of the Napa Valley and the Mediterranean wine regions of France, Italy and Spain. Furthermore, Temecula's well-drained granite soil and cool summer nights attribute as well to perfect conditions for our vineyards

Things to do in Temecula: <https://www.visitemeculavalley.com/things-to-do/events/>

# TEMECULA

# FALKNER WINERY



## CONTACT

Ben Fraleigh  
DRE No. 00756293  
(951) 676-5736 Ext. 224  
[benfraleigh@firstteam.com](mailto:benfraleigh@firstteam.com)

**FT** First  
Team.

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

## CONTACT

Nancy Hughes  
DRE No. 00859916  
(951) 704-4644  
[Nancy@NancyHughesGroup.com](mailto:Nancy@NancyHughesGroup.com)