# AGUA DULCE WINERY

Los Angeles' Largest Premier Winery & Vineyard
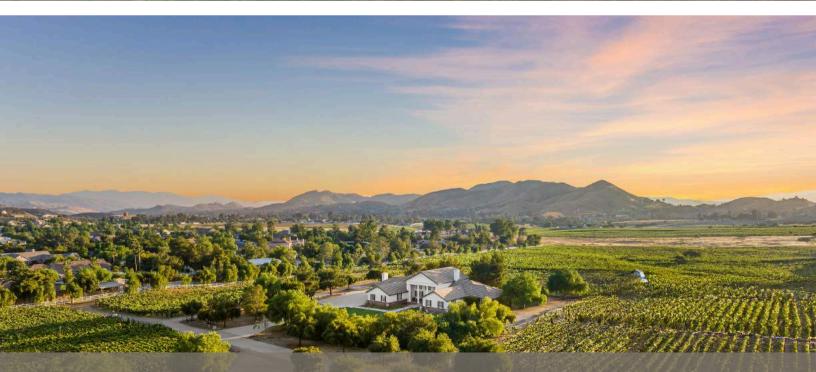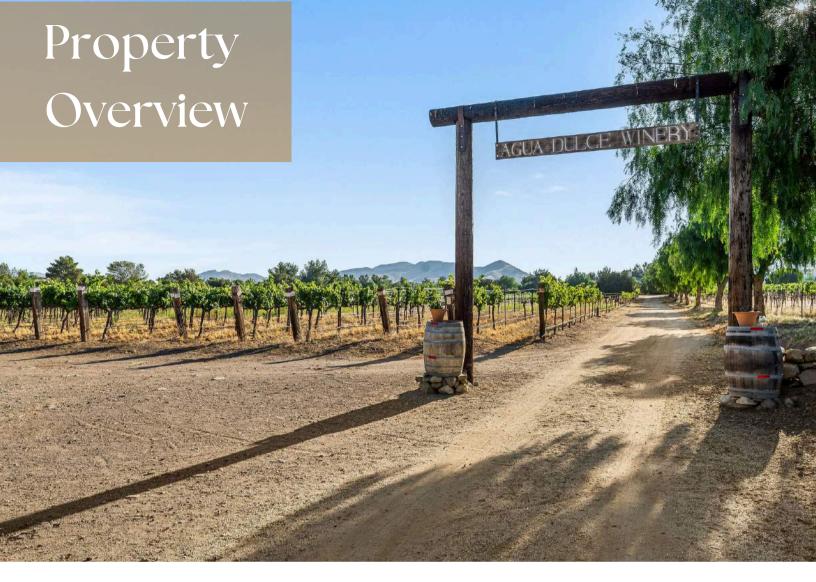
**EXCLUSIVE OFFER MEMORANDUM**

# 9640 SIERRA HWY
# AGUA DULCE, CA 91390

25 MILES NORTH OF LOS ANGELES SITS AGUA DULCE WINERY,
A FAMILY BUSINESS AND L.A. COUNTY'S LARGEST WINERY AND VINEYARD.

IT IS A SETTING UNLIKE ANY OTHER IN SOUTHERN CALIFORNIA;
A PLACE THAT FEELS A WORLD AWAY YET IS CONVENIENTLY ACCESSIBLE.

## Property Overview

AGUA DULCE WINERY

# OFFERING PRICE
# $10,888,000

Turnkey winery operation including FF&E and inventory
90 gross acres with 80 acres planted in 6 varieties
Approximately 9,300 sf tasting room and retail space
15,000 sf winery barrel warehouse
2000 sf barn/event space
4,500 sf 5 bedroom 5 bathroom vineyard manor house
4,000 member wine club
Full bottling line
100+ parking spaces
1,100 sf caretaker's residence

# Profit Centers

Agua Dulce Winery has **8 profit centers,** not including wholesale distribution, and still adding new ones

Retail wine sales and tasting
Wine club
Gift shop
Weddings, events, and corporate off-sites
Concerts
Online sales
Location filming
Airbnb rentals

# FILMED AT
# AGUA DULCE WINERY

**MAYANS**

**Parks and Recreation**

**NCIS: LOS ANGELES**

**PROMISED LAND**

**WESTWORLD**

**9-1-1**

**BONES**

**Operation REPO**

AGUA DULCE WINERY IS RECOGNIZED AS A PRIZED FILMING DESTINATION FOR HOLLYWOOD PRODUCTIONS DUE TO ITS DIVERSE LOCATIONS, AMPLE PARKING, AND PROXIMITY WITHIN THE COVETED "30-MILE ZONE"

# Property Gallery

A 5 BEDROOM COLONIAL STYLE LUXURY HOME SITS ON 90 ACRES OF ROLLING TOPOGRAPHY AND MOUNTAIN VISTAS IN EVERY DIRECTION

OPEN CONCEPT LIVING AND DINING AREAS
ARE PERFECT FOR ENTERTAINING

UPDATED KITCHEN IS EQUIPPED WITH VIKING STAINLESS STEEL
APPLIANCES AND STUNNING VINEYARD VIEWS



SOAK IN THE EXPANSIVE VINEYARD AND BREATHTAKING VIEWS
WHILE ENJOYING YOUR FAVORITE WINE

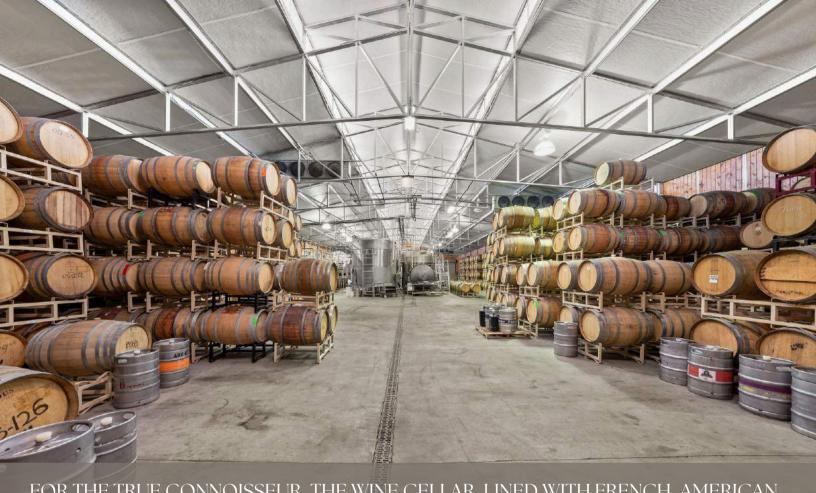PRIMARY SUITE INCLUDES A COZY FIREPLACE, BUILT-IN OFFICE SPACE, AND GENEROUS CLOSET STORAGE

SEVERAL EVENT PAVILIONS LOCATED ON SITE OFFER WINE AFICIONADOS IDYLLIC SPACES TO ENTERTAIN AND ENJOY THE SWEEPING VIEWS.

FOR THE TRUE CONNOISSEUR, THE WINE CELLAR, LINED WITH FRENCH, AMERICAN, AND HUNGARIAN OAK BARRELS, OFFER AN UNPARALLELED EXPERIENCE.

NAPA JUST GOT
6 HOURS CLOSER TO LA

# MIKE GOLDFARB

Licensed Real Estate Agent

Mobile: 310.490.0026

mike.goldfarb@cbrealty.com

DRE 02231446

**COLDWELL BANKER** | **REALTY**

MIKE GOLDFARB
PROPERTIES