

# TEMECULA VALLEY

## *Vineyard & Olive Grove*

A PREMIER WINERY OPPORTUNITY

41309 Ave Biona, Temecula, CA 92591 | ±11.4 Acres • Available For Sale



*Allison Cyelbrich*

FOUNDER | REALTOR® | DRE# 01754152

951.710.0382 | [Allison@DreamscapeRealEstateCA.com](mailto:Allison@DreamscapeRealEstateCA.com)  
[DreamscapeRealEstateCA.com](http://DreamscapeRealEstateCA.com)



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TEMECULA VALLEY  
*Vineyard & Olive Grove*



## Executive Summary

An extraordinary opportunity to acquire a prime 11.4 acre vineyard estate situated at the iconic entrance of the Temecula Valley Wine Country. Positioned immediately adjacent to the prestigious Halter Ranch Winery and the landmark Temecula Wine Country sign, this property serves as the primary gateway for visitors entering the region. This rare offering is fully zoned for winery operations and combines luxury residential living with established agricultural and commercial infrastructure.

The estate features a 3,532 square foot Spanish style residence containing 4 bedrooms and 3 bathrooms plus a versatile loft space. The commercial components include a dedicated 868 square foot tasting room and an existing 356 square foot retail fruit stand complemented by an outdoor patio service area. Agricultural assets include a newly established Sangiovese vineyard with 3,200 vines and a productive olive grove consisting of 600 trees. All essential utilities are currently on site including Rancho Water and Southern California Edison electric and gas services.

The property is positioned for significant near term growth with grading for a planned 2,400 square foot production warehouse scheduled to commence in early 2026. To accommodate increasing visitor traffic, existing parking for 30 vehicles is slated for expansion to 60 total spaces. This strategic positioning provides an investor or winemaker with the unique ability to operate a boutique destination while concurrently scaling production and hospitality capacity in Southern California's most popular wine destination.



## Investment Highlights

The property is offered at an asking price of \$7,000,000, representing a rare opportunity to acquire a fully integrated agricultural and hospitality asset at the gateway of Temecula Wine Country. Beyond the real estate value, the Seller is open to considering a structured business agreement, recognizing the substantial value of the active Poggio Leano brand presence currently established on the premises. These assets include a mature, revenue generating olive oil grove and an established wine vineyard with existing site infrastructure. This flexibility allows a sophisticated investor or operator to leverage the existing Poggio Leano brand equity and hospitality capabilities while expanding the estate's commercial footprint in the burgeoning Southern California wine market.





## Property Description

Purchase Price \$7,000,000 (\$1,472 PSF)

Lot Size ±496,584,000 SF

Residential Building	Tasting Room	Fruit Stand	(Planned) Production Warehouse
±3,534 SF	±868 SF	±356 SF	±2,400 SF

Site Area ±11.4 Acres

Year Built 1985

Parking 30 Parking Stalls with plans to expand to 60



Rancho California Rd

Pg. 4



# Site Plan

The site plan illustrates a proposed development along Rancho California Rd. Key features include:

- Vineyard and Groves:** A large central "EXISTING GROVE" and a smaller "EXISTING GROVE" are shown. A "NEW VINEYARD" is located at the top right. An "EXISTING VINEYARD PLANTED UNDER APPROVED AS GRADING EXEMPTION" is at the bottom.
- Parking and Infrastructure:** An "IMPROVED PARKING AREA WITH STALLS" is on the right. A "PATIO COVER" and "GARDEN AREA" are at the bottom right.
- Setbacks and Dimensions:** Various setbacks are indicated, such as "SETBACK 30'-0\"", "SETBACK 24'-0\"", "SETBACK 15'-0\"", and "SETBACK 8'-0\"". Dimensions like "16'-0\" WIDE IN", "16'-0\" WIDE IN", and "16'-0\" WIDE IN" are also present.
- Other Features:** A "(N) VINE GARDEN IV WATER FEATURE AND SEATING AREAS" is located near the center. A "10' OF REDUCED" area is noted near the bottom right.

RANCHO CALIFORNIA RD.



Zoning	WC-WCZ
Features	Agricultural, Back Yard, Front Yard, Lawn, Landscaped, Orchard(s)
Utilities	Rancho Water, electric and gas service through SoCal, and a septic and propane for the residential home
APN	943-090-019, 943-090-020, 943-090-021, 943-090-022

Area & Market Overview

City of Temecula

Located in the southwestern corner of Riverside County, Temecula is a thriving city of approximately 112,500 residents bordered by Murrieta and San Diego County. The region has evolved into a premier residential and professional destination, supported by a strong real estate market with a median household price of \$830,000. Its strategic location and high quality of life continue to make it one of the most desirable areas for families and professionals in Southern California.

The city has successfully transitioned into a major business hub, attracting global leaders in biotech and technology such as MilliporeSigma, KTM North America, and Skorpis Technologies. These relocations have created a robust local economy where residents can access high paying jobs without the need for long commutes to neighboring metropolitan centers. This growth in advanced manufacturing and innovation has provided a stable foundation for the city’s long term economic development and workforce retention.

Temecula is also a world class tourist destination, anchored by the Temecula Valley Wine Country and its 50 plus wineries. The city offers a diverse array of entertainment, from the 1.1 million square foot Promenade Mall to the Pechanga Resort Casino, the largest on the West Coast. Furthermore, the revitalized Old Town Temecula serves as a cultural heart for the city, blending historic 1880s charm with a vibrant modern nightlife, boutique shopping, and farm to table dining that attracts over 3.4 million visitors annually.

Top 10 Employers









Demographics

POPULATION	1 MILE	3 MILE	5 MILE
Est. Population (2025)	5,583	69,272	166,29
Projected Population (2030)	5,557	69,810	168,699
HOUSEHOLDS			
Est. Households (2025)	1,871	22,558	53,266
Projected Households (2030)	1,879	23,175	55,186
AVERAGE HOUSEHOLD INCOME			
Est. Avg. Households Income (2025)	\$170,118	\$155,505	\$152,522
Projected Avg. Households Income (2030)	\$169,760	\$155,366	\$152,520
MEDIAN HOUSEHOLD INCOME			
Est. Med. Households Income (2025)	\$150,698	\$130,285	\$126,506
Projected Med. Households Income (2030)	\$152,093	\$131,514	\$127,758
MEDIAN AGE			
	42.1	38.4	37.8





# Temecula Valley Wine Country



Wilson Creek Winery  
Monte De Oro Winery

Jordon Parker Winery

Vitagliano Winery

Masia de la  
Vinya Winery

Temecula  
Black Car

Cougar Winery

Lorenzi Winery

Bottaia Winery

Weins Cellars

Ponte Winery

South Coast Winery

Truffle Pig Winery

Maurice Car'rie Vineyard

Bella Vista Vineyard

Bel Vino Winery

Churon Winery

Thorton Winery

Briar Rose Winery

Oak Mountain Winery

Fazeli Cellars  
Winery

Baily Winery

Leoness Cellars

Danza del Sol  
Winery

Mount Palomar Winery

Pelzer Winery

Falkner Winery

Vindemia Winery

Akash Winery

Lumiere Winery

Longshadow Ranch Winery

Vista Del Monte Rd

La Serena Way

Callaway  
Winery

Miramonte  
Winery

Europa

Site

Rancho California Rd

Nicholas Valley Rd

Anza Rd

Pauba Rd

De Portola Rd

Camino Del Vino

Rancho Pauba Rd

Borel Rd

Benton Rd

Glen Oaks Rd



## City of Temecula

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