

±90 ACRES FOR SALE BEAUTIFUL WINERY IN THE HEART OF SANTA CLARITA

9640 Sierra Hwy, Santa Clarita, CA, 91390



Exclusive Investment Advisor:

Shumei Kam 甘淑梅

Executive Vice President

☎ 626-462-5678 Direct

✉ skam@coldwellbanker.com
California DRE License # 00798181



**Coldwell Banker Commercial
George Realty**

1611 South Garfield Avenue # 200
Alhambra, CA, 91801



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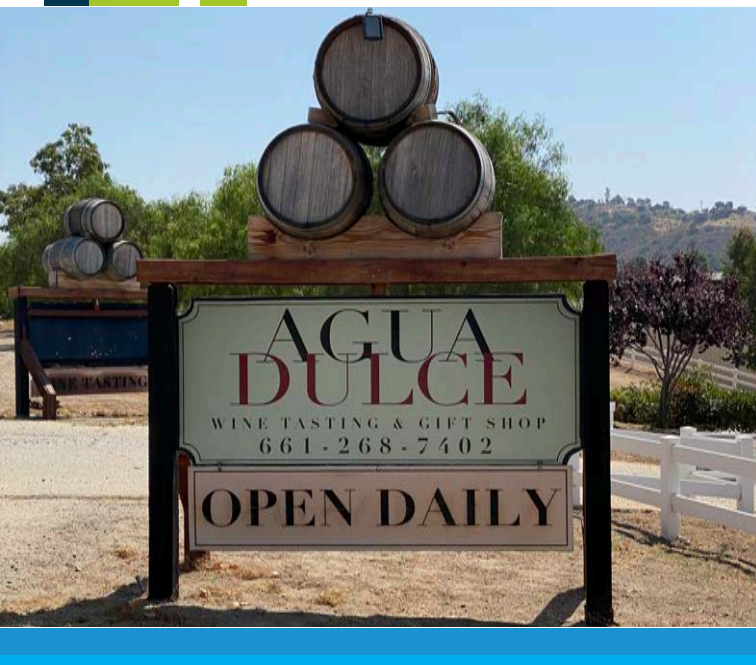


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AREA OVERVIEW

FOR SALE

BEAUTIFUL VINEYARD IN THE HEART OF SANTA CLARITA ONLY 45 MIN. DRIVE FROM DOWNTOWN LA

9640 Sierra Hwy, Santa Clarita, CA, 91390



01

CONFIDENTIALITY AGREEMENT

Coldwell Banker Commercial George Realty (hereinafter CBC George Realty") has been retained as the exclusive advisor and broker regarding the sale of the "Property" located at 9460 Sierra Hwy, Santa Clarita, CA 91390

This Offering has been prepared by CBC George Realty for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CBC George Realty, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by CBC George Realty or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in

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thereunder have been satisfied or waived. CBC George Realty is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or CBC Advisors, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or CBC George Realty, and (v) to return it to CBC George Realty immediately upon request of CBC George Realty or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith.

Menu

2019 Agua Dulce Winery Reserve Chardonnay

We have hand-crafted this special blend representing the cream of the crop grown here at our Estate Vineyard. This chardonnay benefits from the cool evening breezes, a delightful chardonnay to enjoy.

2019 Sweetwater Rosé

Aromas of pear and watermelon with flavors of peach and mango. Crisp and fruity with just a hint of sweetness, this chilled wine pairs well with family and friends.

2013 Agua Dulce Winery Reserve Zinfandel

This Zinfandel has the overwhelming aromas of red cherries with a hint of toasted oak. Light and fruit forward, it's a perfect choice for any occasion – casual BBQ Ribs or fancy duck confit.

2015 Agua Dulce Winery Reserve Syrah

This Syrah grape has really only taken a foothold in California in the past 25 years. The versatility of this grape allows you to enjoy this wine with roasts and slow cooked carnitas.

2014 Agua Dulce Winery Reserve Cabernet Sauvignon

Our Sierra Pelona Valley appellation perfectly supports our Cabernet Sauvignon with intense plum and sage characters, integrated yet forceful structure producing complex, elegantly styled Cabernet rich with flavor.

2013 Agua Dulce Winery Reserve Port

Aged in French, Hungarian, and American oak barrels, our Port commemorates those once in a lifetime occasions, in addition to being the wine that lifts an everyday moment into a moment to be remembered.



Vineyard and Winery



Wines from Agua Dulce Winery have won multiple medals in several national wine competitions. We are grateful for the recognition our hand-crafted approach to wine making has received, while understanding that our vineyard is blessed with natural soils, climatic and geographic advantages unique to the Sierra Pelona Valley. After a three year effort we are pleased to announce the formation of our wine growing region, the Sierra Pelona Valley appellation.

Vine Types Acreage:

Chardonnay ±15 Acres

Zinfandel ±10 Acres

Syrah ± 10 Acres

Cabernet Sauvignon ± 10 Acres



Our Story

Agua Dulce is a small bedroom community less than an hour commute to Greater Los Angeles. The major industries are cattle and horse ranching. Agua Dulce, which is Spanish for "sweet water" covers approximately 26 square miles, has a population of 4,000 and a private airport that is looking to expand to attract new business.



The Vineyard grows six noble varieties: Cabernet Sauvignon, Chardonnay, Merlot, Zinfandel, Sangiovese and Syrah wines. All wines are aged in cellar, onsite and are sold daily in the tasting room, through the internet, and directly growing wine club membership of 550. Nestled at an elevation of 2,400 feet in the rolling hills of Agua Dulce, the vineyard exemplifies the return of a high quality wine processing region to Los Angeles.

Agua Dulce Winery is a 90 acre, family owned and operated, fully operational winery and vineyard, featuring daily wine tasting and tours, a gourmet gift shop, and wine sales. We are located just 45 minutes North of downtown Los Angeles and have earned the honor of being Los Angeles County's leading fine wine grower and producer.



4 bedrooms, 4 baths, 4,500 square feet house located in a lovely 90 acre vineyard. Located in a rural area of Northern Los Angeles County, on the Agua Dulce Winery property, this wonderful spot is the best place to rest up and recharge. This location has everything necessary to put your mind at ease so you can swirl the wine in your glass and spot shooting stars with loved ones at night; relaxation is at your disposal.





Located in the heart of Santa Clarita, [9640 Sierra Hwy](#) is a 90 acre vineyard featuring daily wine tasting and tours, a gourmet gift shop, and wine sales. It is located just 45 minutes north of downtown Los Angeles and has earned the honor of being Los Angeles County's leading fine wine grower and producer. The property is a popular destination for holding weddings, photo-shoots, and even for filming movies and television shows.

There is a pristine 4 bedroom, 4 bath, 4,500 SF mansion in the center of the vineyard. Additionally, there are many activities to do on the lot, including horseback riding and wine tasting. This vineyard is a beautiful, multipurpose location.

Wines from Agua Dulce Winery have won multiple medals in several national competitions. Their vineyard holds natural soils, climatic, and geographical advantages unique to the Sierra Pelona Valley.

Please contact agent for a tour.

Shumei Kam 甘淑梅

Executive Vice President

☎ 626-202-6446 Cell

✉ skam@coldwellbanker.com

California DRE License # 00798181

SALE SUMMARY - AGUA DULCE WINERY

| | |
|---------------------|--|
| Available Space | 9640 Sierra Hwy, Santa Clarita, CA, 91390 |
| Sale Price | \$11,890,000 |
| Included in Sale | Trade name & business opportunity for improvement |
| House | 4 bedroom colonial style luxury home ±4,500 SF built 2000. |
| Land | ±90 Acres producing award winning wine from its acres of vines. The property includes septic tank sewer system and two private wells. A winery/tasting room/retail shop. |
| Additional Building | 9,300 sq.ft. original winery building which is now the winery's office, retail showroom & tasting room. Bottled wine storage, shipping facilities and loft dining area, built in 2000. |
| Additional Building | The winery aging/warehouse storage buildings; commercial wine warehouse pre-engineered by the MD Barn Company located east of Building A, 10,492 sq.ft., built in 2005 |

**THIS PROPERTY IS EASY TO SHOW.
PLEASE CALL LISTING AGENT SHUMEI KAM
AT 626-202-6446**

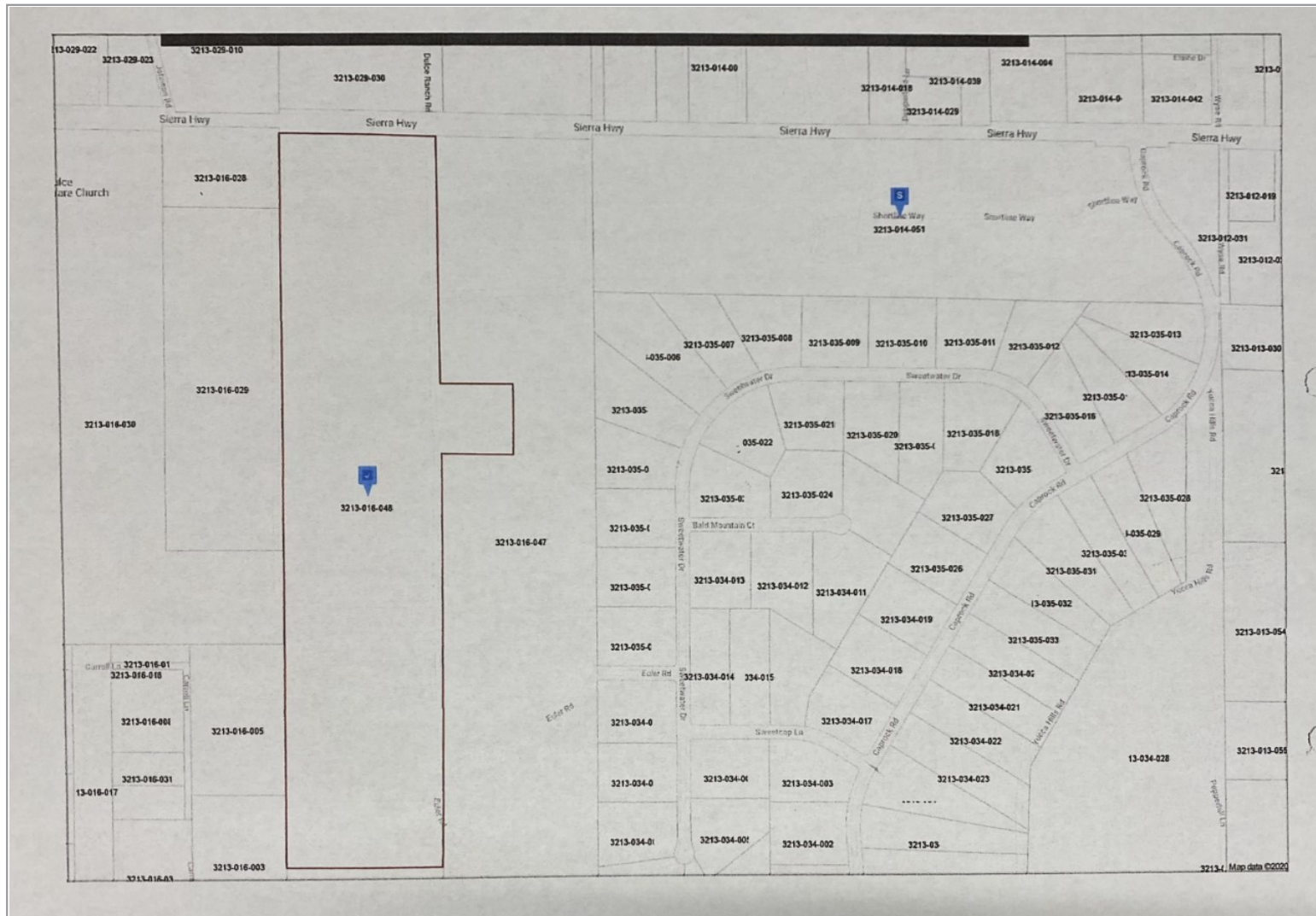
AGUA DULCE WINERY, SANTA CLARITA, CALIFORNIA

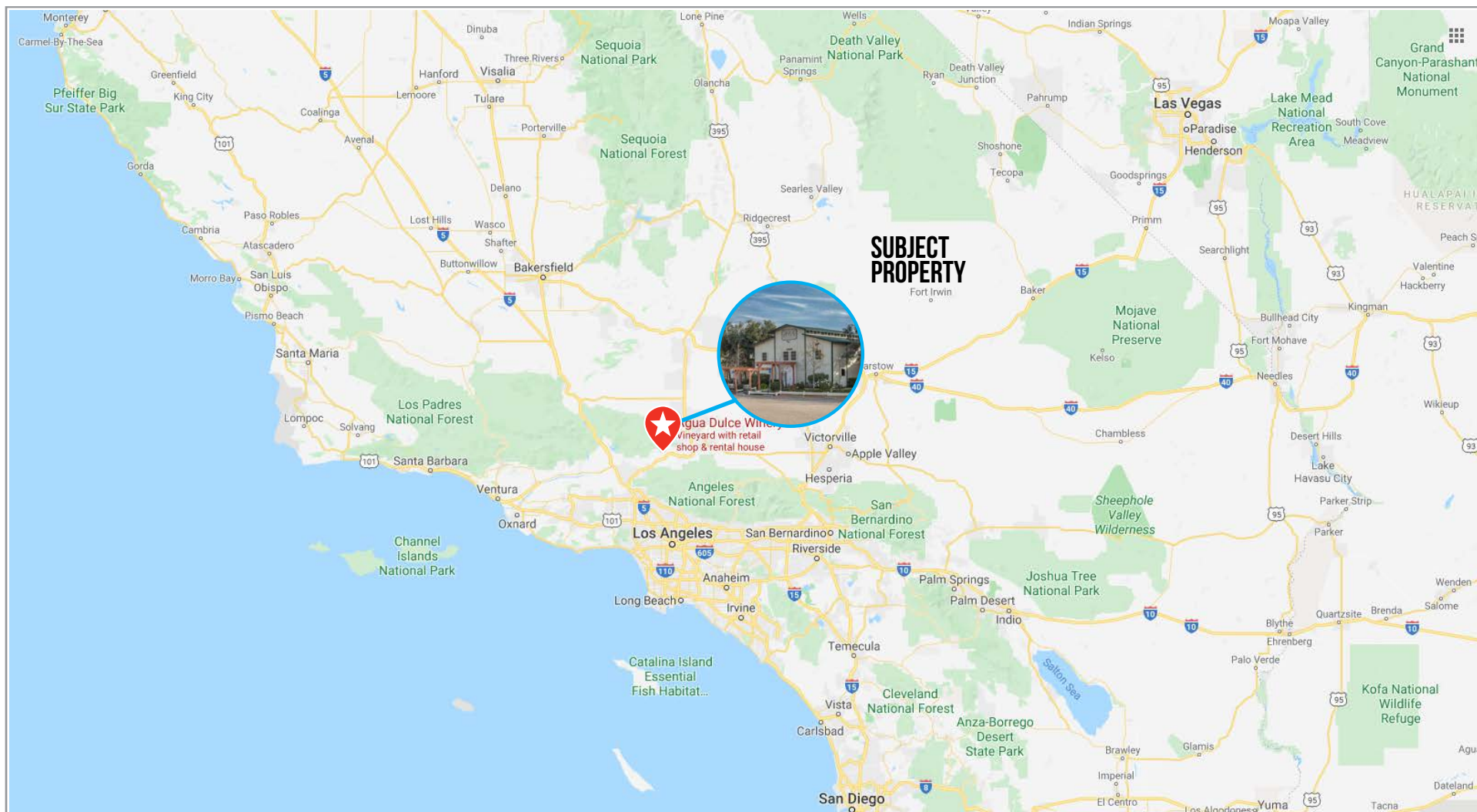
The offering represents an extraordinary opportunity to acquire a fully operational and in production ± 90 acre vineyard; improvements including an 11,000 SF wine aging warehouse, bottling rooms and equipment; a 9,300 SF wine tasting gift shop; the owner/manager residence; two water wells, water systems and permits; and all existing wine inventory.

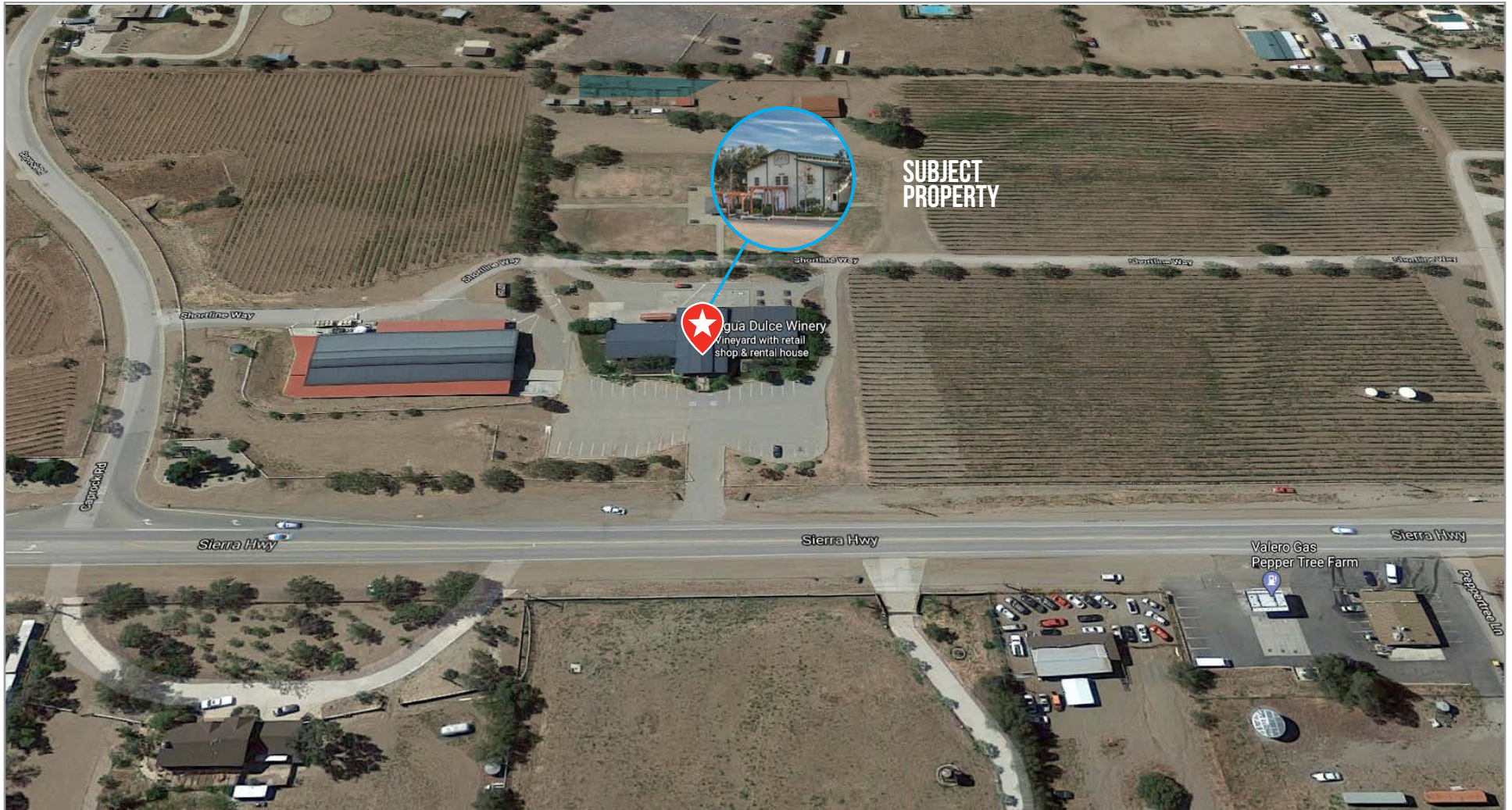
The offering will have appeal for all types of investors who are interested in wine production operations, from individuals wanting to enter the business to owner operators of existing wineries. This investment opportunity offers the acquisition of wine inventories (from 2004 - present), current cash flow, and owner/manager's $\pm 4,500$ SF residence and ± 90 acres of mature producing vines.



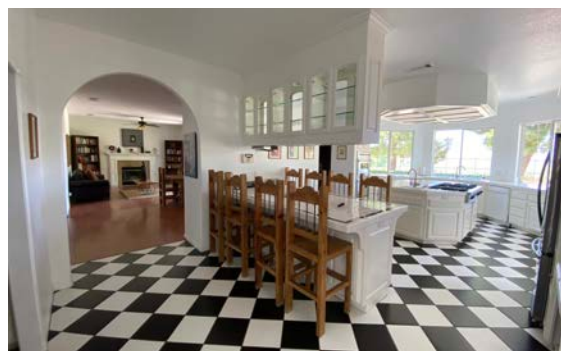
ACCESSORS PARCEL MAP













SANTA CLARITA



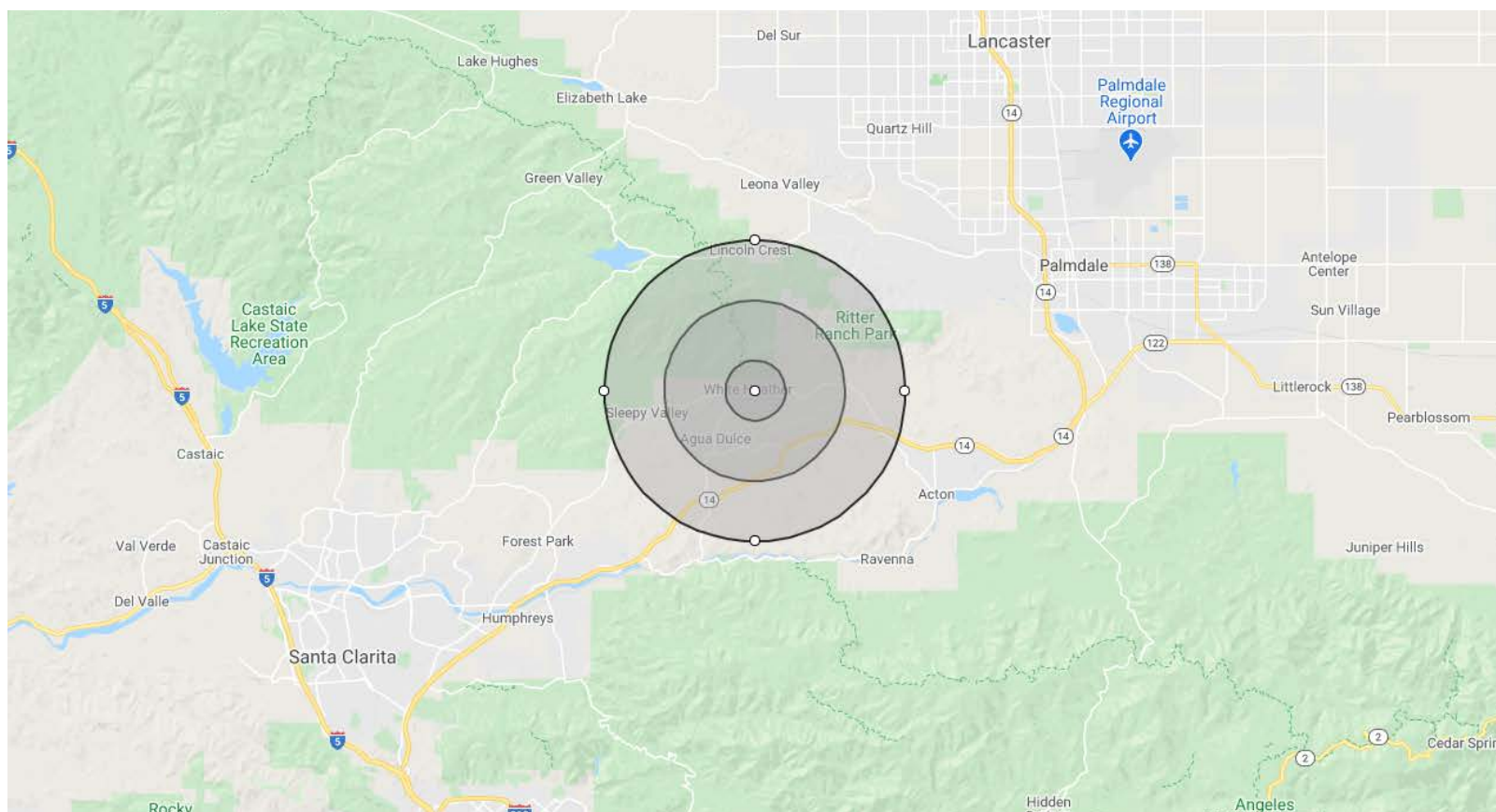
Santa Clarita is the third largest city in Los Angeles county and located 30 miles northwest of Downtown Los Angeles. It was incorporated on December 15, 1987.

Santa Clarita is an affluent area and had a population of 176,320, as of the 2010 census. It is home to many celebrities, including actors, artists, and athletes. Although the city is largely residential, there are some biotechnology, manufacturing, aerospace, and other high-technology businesses.

| Population | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|--------|
| 2025 Projection | 715 | 3,308 | 5,769 |
| 2020 Estimate | 686 | 3,172 | 5,545 |
| 2010 Census | 634 | 2,937 | 5,156 |

| 2020 Population by race | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|--------|--------|--------|
| White | 91.54 | 91.29 | 90.54 |
| Black | 1.98 | 2.15 | 2.35 |
| Am. Indian & Alaskan | 0.92 | 0.92 | 0.82 |
| Asian | 2.4 | 2.43 | 3.04 |
| Hawaiian & Pacific Island | 0.06 | 0.07 | 0.06 |
| Other | 0.13 | 0.13 | 0.17 |
| Hispanic Origin | 2.97 | 3.01 | 3.02 |

*CoStar





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