

# Oak Mountain Winery

36522 VIA VERDE  
TEMECULA, CA

TEMECULA VALLEY  
WINE COUNTRY





# Standing Timeless In Temecula Valley Wine Country



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# Property Overview







**Offered at \$9,980,000**

Fully functioning winery with cave and restaurant

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10 gross acres with 7.9 planted acres in 8 varieties

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Approx. 15,000 sf of buildings including mined cave

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10,000 sf subterranean wine cave beneath vineyards

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Spirits Distillery and Tasting Room opening soon

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Approvals for new 6,300 sf 3 story building addition

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Can accommodate weddings and events up to 225

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Pet friendly with dog inspired Windy Ridge wines

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Over 17 years of successful operating history

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## Profit Centers

Oak Mountain currently has **8 profit centers** and is still adding new ones!

- Retail wine sales and tasting
- Wine Club
- Restaurant
- Gift shop
- Weddings and events
- Concerts
- Online sales
- Wholesale distribution
- Distilled spirits tastings and sales





# Facilities

Oak Mountain currently has **8 areas** for separate activities with approval to add more!

- Wine tasting room and gift shop
- Event Pavilion/additional tasting room
- Cave Café restaurant - dine in and take out
- Cave for dining, events and wine aging
- VIP Reserve Room - private parties
- Production pad and storage
- Gazebo and patio with expansive views
- Distilled spirits tasting room – Opening Soon







# Subterranean Cave

Oak Mountain is famous for having Southern California's only mined wine cave. Built in 2015 at a cost of over \$2 million, the 10,000 sf subterranean cave sits 100 feet underground and beneath thousands of growing vines. The cave was carefully designed, similar to traditional caves in Europe, and mined to ensure the perfect cave environment for aging and preserving quality wines. This atmosphere is also ideal for comfortable dining and is a welcome relief on hot summer days.

# Distillery

36522 The Distillery at Oak Mountain is poised to attract new guests by appealing to the Gen X and Gen Y crowd as well as the baby boomers who love their distilled liquors. Innovating once again, Oak Mountain will soon be the only winery in Temecula Wine Country to be operating a full-fledged distillery. 36522 will have its own private tasting room where guests can experience the distilled spirit making process while tasting a variety of hand-crafted liquors including bourbon, whiskey, tequila, gin, vodka, wine brandy and grappa. 5 different labeled spirits will be offered and bottles will be available for purchase.



# Temecula's first subterranean wine caves!







# Upside Opportunities

**New building** - The winery sale includes approved plans for a new 3 story 6,300 sf building with numerous potential uses. Basement level is planned for wine production and storage. The main level is ideal for an Airbnb, exclusive wine club tasting, new expanded restaurant, and/or a private event venue. The upstairs is planned for administrative offices.

**Increase weddings and events** - Oak Mountain has the unique capacity, with its facilities and parking, to host weddings, private events and concerts accommodating up to 225 guests. The winery is also an ideal venue for smaller more exclusive uses like corporate retreats, church services and cooking classes.

**Expand online and wholesale sales** - Oak Mountain has a newly designed website with online sales capabilities that can be expanded by adding

additional merchandise and using SEO and social media to promote and increase sales. Oak Mountain wines are currently distributed to and sold in several local restaurants plus 12 different wines are now being sold at Total Wine.

**Add dinner and night hours for restaurant and wine and spirits bars** - There is ample opportunity to grow the restaurant operation and sales. Currently the restaurant is only open for lunch during winery hours from 11:00 am to 5:00 pm so there is tremendous potential to increase revenues by expanding the restaurant hours for dinner service and adding a dinner menu with suggested wine pairings. Most of the Temecula Wine Country restaurants only serve during daytime hours but the wineries who offer dinner are experiencing great success.




# Temecula Valley Tourism

Total direct travel spending for Temecula Valley in 2019 was \$1.125 billion representing a 6% increase over 2018. Travel to Temecula Valley in 2019 generated 9,110 jobs, which is a 3.4 % increase from the previous year. State and local tax revenue due to travel in 2019 was \$47.1 million, an increase of 7% over the preceding year. More than 90% of the tax revenue was paid by visitors. There was notable growth in the categories of Food & Beverage Services and Retail. Food & Beverage Services brought in \$212 million, a 7% increase. Retail showed a 6.7% growth. Top things to do when traveling include dining, shopping and visiting wineries. Temecula Valley welcomed approximately 3.14 million visitors in 2019, an increase of more than 13,500 trips from the previous year. This includes both day and overnight visitors from more than a 50-mile distance







# Area Demographics

## Population

	3 mile	5 mile	10 mile
2010 Population	4,462	42,264	188,590
2021 Population	4,315	48,405	229,628
2026 Population Projection	4,423	50,950	243,719
Annual Growth 2010-2021	-0.30%	1.30%	2.00%
Annual Growth 2021-2026	0.50%	1.10%	1.20%

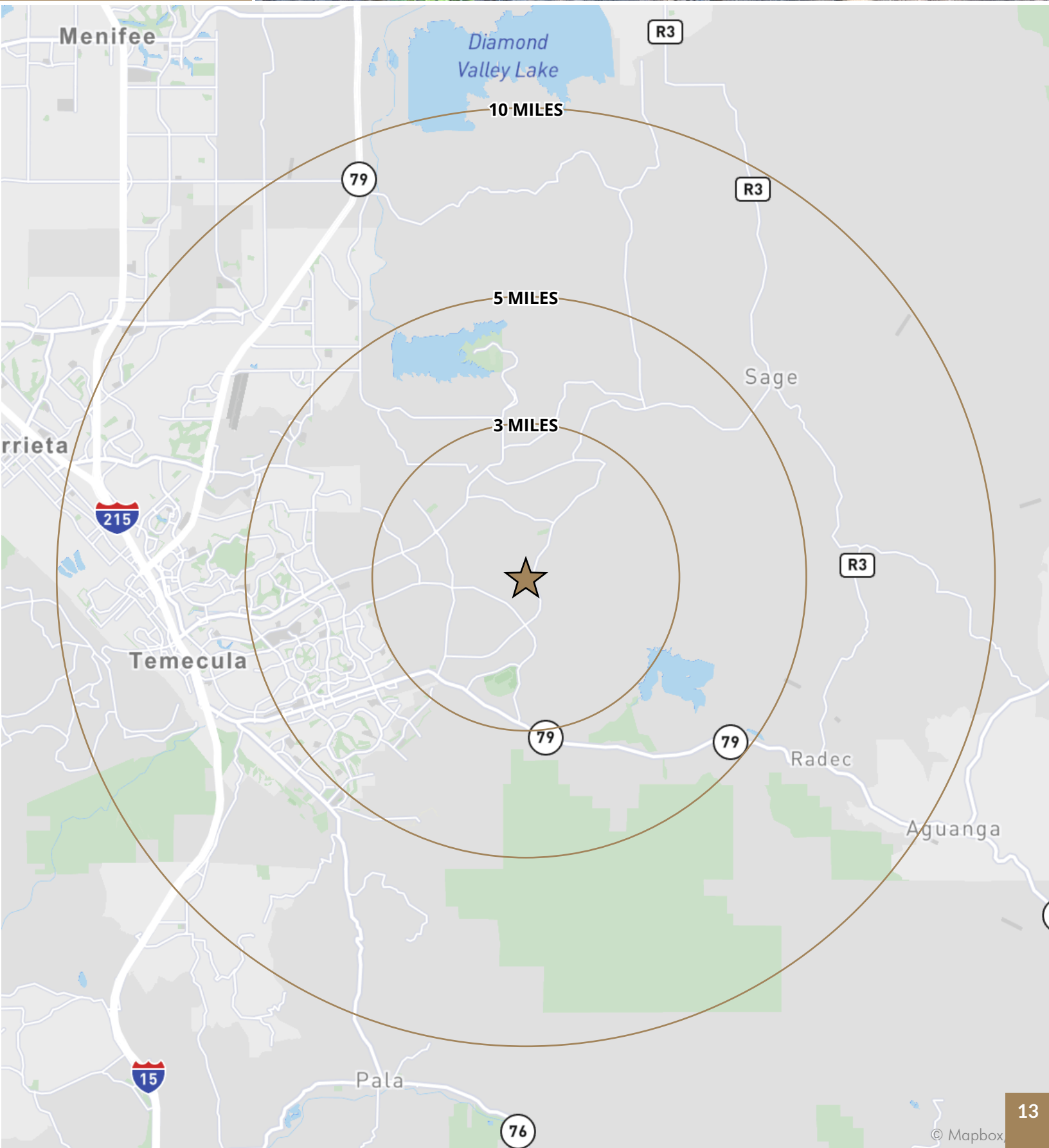
## Households

	3 mile	5 mile	10 mile
2010 Households	1,502	12,702	58,371
2021 Households	1,436	14,302	70,138
2026 Household Projection	1,468	15,003	74,244
Annual Growth 2010-2021	-0.70%	0.80%	1.40%
Annual Growth 2021-2026	0.40%	1.00%	1.20%
Owner Occupied Households	1,210	12,465	53,961
Renter Occupied Households	258	2,538	20,282
Avg Household Size	3	3.4	3.2
Avg Household Vehicles	2	3	2

## Income

	3 mile	5 mile	10 mile
Avg Household Income	\$158,228	\$143,542	\$125,215
Median Household Income	\$122,542	\$121,241	\$104,791
< \$25,000	106	656	4,835
\$25,000 - 50,000	168	1,053	7,531
\$50,000 - 75,000	191	1,769	10,502
\$75,000 - 100,000	98	1,782	10,142
\$100,000 - 125,000	173	2,225	10,741
\$125,000 - 150,000	110	1,732	7,147
\$150,000 - 200,000	142	2,416	9,390
\$200,000+	450	2,668	9,849







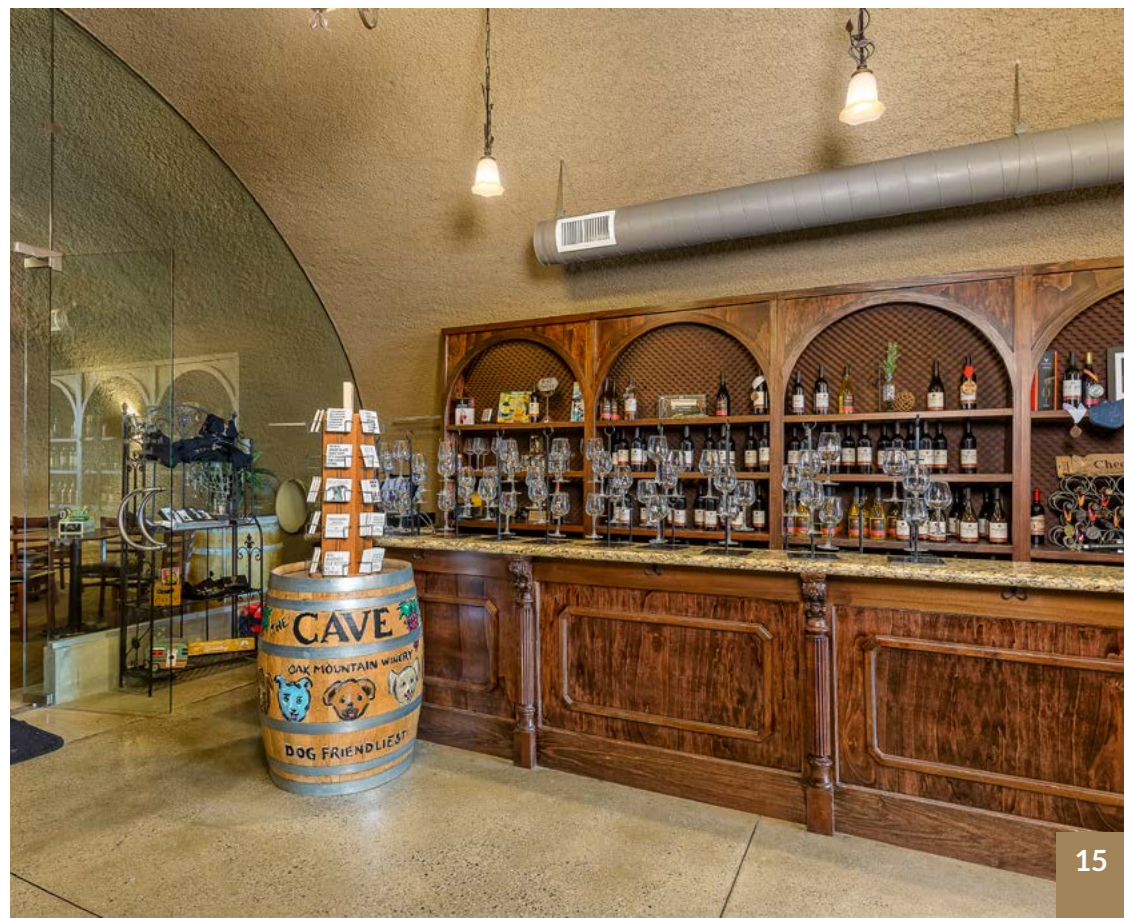
# Interior Photo Gallery







Oak Mountain's Winery, Vineyards, and Wines are a True Reflection of the **Relaxed** and **Classic Beauty** Standing Timeless in **Temecula Valley Wine Country**.





# Exterior Photo Gallery



Southern California's **First Wine Cave.**











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