



THORNTON **WINERY**

Offered at
\$17,900,000

32575 RANCHO CALIFORNIA RD, TEMECULA, CA



TERRI DELHAMER
951-252-7889
terri@grecre.com
DRE #01007118

GRE LAND & COMMERCIAL, INC
DRE #02065749

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PROPERTY OVERVIEW

32575
RANCHO CALIFORNIA RD
TEMECULA, CALIFORNIA

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OVERVIEW

- Located at the gateway to Southern California's Wine Country
- Classic French Mediterranean architecture and design
- Rolling vineyard covered hills and picturesque vistas
- 35+ years of a long, rich history under the same ownership
- 7th winery to open in Temecula with more than fifty wineries today
- First winery in Southern California to produce Champagne using the traditional Methode Champenoise process
- Top medal winning winery in the region for sparkling wines
- Over 35 years hosting the famous Champagne Jazz Concert Series
- ±27,000 sf of enclosed facilities + over 4,000 sf of covered patios
- Ideal property for weddings, concerts, and events
- Winery facility accommodates parking for 350-375 vehicles
- Award winning Café Champagne restaurant exudes French Country elegance serving contemporary fusion cuisine
- Restaurant features an open kitchen and onsite herb and flower garden
- ABC off premises Type 20 and winery Type 02 licenses included
- Tasting room and bar with spacious covered and open patios
- Hand crafted wines combine Old World style with New World Taste
- Fifteen customized wine clubs with over 1700 wine club members
- Twenty gross acres including five acres planted in grape vines
- Grape varieties are Syrah, Petite Sirah, Sangiovese, and Barbera
- \$2.5M+ FF&E and approximately \$1.7M wine inventory (at cost)
- Twenty-nine stainless steel tanks and approx. 130 oak barrels
- Strong SM presence with over 14k Facebook and 6k Instagram followers
- Popular winery with 3.9 out of 4-star Google review rating



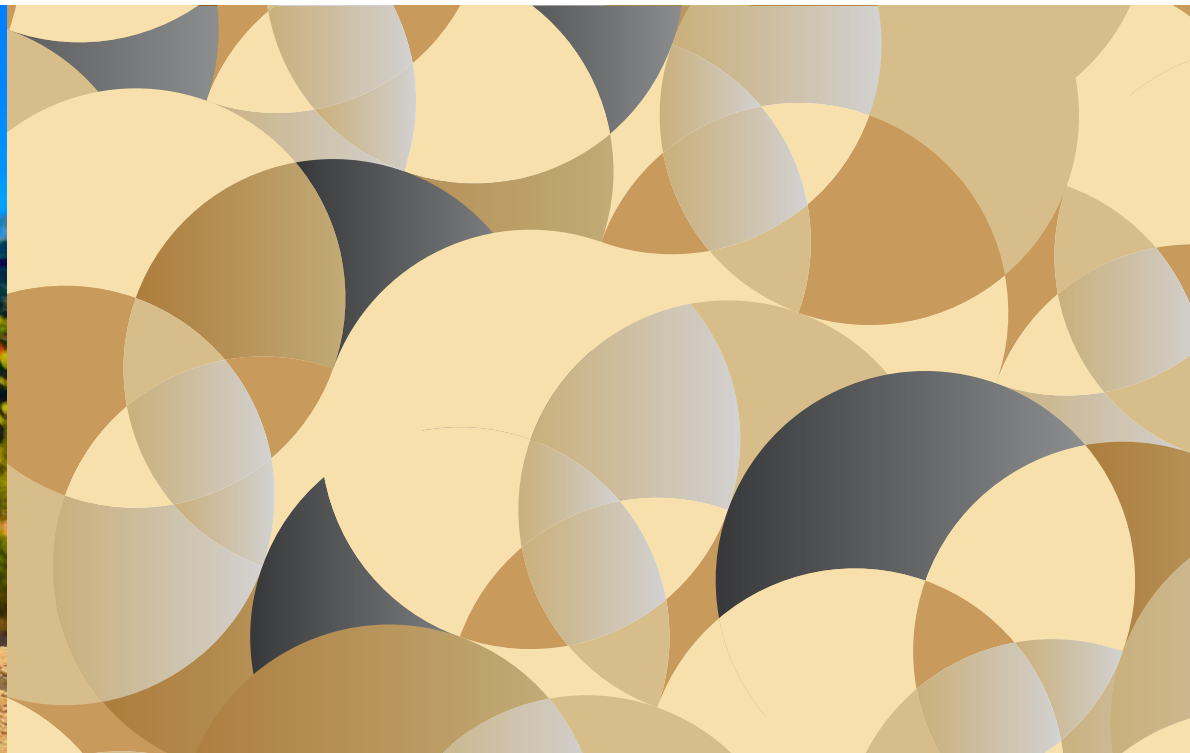
THE HISTORY

Thornton Winery has over thirty-five years of rich history featuring a prime location thoughtfully selected for its easy access, gently sloping terrain, and tremendous visibility at the very entrance to Temecula Wine Country.

Thornton Winery opened in 1988 at a time when there were only six other wineries in the rural and then unincorporated community called Rancho California with a population of under 20,000 residents. Incorporated as the City of Temecula two years later, the current population of the

Temecula/Murrieta Valley as of 2023 is over 250,000. John and Sally Thornton of La Jolla, California were the early Temecula Valley winery pioneers who founded Thornton Winery. John, a successful San Diego entrepreneur and businessman, together with his wife Sally are well known

benefactors and philanthropists in the San Diego Community. In more recent years, the Thornton's son, Steve, has assumed primary oversight duties of the Thornton Winery operations.





Thirty-five years and two generations of Thorntons have propelled their winery into a business recognized for producing and selling excellent still wines and premier sparkling wines/champagnes. Further, their winery restaurant, Café Champagne, was for many years the only restaurant in Wine Country and continues to be a favorite today for both locals and tourists alike. Contributing to the popularity of Thornton Winery is their famous Champagne Jazz Concert Series on the Champagne Terrace. Since 1988 Thornton's jazz concerts have featured world renowned jazz musicians that attract thousands of jazz and wine enthusiasts to concerts held at the winery every summer through fall. This amazingly beautiful, French Mediterranean inspired, winery with its premier location and deep history will continue to be an icon and popular destination in Southern California Wine Country for years to come.



THE FACILITIES



Thornton Winery is one of the few wineries in Temecula to have a tasting room, restaurant and event venue while still maintaining all their wine production and storage operations onsite. Their extensive facilities encompass the following buildings and approximate square footages:



- Tasting room, bar and gift shop ±1,400
- Winemaker lab and office ±200
- Upstairs admin offices and restroom ±1,600
- Patio Event restrooms ±500
- Bride changing room and office ±700
- Upstairs banquet room and prep kitchen ±1,500
- Restaurant and inside dining room ±3,000
- Production and bottling room ±3,000
- Cave wine storage and event area ±4,000
- Warehouse for tanks, barrels and case goods ±10,000
- Covered dining patio ±1,100
- Partially covered Tasting Room patio ±1,100
- Shaded patio ±1,900
- Champagne Terrace and elevated patio ±4,500
- Wedding/ ceremony lawn ±3,000
- Seating Capacity – Inside ±90 Outside ±780 = Total ±870
- Crush Pad ±36,000
- Parking lots 4 with over 450 spaces
- Helicopter pad for performers and guests
- Vineyards – 5 acres in 4 grape varieties



THORNTON WINERY *Champagne* CONCERT SERIES

Thornton Winery's hugely popular Champagne Jazz Concert series is celebrating its 37th anniversary in 2024 with another outstanding line up of famous artists and talent.

Over the years, the concert series has welcomed some of the biggest names in the jazz/pop music industry, including George Benson, Michael McDonald, Kenny G, Dave Koz, Boz Scaggs, David Benoit, Bobby Caldwell, David Sanborn and Herb Alpert. Concert guests have the option of purchasing either General Admission tickets or the Gourmet Supper Package to enhance their concert experience. The Gourmet Supper Package dinners are skillfully

prepared by the Thornton's Executive Chef and delivered to the guest's reserved table. Season tickets are also available for guests desiring an elevated experience and premium assigned seats for all performances. The exciting 2024 concert series includes Chris Botti, Peter White, Rick Braun, Boney James, Keiko Matsui, Damien Escobar, Brian Culbertson, and Mindi Abair among others. Thornton Winery's annual Champagne Jazz series has become a widely popular and iconic Temecula Valley Wine Country tradition.



2024 THORNTON WINERY

Champagne JAZZ SERIES



PEABO BRYSON & JACKIEM JOYNER
Saturday, May 18 - 7 PM



GERALD ALBRIGHT
Saturday, May 25 - 7 PM



DAMIEN ESCOBAR & ADAM HAWLEY
Saturday, June 1 - 7 PM



NORMAN BROWN & KIRK WHALUM
Saturday, June 8 - 7 PM



NAJEE & KEIKO MATSUI
Saturday, July 6 - 7 PM



PETER WHITE, MINDI ABAIR & VINCENT INGALA
Saturday, July 20 - 7 PM



RICHARD ELLIOT & RICK BRAUN
Saturday, July 27 - 7 PM



ERIC BENÉT & PAUL TAYLOR
Saturday, August 3 - 7 PM



AVERAGE WHITE BAND
Saturday, August 24 - 7 PM



CHRIS BOTTI
Saturday, September 7 - 7 PM



JEFFREY OSBORNE & LEMECK
Saturday, September 21 - 7 PM



BONEY JAMES & L. YOUNG
Saturday, September 28 - 7 PM



ERIC DARIUS & MARCUS ANDERSON,
JULIAN VAUGHN & LIN ROUNTREE
Saturday, October 5 - 7 PM



BRIAN CULBERTSON
Saturday, October 12 - 7 PM



CANDY DULFER & BRIAN SIMPSON,
MARION MEADOWS & STEVE OLIVER
Sunday, October 13 - 7 PM

**GET TICKETS
NOW!**



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WINERY ENTITLEMENTS

- **Wine Country Community Plan zoning WC-W**
- **20 gross acres allowing additional uses**
- **Approvals allow weddings and events**
- **No restrictions on number of events or guests**
- **APN 951-020-007**

AWARDS AND RECOGNITION:

SAN FRANCISCO CHRONICLE:

- Double Gold 2022 Vermento
- Silver Blanc de Noir

INTERNATIONAL EASTERN:

- Double Gold Cote Red

LOS ANGELES INTERNATIONAL:

- Silver 2022 Vermentino

PACIFIC RIM:

- Gold Brut Rose

SOUTHERN CALIFORNIA WRITERS ASSOCIATION:

- Gold Award for Contemporary Cuisine 11 years in a row
- +4 stars for cuisine and wine list

FEATURED BY ERIC MINH SWENSON
ART FILMS AND THE PULSE CHANNEL





UPSIDE OPPORTUNITIES

- Increase bookings for weddings, private events and tours
- Continue growing Champagne Jazz concerts and public events
- Online and wholesale wine distribution and sales
- Expand restaurant hours and menu offerings
- Maximize use of facilities by booking concurrent events
- Repurpose cave to be revenue generator for private events
- Offer catering services to local wineries without restaurants
- Increase social media footprint and boost online ratings
- Add 80 room hotel/resort by acquiring adjacent vacant 20 acres





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AREA DEMOGRAPHICS



City of Temecula
Population
117,885

Riverside County
Population
2,384,783

10 Mile Radius
Trade Area
304,644

20 Miles Radius
Trade Area
737,174

50 Mile Radius
Trade Area
7,823,808



Retail Sales
Generation
TOP 6%
IN CALIFORNIA
Ranked 34 out of 539 cities in CA
(FY 2015-16 HDL Companies)



Temecula Valley
Unified School
District
TOP 10%
TEST SCORES OF CA



Average Hotel
Occupancy
74.3%



Average Age
37.0

Average
Household Income
\$132,650



I-15 Freeway
169,000
VEHICLES PER DAY

Old Town Front St.
28,500
VEHICLES PER DAY



THORNTON WINERY





HISTORIC
DOWNTOWN
OLD TOWN
Temecula

AREA OVERVIEW

TEMECULA, CA

The City of Temecula is currently home to over 110,000 residents and along with the surrounding cities of Murrieta, Wildomar, Lake Elsinore and Menifee total approximately 550,000 in population. The City ranks in the top 13% Sales Tax Per Capita in all of California and is ranked the 8th Safest City in California. Temecula's median household income rose in 2022 to \$144,000 a 5% increases year over year. Tourism spending in Temecula Valley also grew in 2022 by 46% to almost \$1 billion dollars and the annual visitors also rose 28% to \$3.2 million. Temecula's popular Wine Country has been named by USA Today and Wine Enthusiast as one of their Top Best Wine Regions.



TO OUR TOGETHERNESS SETTING US APART

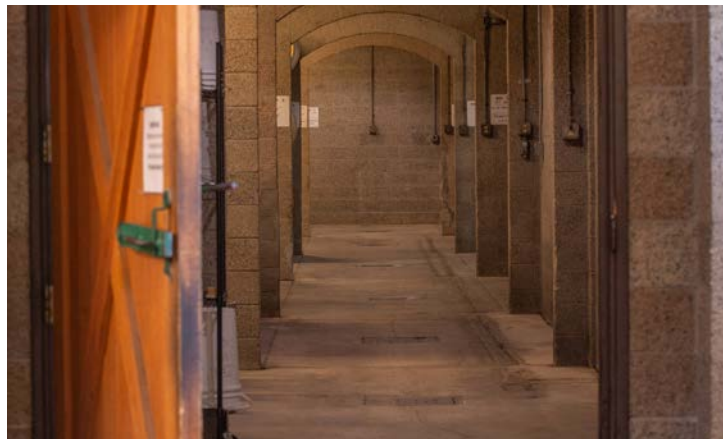
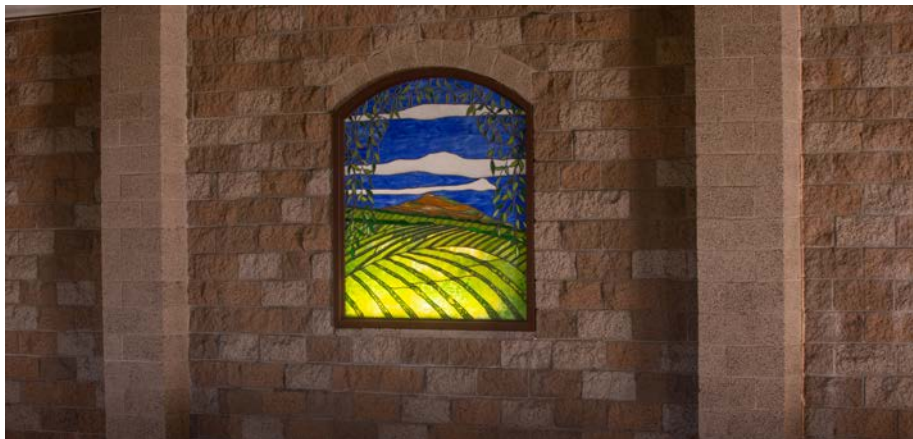
Temecula Valley is a wine-plus spirited destination inspired by the vine with several distinct pillars: Southern California Wine Country, outdoor recreation and entertainment, small-town atmosphere, an evolving culinary scene, and its community of Makers. The destination is made up of curious mavericks, a behind-the-scenes tour reveals the source of their contagious energy. Visitors are intrigued by these accomplished and passionate people. It's how they work together in the fields, tanks, and kitchens that are setting them apart.

It doesn't take long for visitors to unwind and relax. The genuine welcome that is felt is endearing to travelers when they discover this unexpected gem and it always leaves them with a hope to return. Three to five days gives enough time to fill up on discoveries.

TASTING ROOM, RESTAURANT AND HERB GARDEN



PRODUCTION & STORAGE





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