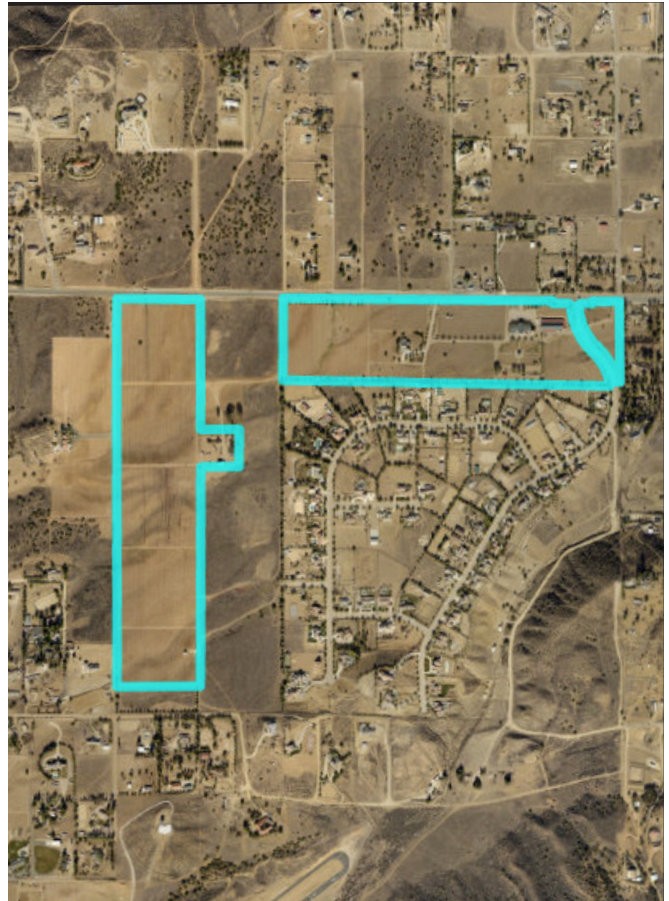


AGUA DULCE WINERY & ESTATE

9640 Sierra Highway | Agua Dulce, CA 91390

Offered at \$11,800,000

- The **largest** vine-to-wine property in Los Angeles County.
- **Turnkey** thriving winery operation in place and ready for next owner.
- Operating at around 25% of capacity. **Huge** upside!
- The **90-Acre** Vineyard Estate is located **35 Miles** from Los Angeles in the town of Agua Dulce.
- Its vineyard grows **6 varietals** of grapes and produces award-winning wines:
 - Cabernet Sauvignon
 - Chardonnay
 - Syrah
 - Zinfandel
 - Sangiovese
 - Merlot
- The winery is a popular filming location for **Hollywood**.
- The winery is a popular destination for wine lovers near and far.
- The **Pacific Crest Trail**, which goes from Mexico to Canada and is hiked by thousands of individuals from around the world, runs right past it.
- It has a **2,000-member** wine club, tasting room, gift shop and animal rescue ranch.
- The property includes:
 - **4,386 Sq.Ft. Colonial-style** home surrounded by vineyards.
 - **9,300± Sq.Ft. winery operating facility**, tasting room and retail space.
 - **10,500± Sq.Ft. winery barrel warehouse** plus an additional **5,000± Sq.Ft. warehouse space**.
 - **1,100 Sq.Ft. caretaker's residence**.
 - **78± parking spaces** throughout the property.
 - **Animal rescue** ranch with livestock .
 - Full **bottling plant** on site.
 - Over **\$1,150,000** in current **inventory** on hand.



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