

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 awardwinning 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 **3,500-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.
- **12,500± 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.

