



BUYERS | SELLERS | BROKERS

OPERATING WINERY & VINEYARD OFFERING 47,849± SF Production Facility & 310± AC of Vineyards

San Marcos Road & Texas Road – Paso Robles, California



TWO PROPERTIES IN ONE OF CALIFORNIA'S PREMIER WINE REGIONS

PRODUCTION FACILITY, VINEYARDS & BRAND AVAILABLE INDIVIDUALLY OR IN AGGREGATE

NDA REQUIRED FOR DATA ROOM ACCESS

SAN MARCOS ROAD WINERY & VINEYARDS – 155± Acres

Assessor's Parcel #: 026-104-001



The San Marcos operating production facility, located less than one mile from U.S. Highway 101 in Paso Robles, CA, is an exclusive opportunity offering a 47,849± square foot operating state-of-the-art gravity flow winery facility with production permitted for up to 400,000 cases of wine annually and adjacent ± 91 acres of vineyards.

SAN MARCOS PRODUCTION FACILITY HIGHLIGHTS

- **47,849± sq.ft.** wine processing and wine storage facility
- Production permitted up to **400,000 cases** annually
- Commercial grade winemaking equipment
- Two wells installed
- Crush pad & Fermentation room
- Climate-controlled barrel storage room/warehouse/bottling building
- 12 events permitted/year up to 50 guests

TEXAS ROAD VINEYARDS – 155± Acres

Assessor's Parcel #: 027-145-022



The Texas Road vineyard, located just north of San Marcos Road and ± 1.5 miles west of Highway 101, contains approximately **114 fertile acres**. There are **three wells installed** at this site, two of which are metered at **85-100 GPM**. A variety of value-add options with conditional use permits are available through this sale, including **possible hospitality ventures**.

DATE CERTAIN TIMELINE:

(subject to change).

Inspections (by appointment only):
November 10 – December 19, 2025

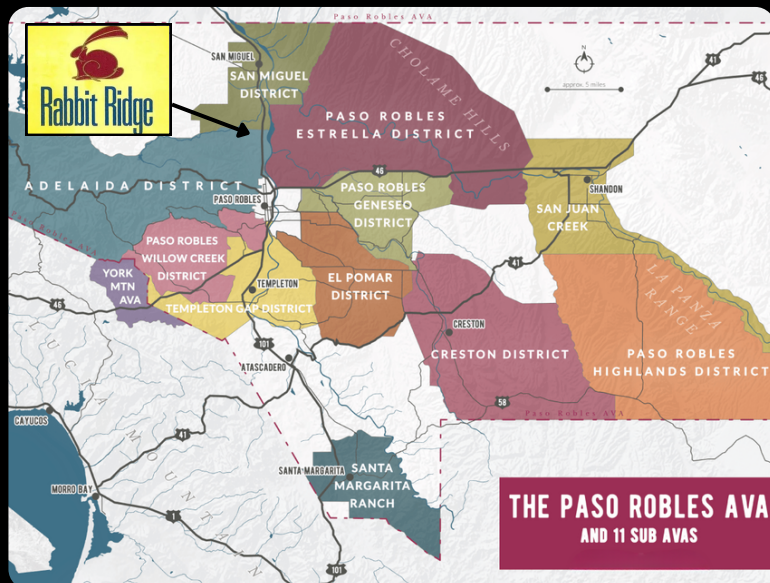
Due Diligence Period:
November 10 – January 9, 2026

Qualified Bids Due:
5:00 pm PT, January 16, 2026

Best and Final Offers Due:
5:00 pm PT, January 23, 2026

Bid Acceptance:
February 23, 2026

Anticipated Closing Date:
March 31, 2026



For more information or to schedule an inspection, please contact:
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Sale in conjunction with

