

DERBY WINERY

1.18± ACRES | 13,523± SQ.FT. | PASO ROBLES, CALIFORNIA



VINEYARD
PROFESSIONAL REAL ESTATE

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DERBY
~ **WINERY** ~ 525 Riverside Avenue | Paso Robles, California 93446



Overview

A high-profile location makes this Paso Robles winery especially attractive to investors with ambitious vision. Historic and inspiring, the 1.18±-acre property features an iconic building from 1922 that has been meticulously restored in recent years. The 13,523 sq. ft. space includes offices, restrooms, and flexible event areas--along with patio seating for 120+ guests.

Permitted for wine production (up to 20,000 cases annually), the winery has a generous 3,864 sq. ft. crush pad equipped for anything. The building offers limitless potential from shops and restaurants to a private club. Breathtaking views and close-proximity to downtown only add to the allure.

While this offering is exclusively real estate, there is an opportunity to purchase the wine business, inventory, equipment, and vineyard properties separately. Investors may choose the entirety or select assets as desired.

A rare invitation to introduce your wine brand or reinvigorate an existing business, this landmark Paso Robles property is truly extraordinary.



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www.clarkcompany.com/properties/Paso-Robles-Winery/

Paso Robles, often hailed as California's newest hot destination, is a city deeply rooted in history and a spirit of maverick determination. Its heritage is a tapestry woven with healthful hot springs, abundant crops, and hard-working cowboys and cowgirls, which continue to shape the community's identity today.

The tale of Paso Robles begins centuries ago when the native Salinan Indians aptly named the region "the Springs" due to its abundant thermal waters. In the 1700s, these indigenous people introduced Spain's Franciscan padres to the therapeutic benefits of these springs. In return, the padres introduced vineyards and shared their knowledge of cattle ranching, farming, and winemaking. Even today, the remnants of this era can be witnessed at Mission San Miguel, where fermentation vats from that time still stand.

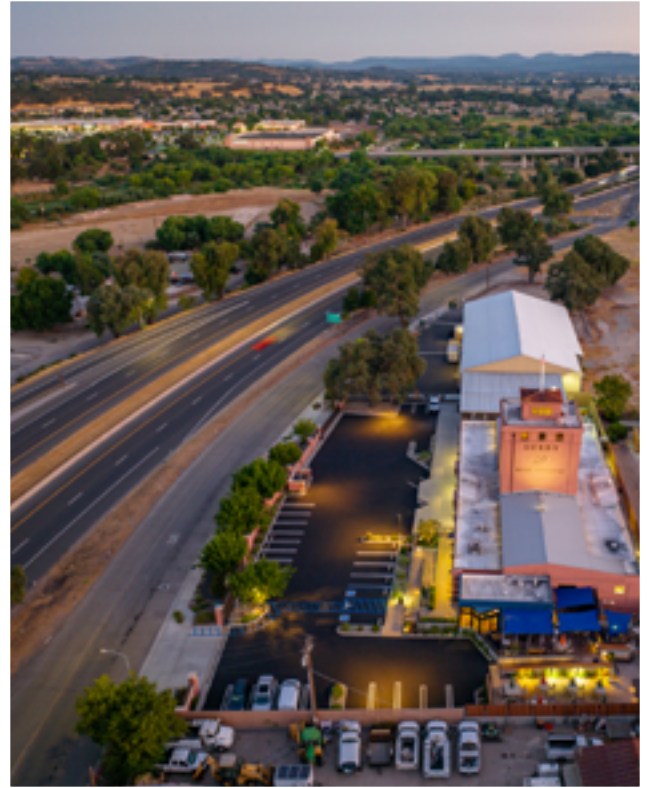
Today, Paso Robles thrives as a bustling city of nearly 30,000 residents nestled in the heart of wine country. With over 200 wineries and more than 26,000 acres of vineyards, it has become a top destination for wine enthusiasts. The tradition of healthful hot springs endures at establishments like the Paso Robles Inn and River Oaks Hot Springs Spa, while City Park remains the community's heart.

Paso Robles has transformed from a hot springs destination to an agricultural hub and, ultimately, a premier wine tourism destination. This evolution is underpinned by the region's old-fashioned work ethic, now harmoniously melded with exceptional food, wine, events, and a profound respect for its past, present, and future.

In 1993, the Paso Robles Wine Country Alliance was established, uniting grape growers, wineries, and tasting rooms to promote and educate visitors about this premium wine country. This nonprofit organization continues to play a pivotal role in strengthening Paso Robles' reputation as a wine haven, locally, regionally, and nationally.

Paso Robles' journey from a modest hot spring retreat to a thriving wine and cultural destination is a testament to its enduring spirit and commitment to preserving its rich heritage while embracing new horizons.

Location



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Acreage & Zoning

This Paso Robles Winery is situated on APN 009-268-009, which comprises 1.18± acres.

The multi-story structure encompasses 13,523± square feet. The property is zoned commercial and the 2023/2024 property taxes were approximately \$75,000. *

**Upon consummation of sale, property taxes will be reassessed and are subject to change.*

Price

Offered at
\$6,995,000



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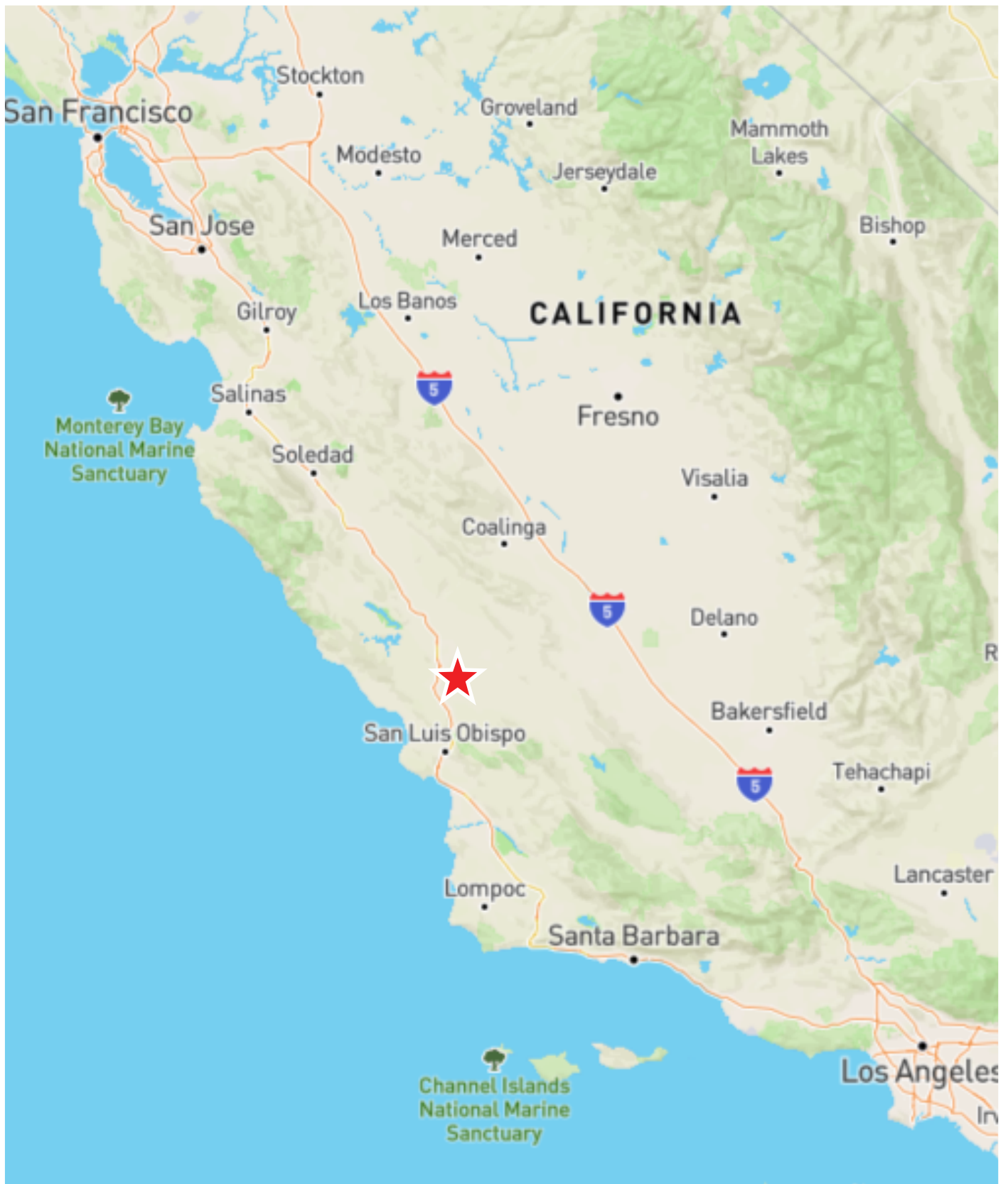
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