

PASO ROBLES LEGACY ESTATE & WINERY

OFFERING MEMORANDUM

FOR SALE



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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

PASO ROBLES LEGACY ESTATE & WINERY OFFERING

DESCRIPTION



DESCRIPTION OF WINERY

Presenting a rare opportunity to own a premier estate along the prestigious Union Road Wine Trail in Paso Robles, and just 10 minutes from downtown Paso Robles. This fully bonded winery is a turn-key offering, featuring a complete winemaking facility, multiple structures, and a recently remodeled tasting room designed to provide an inviting and elevated guest experience. (Winemaking equipment sold separately.)

The estate boasts two (2) winery buildings, one (1) shop/storage facility, one (1) event space, and a tasting room equipped with a commercial kitchen. The newly updated tasting room showcases a bright, open layout with soaring vaulted ceilings and custom-designed interiors, creating an ideal ambiance for both casual tastings and private events.

Beyond the tasting room, guests can unwind on the expansive deck and within the charming garden areas, all set against the stunning backdrop of Paso Robles rolling vineyards and majestic oak trees. With meticulously maintained grounds and a serene atmosphere, this property offers a unique blend of functionality and natural beauty, an exceptional opportunity for those seeking to expand or establish their presence in the heart of California renowned wine country.

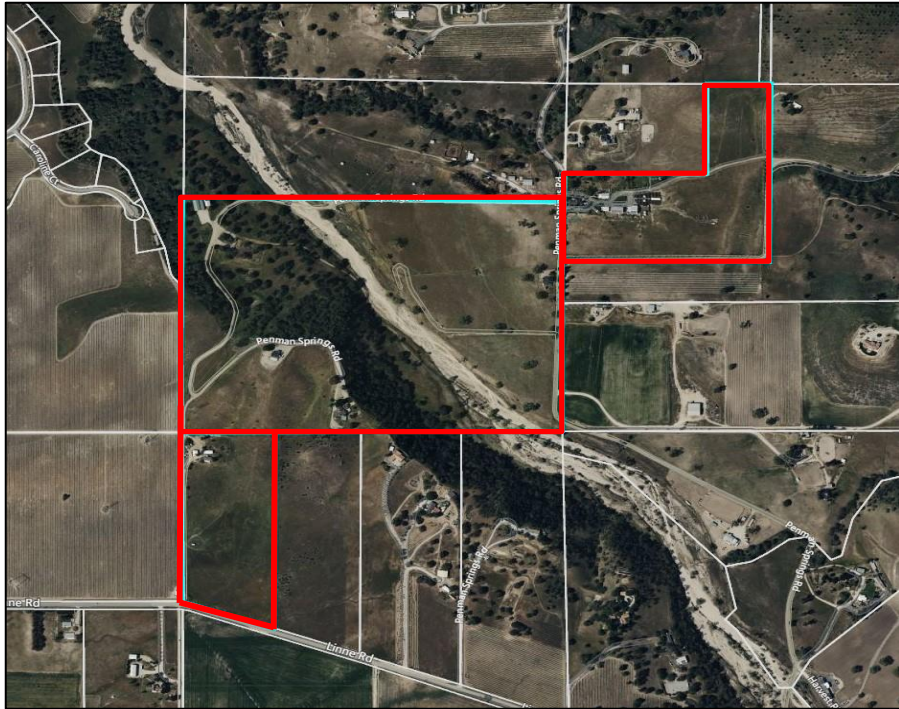
** Seller is a developer and can potentially provide built-to-suit construction for a winery, home, etc. (call broker for details)*

UNPARALLELED INVESTMENT POTENTIAL

This portfolio offers a rare blend of immediate income generation, agricultural and winery opportunities, and future development potential. With water rights, rental revenue, vineyard expansion capabilities, and proximity to major developments, these properties present an extraordinary opportunity in the Paso Robles wine region.

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PROPERTY DETAILS



Exceptional Paso Robles Wine Country Estate with Fully Bonded Winery, Luxury Home Rentals & Cattle Ranch on 149+ acres, with 14 structures.

3 parcels: 1125 Penman Springs Rd. (APN:020-161-004), 1340 Penman Springs Rd. (APN:015-053-038), & 3980 Linne Rd. (APN:020-271-008), Paso Robles, CA 93446 | County: San Luis Obispo

Combined Lot Size = 149.14 acres

1. 3980 Linne Rd., Paso Robles, CA 93446 (APN:020-271-008)

A remarkable 20.01-acre estate with a lucrative income stream, development potential, and agricultural zoning (AG) with a Renewable Energy Overlay.

- Two (2) Homes on property generating significant income (call broker for details)

2. 1015 & 1125 Penman Springs Rd. - Fallen Oaks Ranch (APN:020-161-004)

A sprawling 103.65-acre ranch with immense agricultural and rental income potential, complete with water rights, vineyard potential, and multiple dwellings.

- Agricultural & Ranch Features:
 - Water rights approved for 42 acres of vineyard, which could allow for immediate planting/growing of grapes.

3. 1020 & 1340 Penman Springs Rd. – Bonded Winery & Event Venue (APN:015-053-038)

A premium 25.48-acre vineyard estate featuring a fully bonded winery, event venue, allowing for weddings, receptions, parties, and endless expansion opportunities.

- Winery & Event Venue:
 - Bonded winery (buyer responsible for license updates).
 - Minor Use Permit allows for events such as weddings, receptions, and private parties.
 - All properties have a Private Gate Entrance and perimeter fenced. Olive trees lined driveway to Winery.

PASO ROBLES LEGACY ESTATE & WINERY OFFERING

3980 Linne Rd., Paso Robles, CA



3980 Linne Rd., Paso Robles, CA 93446 (APN:020-271-008)

A remarkable 20.01-acre estate with a lucrative income stream, development potential, and agricultural zoning (AG) with a Renewable Energy Overlay.

- Two (2) Homes on property generating significant income (call broker for details) –

(1) 1,200 sq. ft. home (built 1990) remodeled in 2023 – 2 bed/2 bath, currently rented at \$2,800/month until December 31, 2025 (pro-forma: \$3,200/month).

(2) 1,596 sq. ft. manufactured home (built 1991) – 2 bed/2 bath, month-to-month lease at \$2,400/month (pro-forma: \$3,200/month).

Located near a major residential development of approximately 2,000 new homes. New major developments include shopping centers and a new Elementary School.

- Infrastructure includes a well, septic system, workshop, secondary garage, and storage shed.
- Preliminary architectural plans for a 3,850 sq. ft. new home with ADU potential.
- Located near a major residential development of 2,000 new homes, varying from 3,000 – 6,000 sq. Ft., and a starting price of \$1.5mm.

PASO ROBLES LEGACY ESTATE & WINERY OFFERING

1015 & 1125 Penman Springs Rd., Paso Robles, CA



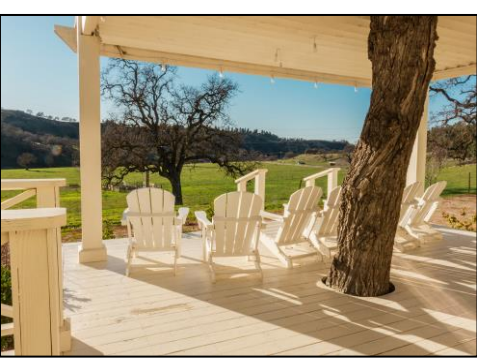
1015 & 1125 Penman Springs Rd. - Fallen Oaks Ranch (APN:020-161-004)

A sprawling 103.65-acre ranch with immense agricultural and rental income potential, complete with water rights, vineyard potential, and multiple dwellings.

- **Agricultural & Ranch Features:**
 - Water rights approved for 42 acres of vineyard, which could allow for immediate planting/growing of grapes.
 - Active cattle ranch leasing approximately 52 acres for \$5,000/year, which he also maintains all the fencing and the irrigation on the property.
 - Four (4) operational wells producing up to 400 GPM, with a recently added powerful generator to keep irrigation running smoothly, four (4) 5,000-gallon water storage tanks, and three (3) newer Septic Systems.
- **Residences:**
 - 5,489 sq. ft. main home (built 1980) – 4 bed/4 full & 2 half baths, three levels, 3-car garage, scenic decks.
 - 2,000 sq. ft. secondary home (built 1947) remodeled in 2023 – 4 bed/4 bath, attached garage and pump house.
 - 1,200 sq. ft. guest house (converted structure/ non-permitted) – 2 bed/2.5 bath, deck, and trellis.
- **Additional Structures:**
 - Two (2) barns: 1,200 sq. ft. pole barn, 5,040 sq. ft. show barn with cattle handling facilities, feed room, and office.
 - Two (2) pump houses and a garden shed
 - New HVAC units in all homes.
- **Significant Rental Income Potential:**
 - Homes generate strong short-term rental income through Airbnb (contact broker for details).

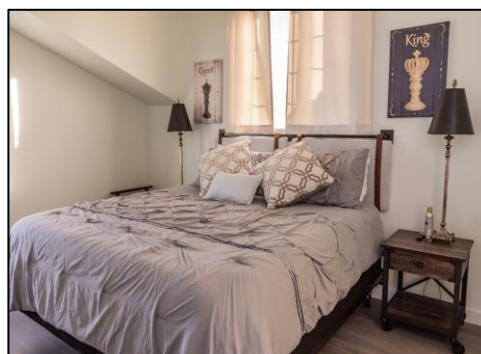
PASO ROBLES LEGACY ESTATE & WINERY OFFERING

1015 & 1125 Penman Springs Rd., - PHOTOS



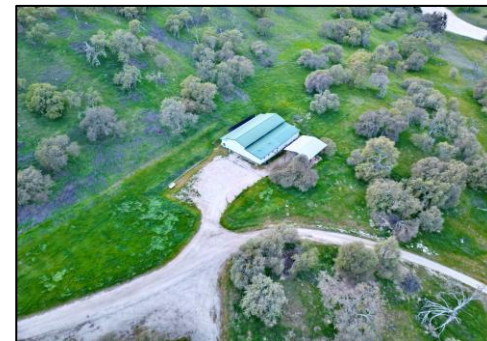
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PASO ROBLES LEGACY ESTATE & WINERY OFFERING

1020 & 1340 Penman Springs Rd., Paso Robles, CA



1020 & 1340 Penman Springs Rd. – Bonded Winery & Event Venue

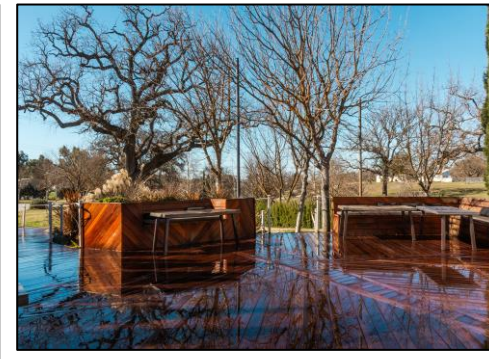
(APN:015-053-038)

A premium 25.48-acre vineyard estate featuring a fully bonded winery, event venue, allowing for weddings, receptions, parties, and endless expansion opportunities.

- Winery & Event Venue:
 - Bonded winery (buyer responsible for license updates).
 - Minor Use Permit allows for events such as weddings, receptions, and private parties.
 - Approved case production of 20,000 per year (significantly above the typical 2,500-3,500 case allotment).
- Infrastructure & Improvements:
 - One active well, new septic system, fire suppression tanks, and 10,000 gallons of clean water storage.
 - Solar power system on two (2) of the buildings with six inverters.
 - Fully permitted kitchen for up to 100 guests.
 - Restaurant potential on-site (verify feasibility).
 - Five (5) Buildings including: 2,600 sq. ft. Winery building, a second (2nd) 2,000 sq. ft. Winery building, 2,500 sq. ft. storage building, 2,000 sq. ft. tasting room building, and 3,000 sq. ft. event space
- Expansion & Investment Opportunities:
 - Regional construction moratorium – new builds require 20+ acres, increasing property exclusivity.
 - Potential to develop 2+ additional homes and ADUs.
 - Extensive and costly renovations recently completed.

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WINERY PHOTOS



PASO ROBLES LEGACY ESTATE & WINERY OFFERING

3980 Linne Rd. (Building Descriptions)

Building Descriptions



**2-Bedroom, 2-Bath
Manufactured Home**

**2-Bedroom, 2-Bath
Remodeled Home (2023)**

PASO ROBLES LEGACY ESTATE & WINERY OFFERING

Building Descriptions

1015 & 1125 Penman Springs Rd. (Building Descriptions)



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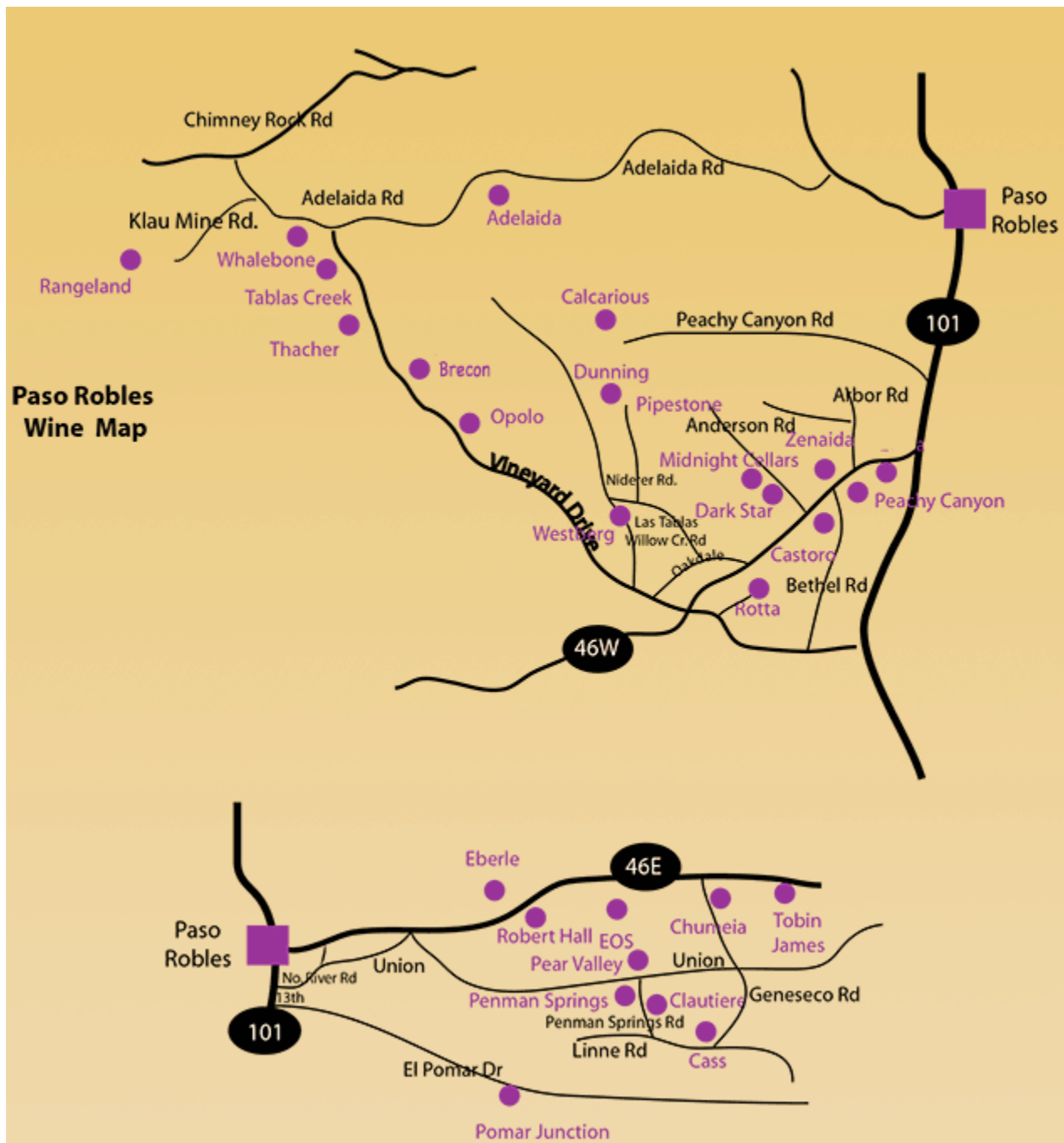
1020 & 1340 Penman Springs Rd. (Building Descriptions)

Building Descriptions



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PASO ROBLES WINERY MAP



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DEMOGRAPHICS

Population: As of the 2020 Census, Paso Robles had a population of 31,490. CENSUS.GOV

Age Distribution:	Ethnicity:	Educational Attainment:	Annual Visitors:
Under 5 years: 6.7% Under 18 years: 25.3% 65 years and over: 19.6% CENSUS.GOV Gender: Female: 50.6% CENSUS.GOV	White alone: 62.6% Hispanic or Latino: 36.6% Two or more races: 18.9% Asian: 3.4% Black or African American: 0.3% CENSUS.GOV	High school graduate or higher: 88.7% Bachelor's degree or higher: 29.1% CENSUS.GOV	Total Visitors: In the year ending June 30, 2019, Paso Robles welcomed approximately 7.23 million domestic visitors and 300,000 international visitors. FORBES.COM

Tourism Expenditures: Tourists historically spend more than \$355 million each year when visiting Paso Robles. WINEINDUSTRYADVISOR.COM

Wine Tourism: The Paso Robles American Viticultural Area (AVA) and the greater San Luis Obispo wine region receive about 1.56 million visits to wineries annually, contributing approximately \$194 million in tourism expenditures. PASOWINE.COM

These statistics highlight Paso Robles as a vibrant community with a diverse population and a significant draw for tourists, particularly those interested in its renowned wine country.

The wine industry is a cornerstone of Paso Robles' economy, contributing significantly through various channels:

- **Total Economic Impact:** A 2015 study by the University of California Agricultural Issues Center reported that the Paso Robles American Viticultural Area (AVA) and the greater San Luis Obispo County wine and wine grape industries have an annual economic impact of \$1.9 billion on the regional economy.
- **Employment:** The same study indicated that the wine industry supports approximately 13,627 jobs in the region, with wages totaling \$388 million.
- **Winery Revenue:** Wineries in the area generate about \$732 million in revenue from San Luis Obispo County wine.
- **Wine Production:** The region produces approximately 8.58 million cases of wine annually.
- **Tourism:** Wine-related tourism attracts around 1.56 million visits to wineries each year, resulting in approximately \$194 million in tourism expenditures.

These figures underscore the vital role the wine industry plays in supporting the local economy of Paso Robles and the surrounding areas.

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CITY OF PASO ROBLES

Paso Robles, California is a city in San Luis Obispo County known for its wine country, hot springs, and small-town feel. Surrounded by scenic rolling hills and California's premier wine regions, Paso Robles is only 27 miles from beautiful beaches. The city's official name is El Paso de Robles, which translates to "The Pass of Oaks."

LOCATION

- Located in central California, halfway between San Francisco and Los Angeles
- On the Salinas River, about 30 miles north of San Luis Obispo

KNOWN FOR

- **Wine Country:** Paso Robles is home to California's fastest growing wine region with over 200 wineries
- **Grape Production:** The area produces over 40 different wine grape varieties, including Cabernet Sauvignon, Zinfandel, and Rhone-style blends.
- **Hot Springs:** Paso Robles was originally a natural hot springs destination
- **Olive Oil:** Paso Robles is becoming a center for olive-related products
- **Farm-to-table dining:** Paso Robles offers a variety of restaurants and local food
- **Small-town charm:** Paso Robles has a suburban-rural feel with a bustling downtown

HISTORY

- Incorporated on March 11, 1889
- Once known as the "Almond City" because of its large almond orchards

TOURISM

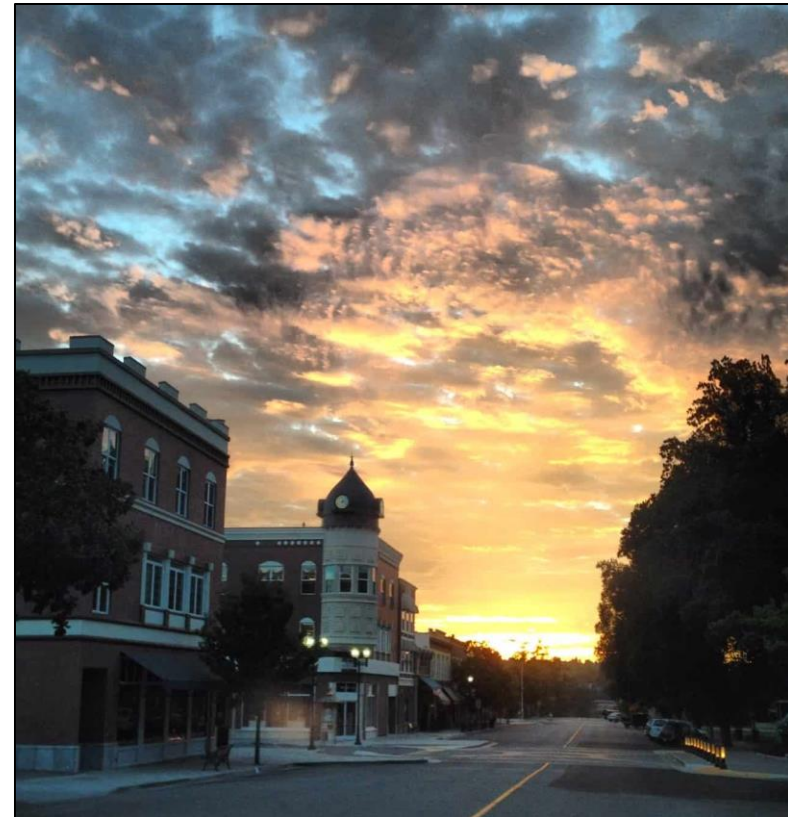
Paso Robles attracts over 7.5 million visitors annually, many of whom, come for wine tourism. Tourism continues to be a major source of income for the City. The increase in grape and wine production has made Paso Robles a tourist destination for in-state, national, and international visitors.

Annual Events:

- **Paso Robles Wine Festival** – A major wine-tasting event featuring local wineries.
- **California Mid-State Fair** – A large fair with concerts, rodeos, and exhibitions.
- **Harvest Wine Weekend** – A celebration of the wine harvest season.

Historical and Cultural Significance:

- **Mission San Miguel Arcángel:** A historic Spanish mission founded in **1797**, located just north of Paso Robles.
- **Notable Residents:** Actor **James Dean** spent time in the region before his fatal crash on Highway 46 in 1955.
- **Ranching Heritage:** Before becoming a major wine destination, Paso Robles was known for **cattle ranching, almond orchards, and grain production.**



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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 1125 Penman Springs Rd.(APN:020-161-004), 1340 Penman Springs Rd. (APN:015-053-038), & 3980 Linne Rd. (APN:020-271-008), Paso Robles, CA 93446 (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or Ashwill Associates Commercial Real Estate and/or Coldwell Banker ("Brokers").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker are accessible online through Broker's Website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to Terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal Commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in Connection with sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

PASO ROBLES LEGACY ESTATE & WINERY OFFERING

LISTING BROKERS



KYLE WILLIAMS, SIOR

Joining Ashwill Associates Orange in 2017 and earning the title of Top Producer at Ashwill Associates in 2020 – 2024, Kyle was quickly recognized among his peers as a Southern CA Industrial Commercial real estate expert and adds significant value through his partnerships with sellers, buyers, tenants, landlords and investors through his vast market knowledge and understanding of his client's specific needs. His unique approach of treating every deal as if it were his own helps build long-lasting relationships as well as his ability to solve problems and create opportunity through his innovative thinking. Born and raised in Orange County and graduating from CSUF where he earned his BA in Finance, he utilizes his market knowledge, vast resources, business and real estate expertise, fellow broker relationships, landlord/tenant contacts, etc. to deliver sound results.

Earning his SIOR designation in 2024, Kyle joins some of the most successful brokers in the country, which serves as a professional symbol of the highest level of knowledge, production and ethical standards in the industry. A professional affiliate of the National Associate of Realtors®, SIOR is dedicated to the practice and maintenance of the highest professional and ethical standards. Real estate professionals who have earned the SIOR designation are recognized by corporate real estate executives, commercial real estate brokers, agents, lenders, and other real estate professionals as the most capable and experienced brokerage practitioners in any market.



STACIE HATFIELD

Stacie Hatfield brings 35+ years of sales experience across a wide range of industries to her role at Coldwell Banker Commercial. Stacie is a licensed Real Estate professional with both Commercial & Residential Real Estate sales, lending, & business development experience. Her sales approach is centered on prioritizing her clients' best interests, building long-term relationships, and fostering mutual success. At CB Commercial, she focuses on growing a team of professionals who excel in relationship building and understand the company's innovative approach to Commercial Real Estate. Outside of work, Stacie enjoys spending time with friends, barbecuing, entertaining, gardening, caring for her fur babies, and traveling.