

22591
RANCHO CALIFORNIA ROAD
TEMECULA, CA

Monte de Oro



EXISTING WINERY FOR SALE INCLUDING 3 OTHER VINEYARDS IN WINE COUNTRY



GALWAY & DE PORTOLA



VISTA DEL MONTE

Property Information

Lee & Associates is pleased to present Monte De Oro Winery & Vineyards which includes the existing winery and vineyard, and three other vineyards totaling 80 acres of land. The facilities include a large tasting room, outdoor patio, gift shop, kitchen, and an 11,000 square foot wine barrel cellar that can store over 800 wine barrels in a subterranean environment. The vineyards are mature and produce quality grapes. The current zoning within the Winery District promotes the establishment of additional commercial activities. This includes the expansion of special occasion facilities, hotels, resorts, restaurants, and more. A hotel on the Monte De Oro sight may promote more tourism and special events since guests are able to stay overnight on location.

Property Breakdown

Property Name	APN	Winery / Hospitality	Vineyards	Plantable / Further Development	Ancillary	Total Acreage
Monte De Oro	942-170-013	4.00	12.46	4.00	0.43	20.92
Galway	927-620-007	0.00	22.99	0.00	0.44	23.43
De Portola	927-620-008	0.00	14.06	0.00	4.45	18.51
Vista Del Monte	943-030-011	0.00	14.89	0.00	3.45	18.34
Totals		4.00	63.15	4.00	8.80	79.95



MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic #01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959