



FOR SALE



LODI ESTATE WINERY

- Sales Price: \$2,890,000
- 7.55 Acres Estate Cabernet
- Tasting Room
- Thriving Wine Club
- Modern, Well Maintained Production Facility
- 2,500 sq ft Residence



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Each Office Independently Owned and Operated.

PROPERTY SUMMARY

Lodi Estate Winery



Property Summary

Lot Size:	7.55 Acres
Price:	\$2,890,000
Zoning:	AG40
Custom Home:	2,500 sf
Tasting Room::	
Wine Club:	

Property Overview

Located in the Mokelumne River AVA, this 7.55-acre turnkey estate offers a rare opportunity to own a fully operational winery with strong brand presence and growth potential. The vineyard includes 5 acres of premium Cabernet Sauvignon vines producing ~5 tons/acre, supporting an annual wine production capacity of approx. 10,000 cases. Onsite are a 40x80 wine cellar, crush pad, four stainless steel tanks, and full winemaking equipment.

Location Overview

Nestled in the heart of California's Central Valley, Lodi is one of the most dynamic and promising wine regions in the state. With a rich agricultural history, a burgeoning wine tourism scene, and a climate tailor-made for grape growing,

The Lodi American Viticultural Area (AVA) is one of the most expansive in California, covering over 550,000 acres, with more than 100,000 acres under vine. It's renowned for producing award-winning Zinfandels, as well as a wide array of varietals including Cabernet Sauvignon, Tempranillo, and Petite Sirah. The region's Mediterranean climate—characterized by warm days and cool evening breezes from the San Joaquin Delta—creates ideal conditions for growing premium wine grapes with concentrated flavor profiles.

PROPERTY PHOTOS

Lodi Estate Winery



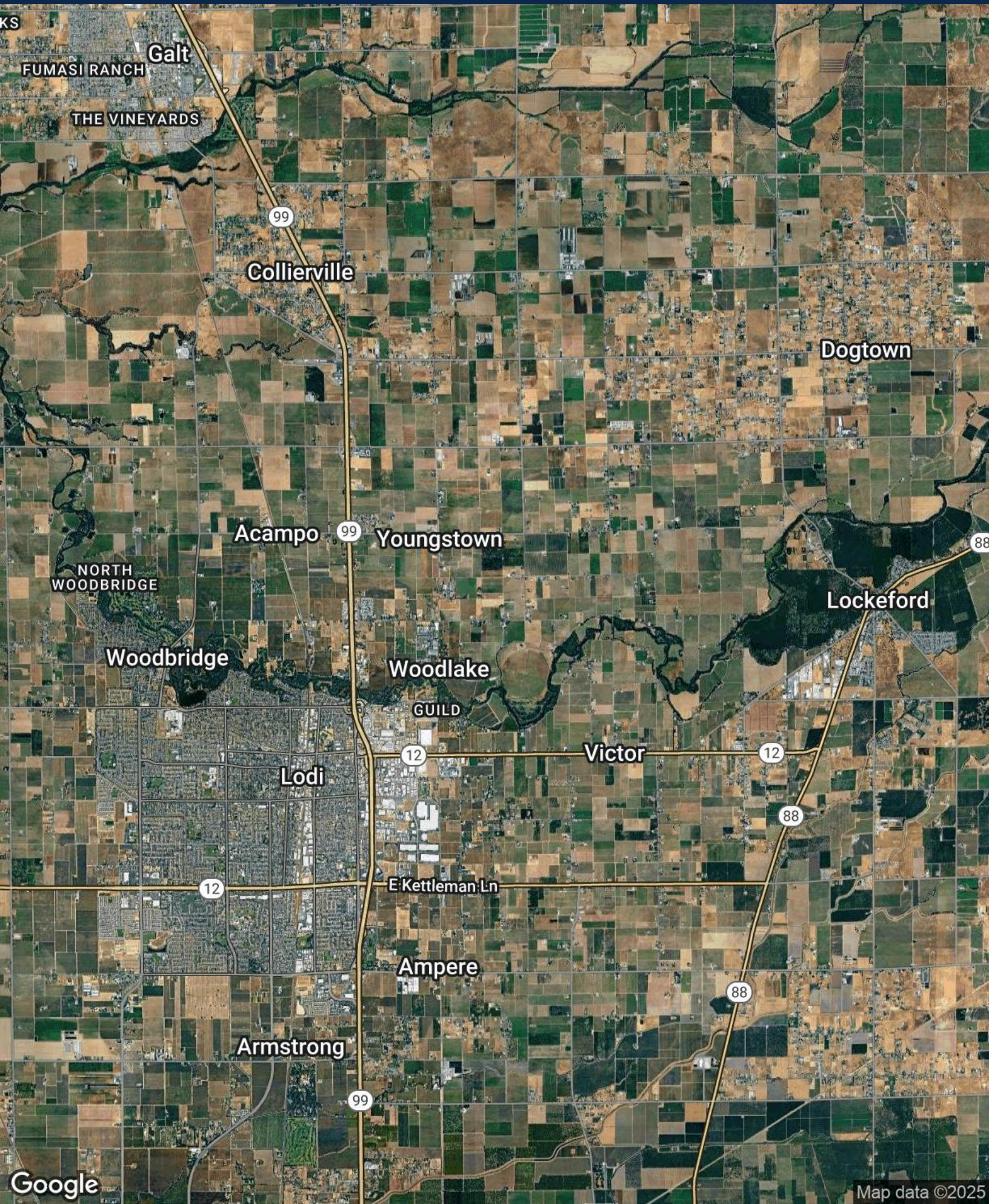
PROPERTY PHOTOS

Lodi Estate Winery



REGIONAL MAP

Lodi Estate Winery





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