



Investment Farm Land Opportunity for Sale

A Farmer/Winemakers Dream!

Cottonwood Canyon Winery with Class 1 Farm Land

3940 Dominion Road, Santa Maria, CA | Santa Barbara County



Offering Memorandum

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Discover the ultimate winemaking dream at Cottonwood Canyon Winery!

This remarkable 78-acre property features a thriving winery and processing facility, rare wine caves, and 50 acres of sought-after farmland cultivating strawberries. With a prime location on the Foxen Canyon Wine Trail and a 40,000 case winery permit, this turnkey estate presents an exclusive opportunity for boutique winemakers seeking a premier estate in the picturesque Santa Maria Valley.





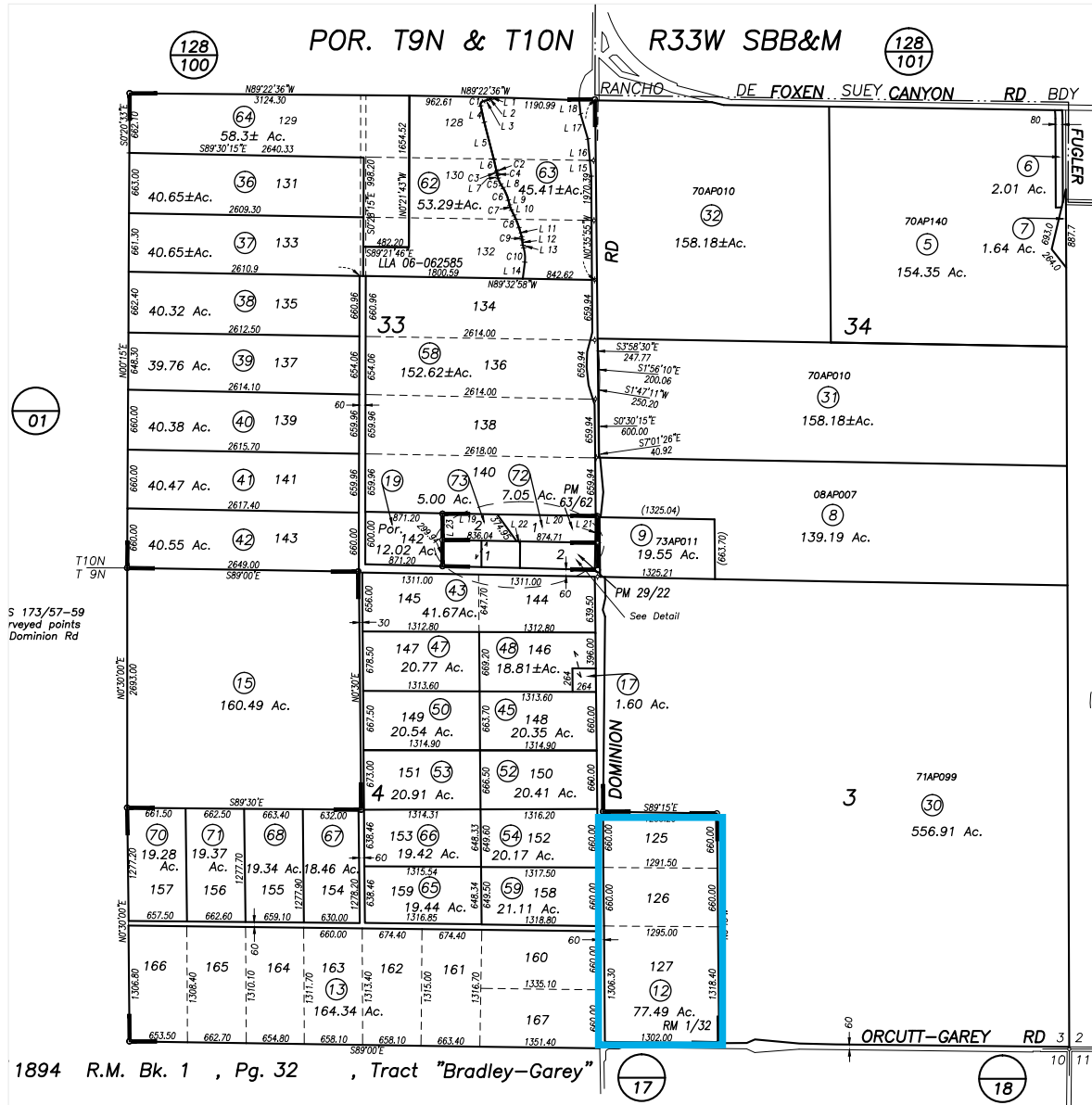
Site Plan



Map Key

- 1 Vineyards
- 2 AG / Barn Storage
- 3 Strawberry Fields
- 4 Tasting Room & Parking
- 5 Outdoor Ampitheatre
- 6 Wine Caves
- 7 Wine Production Facilities
- 8 Wedding Lawn
- 9 Cold Storage Warehouse
- 10 Monument Signage

Parcel Map



Executive Summary





Introduction

An extraordinary gem in the Santa Maria Valley! Embrace the essence of winemaking excellence with this 78-acre estate, housing a flourishing winery and one of only two wine caves in Northern Santa Barbara County.

With 50 acres of productive farmland, winery permits, and scenic wedding venue areas, this turnkey property offers a unique blend of luxury, tradition, and agricultural abundance.

Once in a lifetime opportunity to own a one of a kind winery and high producing farmland property in the eastern Santa Maria Valley. A perfect temperate climate, this property consists of 78 acres with a full functioning winery and processing facility, 6,000 sf of rare wine caves, and 50 acres of farmland currently in production of strawberry's with strong ag well.

One of only 2 properties in Northern Santa Barbara county to have wine caves, located on the Foxen Canyon Wine Trail. The property has a 40,000 case winery permit, making it a turnkey opportunity for a Boutique Winemakers. Highly developed property with tasting room/office/residence, outdoor amphitheater, cold storage wine facility, wine production facility, and popular wedding venue area, and not to mention the caves! This is truly a unique one of a kind estate property that only comes along once in a generation.



Tasting room, office,
& paved guest parking



Turnkey wine processing
facilities and permits



±5,000 SF cold storage
building with ±18' clearance



1 of only 2 wine caves in
North Santa Barbara County



Prime temperate-climate location
along Foxen Canyon Wine Trail



Wedding venue space, covered
gazebo & amphitheater



± 50 AC of high-yield berry
fields; ± 45 AC of Class 1 soils



High-producing AG
well, refurbished 2022

Investment Highlights



Prime Location in Wine Country

Positioned along the prestigious Foxen Canyon Wine Trail and within the Santa Maria Valley grape AVA, the estate benefits from a prominent location that attracts wine enthusiasts and tourists, ensuring a steady flow of potential customers. The location offers one of the most temperate climates on the Central Coast.



Cold Storage Wine Facility

The $\pm 5,100$ square foot block warehouse building, with controlled temperature and ample clearance, can accommodate up to 25,000+/- cases of wine, offering an ideal setup for long-term storage and potential distribution opportunities.



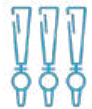
Diverse Income Streams

The property's strategic location on the Foxen Canyon Wine Trail, coupled with its high-producing strawberry farmland, offers multiple revenue streams from wine production & storage, tasting room sales, weddings, & leasing the agricultural land.



Established Ag Infrastructure

The property is equipped with 440 v 3 phase power, natural gas supply, two wells with two $\pm 15,000$ -gallon water tanks, and a recently refurbished ag well with natural gas well pump, offering sufficient capacity to water the strawberry fields.



Well-Equipped Tasting Room Area

The $\pm 1,875$ square feet two-story tasting room area is equipped with all necessary amenities, including a kitchenette, wine storage closet, and a well-designed second floor that can be used as an office or 2-bedroom residence, providing flexible usage options.



Historic and Coveted Wine Caves

The property boasts $\pm 6,000$ square feet of rare wine caves, one of only two existing in Northern Santa Barbara County, providing an exclusive and atmospheric setting for wine aging and storage, as well as dinner events.





Highly Productive Strawberry Farmland

With 50 acres of strawberry fields, ± 45 acres of Class 1 soils, and a high-producing, natural gas-powered agricultural well, the farmland component presents a lucrative opportunity for agricultural investors seeking a stable income stream.



Turnkey Winery & Processing Facility

With a rare permit for a 40,000 case winery, and a fully equipped production facility with destemmer, chillers, and insulated jacket tanks, this estate offers a seamless opportunity for aspiring boutique winemakers to step into a turnkey operation.



Ideal Microclimate

Nestled in the Santa Maria Valley, the estate benefits from a perfect temperate climate that rarely freezes, with summer temperatures in the 70s-80s, providing the ideal conditions for premium grape cultivation, wine production and row crops.



Established Brand & Website

Currently known as Cottonwood Canyon Winery, the property comes with an established brand and website (one of the first in North Santa Barbara County), allowing for a smooth transition for potential buyers who may wish to continue the winery's legacy while adding their own touch to this exceptional estate.



Growth & Expansion Potential

Expired permits for a full restaurant, guest lodge, and two 4-bedroom houses provide exciting growth potential for expanding the property's offerings, catering to a broader clientele, and increasing revenue streams, making it an enticing long-term investment.



Wedding Venue & Events Space

The property features a picturesque $\pm 10,000$ square foot lawn area, complemented by a 500-person grass amphitheater and a covered gazebo, making it an attractive venue for hosting weddings and other events, enhancing potential income opportunities.



Property Profile





Property Profile

Address	3940 Dominion Road , Santa Maria, CA	
Asking Price	\$6,900,000	
APN & Zoning	129-020-012 AGII40 (Rural Agricultural)	
Site Area	± 78 acres ± 3,375,464 SF	
Current Establishment	Cottonwood Canyon Vineyard & Winery	
Utilities	440 v 3 Phase Power, Irrigation, Well Water, Telephone, Natural Gas, Plumbing, HVAC	
Existing Structures	Tasting Room & Office Building (2-story structure, ± 1,875 SF per floor)	± 3,750 SF
	Cold Storage Warehouse with dock	± 5,100 SF
	Wine Caves (Storage & Dining Areas)	± 6,000 SF
	Turnkey Wine Production Facility	± 3,800 SF
	AG Equipment Storage/Barn	± 1,800 SF
Land Breakdown	Strawberry Fields (Class 1 Soil)	± 50 Acres (±45 AC)
	Vineyard Land	± 6 Acres
	Wedding Lawn Venue	± 10,000 SF
Proposed Structures Previously-approved	Hospitality Facility (Restaurant & Lodge)	± 9,637 SF
	Guest Ranch Units (2 4-bedroom units)	± 2,950 SF



Tasting Room & Guest Venue Improvements & Highlights



Highlight

Details

Existing Tasting Room & Office Building

2-Story Tasting Room / Office / Residence Building (± 1,875 sf per floor)
 1st floor currently built out as a tasting room with tasting area, kitchenette, bathroom, and wine storage closet.
 2nd floor currently being used as an office, but was designed as a 2 bedroom residence. Includes kitchen, 2 bedrooms, 2 offices, bathroom/shower, deck. HVAC unit per floor. Built in mid 1990's.

Parking Suitable for Events of all Sizes

2 paved parking areas to accommodate ± 50 paved parking spaces.
 Additional large gravel lot to accommodate several hundred vehicles.
 Exterior guest bathroom outbuilding in the parking lot.

Wedding Venue Area

± 10,000 square feet of lawn area with 6 acres of vineyard in picturesque setting.

Additional Guest Venues

± 500 person outdoor grass amphitheatre connected to Tasting Room.
 ± 300 person covered gazebo area at Wine Cave entrance.
 ± 30-50 person dining areas within the Wine Caves.

Potential Development Opportunities

Expired permits for a full restaurant, guest lodge and two guest 4-bedroom houses on-property.

Restaurant & Guest House Concept Plan





Highlight

Details



Wine Processing Improvements & Highlights



County Permits for Winery Business

Permit with Santa Barbara County for 40,000 case winery (possibly expandable).

Turnkey Wine Production Facility

Production area includes two steel metal covered areas totaling 3,800 square feet of area. Includes destemmer, chillers, numerous tanks including 5 insulated jacket tanks: (3) 3,000 gal; (1) 4,300 gal; (1) 1,500 gal. Additional (5) portable tanks: each 400-500 gal, and hard-to-obtain crush pad with 9,000 lb press.

Cold Storage Building

± 5,100 SF block warehouse building for cold wine storage. Designed for up to ± 25,000 cases; built mid-1990's. Controlled temperature with 3 a/c units and sprinkler system. 18' ceiling clearance with fork lift & roll up doors. Loading dock with load leveler.

Historic Wine Caves; Rare Event Space & Storage Facility

First Wine Caves in North Santa Barbara County; 1 of only 2 existing now ± 6,000 SF | ± 13-16' diameter caves | Constructed in 1990's Includes restrooms, power, and plumbing; with dining area for ± 30-50 people. Designed for up to 750 barrels of storage; 3 entrances.

Cave Patio

Covered gazebo area at cave entrance which seats ± 300.

Wine Processing Equipment List



Winery Equipment				
Product type	Purchase	Manufacturer	Product Details	Price
Tanks & Storage	Jan 1991	Santa Rosa Stainless Steel	3,000 gallon tank	\$5,550.00
	May 1991	Santa Rosa Stainless Steel	4,527 gallon tank	\$4,527.00
	Feb 11996	Howard	1,470 gallon tank	\$7,600.00
	July 1997	Mueller	535 & 435 gallon portable tanks	\$7,185.00
	April 1999	Santa Rosa Stainless Steel	3,000 gallon tank	\$7,141.00
	April 1999	Santa Rosa Stainless Steel	3,000 gallon tank	\$7,141.00
	June 1999	Santa Rosa Stainless Steel	849 gallon tank	\$4,780.00
	Sept 2002	Santa Rosa Stainless Steel	1,500 gallon open-top tank	\$5,220.00
	Sept 2002	Santa Rosa Stainless Steel	1,500 gallon open-top tank	\$5,220.00
	Sept 2002	Santa Rosa Stainless Steel	1,500 gallon open-top tank	\$5,220.00
	Aug 2005	Santa Rosa Stainless Steel	1,500 gallon open-top tank	\$6,310.00
	Aug 2005	Santa Rosa Stainless Steel	1,500 gallon open-top tank	\$6,310.00
	Mar 2006	Santa Rosa Stainless Steel	500 gallon open-top tank	\$4,520.00
	Processing Equipment	1998	Europress	4,000 liter (8-11.5 tons)
1996		Idropress		\$2,000.00
1998		Della Toffola	Plate & Frame Filter	\$6,840.00
2000		G&D Chillers	Chiller	\$14,000.00
2001		Diemme	Crusher & Destemmer	\$18,445.00
1997		Teledyne Laars	Water Heater	\$6,800.00
TBD		TBD	2 Forklifts (1 Electric, 1 Propane)	
Equipment Value				\$124,809.00



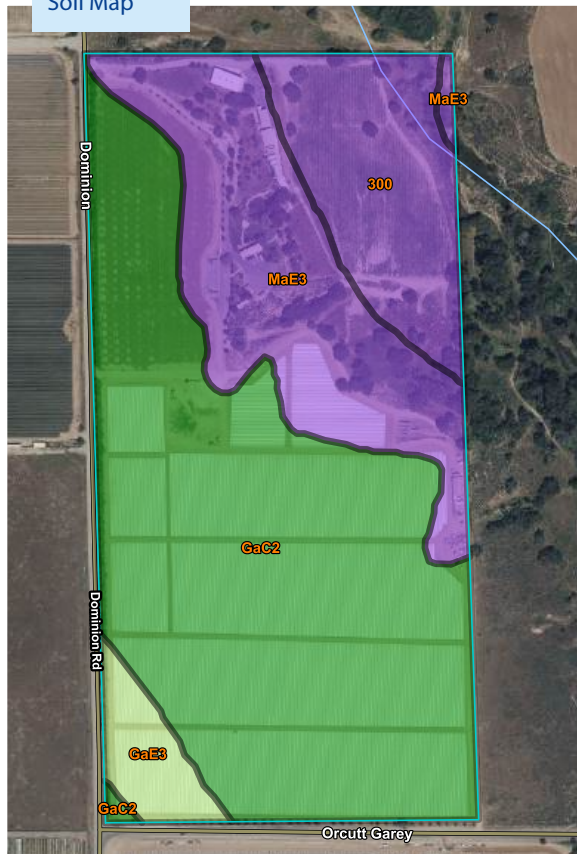
Farmland Improvements & Highlights



Highlight

Details

Soil Map



Highly Sought-After Santa Maria Strawberry Land

± 50 AC of strawberry fields with ± 45 AC of Class 1 soils.

High-Producing AG Well; Seperate from Domestic Well

Natural gas powered well, refurbished in 2022. ± 700' depth; Sufficient to water ± 50 AC of strawberries

Perfect Local Microclimate & Growing Conditions

Located in Santa Maria Appalachia, where the warm season lasts ~4 months (June to October), with avg.daily high above 73°F. The hottest month of the year is August, with an avg. high of 75°F and low of 56°F.

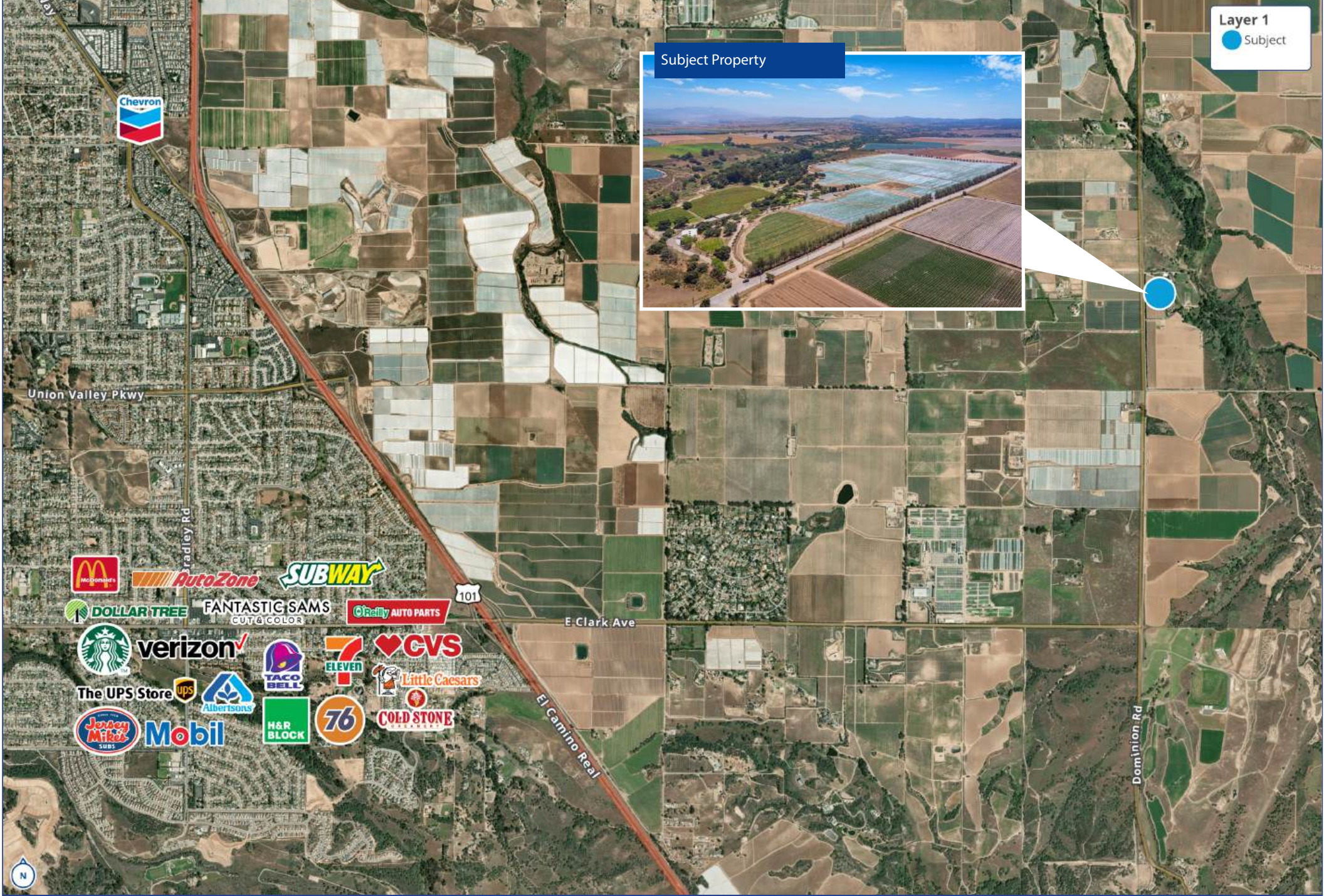
Soil Conditions Map (See Figure on Left)

Label	Map unit name	Rating	Component %	AC in AOI	% of AOI
300	Corducci & Typic Xerofluvents, 0 - 5 % slope, occasionally flooded, MLRA 14	Grade 3 Fair	Corducci (50%); Typic Xerofluvents (30%); Tujunga, very rarely flooded (5%); Xeropsammets, frequently flooded (5%)	11.1 AC	14.4% of Subject Property
GaC2	Garey sandy loam, 2 to 9 percent slopes, eroded	Grade 1 - Excellent	Garey (85%)	44.1 AC	57.2% of Subject Property
GaE3	Garey sandy loam, 5 to 30 percent slopes, severely eroded	Grade 2 - Good	Garey (85%)	3.1 AC	4.1% of Subject Property
MaE3	Marina sand, 9 to 30 percent slopes, severely eroded	Grade 3 - Fair	Marina (85%)	18.7 AC	24.3% of Subject Property

Local Overview



Subject Property



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An aerial photograph of a large property. In the foreground, there is a well-maintained lawn with a set of concrete stairs leading down. To the left, a yellow house with a flat roof is partially visible, surrounded by lush greenery and a vineyard. In the middle ground, a large, open green field stretches out, possibly a golf course or agricultural field. The background shows a line of trees under a clear blue sky.

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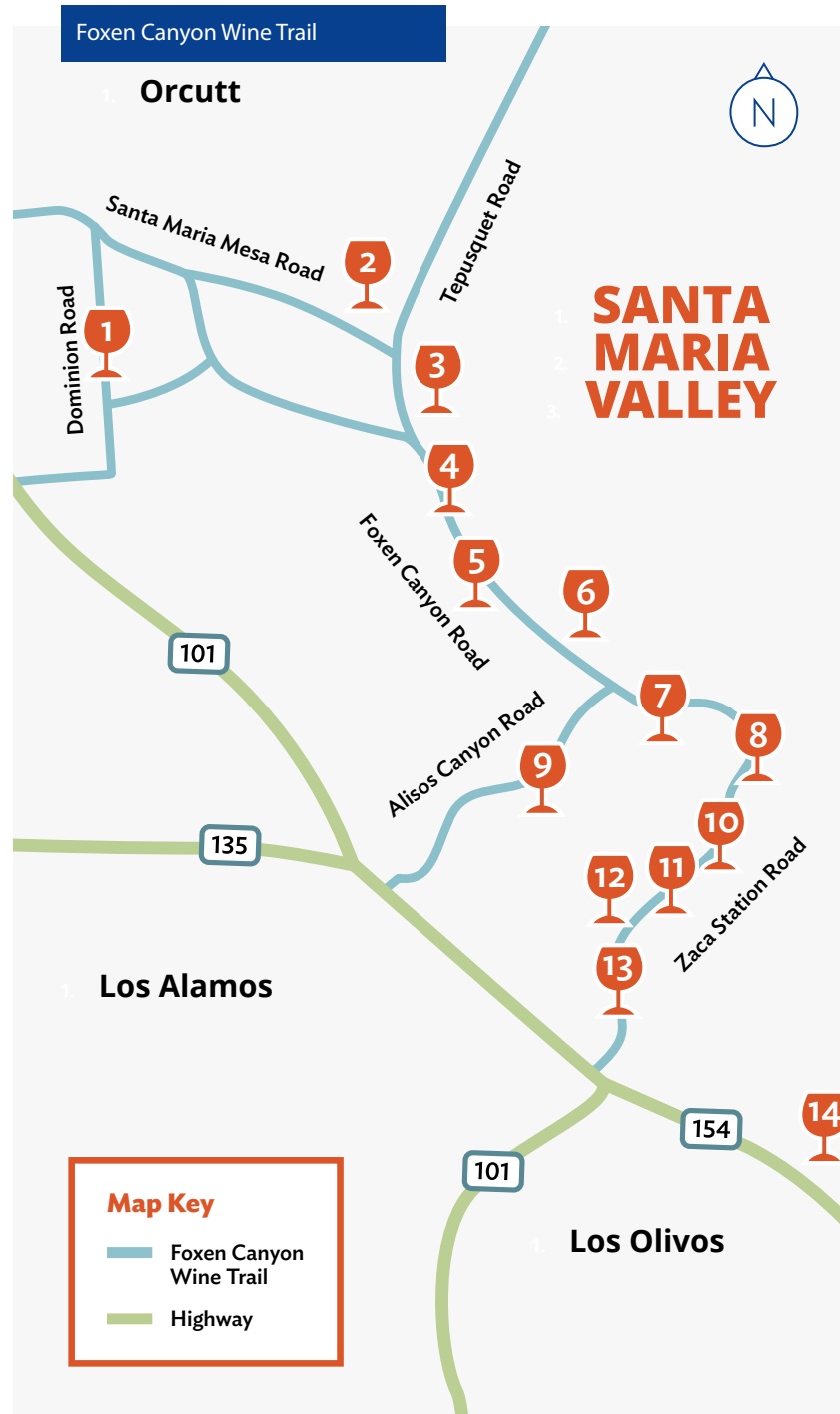
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Local Viticulture

Located in the Santa Maria Valley AVA, the property occupies a prime position in one of California's most dynamic wine-growing regions. With 7,500 vineyard acres and a diverse range of varietals, the Santa Maria Valley is celebrated for its complex and exquisitely balanced grapes. With 34 tasting rooms within a 30-minute drive and the popular Santa Maria Valley Wine Trolley, exploring the region's wines is a delightful experience. The wines of the Santa Maria Valley have gained international acclaim, earning prestigious accolades from Wine Spectator and recognition as one of the Best Wine Regions by USA Today.

The property's location within proximity to the renowned Foxen Canyon Wine Trail allows wine enthusiasts to embark on a captivating journey through 30 miles of meandering roads, connecting Santa Maria Valley to Los Olivos, and unveiling 14 tucked-away vineyards along the way. Here, wine lovers can indulge in the region's flagship varietals, including cool-climate Pinot Noir, Chardonnay, and Syrah, as well as Bordeaux-style wines from neighboring regions, providing a diverse and enriching wine-tasting experience for all connoisseurs.



WINERY LOCATIONS

- Cottonwood Canyon**
3940 Dominion Road
Santa Maria, CA
(805) 937-8463
- Cambria**
5475 Chardonnay Lane
Santa Maria, CA
(805) 937-8091
- Riverbend Vineyards**
6020 Foxen Canyon Road
Santa Maria, CA
(805) 937-8340
- Rancho Sisquoc Winery**
6600 Foxen Canyon Road
Santa Maria, CA
(805) 934-4332
- Foxen Vineyards**
7600 Foxen Canyon Road
Santa Maria, CA
(805) 937-4251
- Tres Hermanas Winery**
9660 Foxen Canyon Road
Santa Maria, CA
(805) 937-8451
- Zaca Mesa Winery**
6905 Foxen Canyon Road
Los Olivos, CA
(805) 688-9339
- Demetria**
6701 Foxen Canyon Road
Los Olivos, CA
(805) 686-2345
- Martian Ranch & Vineyard**
9110 Alisos Canyon Road
Los Alamos, CA
(805) 344-1804
- Fess Parker Winery & Vineyard**
6200 Foxen Canyon Road
Los Olivos, CA
(805) 688-1545
- Koehler Winery**
5360 Foxen Canyon Rd.
Santa Maria, CA
(805) 693-8384
- Andrew Murray**
5249 Foxen Canyon Road
Los Olivos, CA
(805) 686-9604
- Firestone Vineyard**
5017 Zaca Station Road
Los Olivos, CA 93441
(805) 688-3940
- Petros Winery**
3360 Foxen Canyon Road
Los Olivos, CA
(805) 680-5417