WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Calmére Estate Winery

Vineyard & winery · Napa Valley, California

PROPERTY FACTS

PROPERTY ADDRESS	2750 Las Amigas Rd, Napa, CA
PROPERTY TYPE	Vineyard & winery
LOT SIZE	±100 acres (two legal parcels)
WATER	Five onsite domestic wells; onsite reservoir (13.70 AF, permitted 25 AFY); Los Carneros Water District recycled water (13 AFY base)
STATUS	Sold

CALMÉRE ESTATE WINERY

Opportunity Overview

LOS CARNEROS AVA

Calmére Estate Winery is a rare offering in Napa Valley's prestigious Carneros AVA.

Carneros AVA Vineyard Investment

Spanning approximately 100 acres across two legal parcels, the estate includes over 74 acres of premium vineyard, planted between 2021 and 2023, with 57 acres of Chardonnay, 9.5 acres of Pinot Noir, and 7.85 acres of Merlot. With a projected 2025 yield of 322 tons and three water sources (Los Carneros Water District, on-site reservoir, and wells), Calmére is positioned for strong long-term production.

Coveted Production Permit

The winery holds a coveted 250,000-gallon production permit, one of fewer than 55 in the Napa Valley, allowing 62.5% of its fruit sourcing to come from outside Napa County. Its state-of-the-art production facility includes a crush pad, tank room, barrel storage, bottling line, and equipment suited for a commercial-scale operator or custom crush client.

A True Getaway

Hospitality entitlements include 75 visitors per day, major events up to 250 guests, and a full commercial kitchen. The property features multiple tasting venues, an event barn, lounge spaces, and elevated decks with sweeping vineyard and Bay views.

Adequate Water Resources

Domestic water is provided by five small capacity onsite wells scattered throughout the property. The well water is filtered then stored in (3)10,000 gallon storage tanks before being distributed to the winery. There is also a 65,000 gallon water storage tank that was recently installed that is dedicated to fire suppression, along with providing water storage for general winery use.

The wells are only used for domestic water, landscaping and fire protection. Overall, the wells, filtration, and storage tanks provide adequate water resources in support of the winery.

Irrigation water is supplied by the onsite reservoir and pumping system. The reservoir is filled by capturing runoff with a large sump pump in the southwest corner of the property, along with a second sump pump centrally located along the southern property boundary.

Collected water is pumped to the reservoir for irrigation use. The capacity of the reservoir is 13.70 acre-feet and it is permitted with the State Water Resources Control Board to capture and store up to 25 AFY (Application 30229, Permit 20917) between October 1st and June 1st for irrigation purposes. Supplemental irrigation water is provided by the Los Carneros Water District (recycled water), with a current allocation of 13 AFY according to the ownership.

This is the base allocation, which is important to note because LCWD consistently has ample water available beyond the base allocation contracted to area landowners. Overall, the runoff capture and LCWD water has provided adequate irrigation water resources to meet the needs of the subject's maturing +/- 75 acre vineyard. It is also important to point out that the subject is located next to the San Pablo Bay, with heavy marine influence and cooler climate. This all results in less water demand compared to the warmer growing areas between Napa and Calistoga.

Investment Highlights

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AVA Properties

The vineyard and winery practice. AVA Properties represents vineyards, wineries, and agricultural estates from the Sta. Rita Hills to Napa Valley, advised by practitioners with decades inside the wine industry itself.

Properties are positioned through the trade's most influential channels, with discretion and off-market access at the heart of the practice.

Prepared and verified by Jamie Warm · Founder & Principal Advisor · DRE #02192518

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