WARMSTONE
ADVISORS

OFFERING MEMORANDUM

Avensole Vineyard & Winery

Estate vineyard and winery with hospitality · Temecula, California

PROPERTY FACTS

PROPERTY TYPE	Estate vineyard and winery with hospitality (restaurant, tasting rooms, wedding venue)
LOT SIZE	21± acres
STATUS	Sold

AVENSOLE VINEYARD & WINERY

Opportunity Overview

Temecula Valley AVA

Avensole Winery is a 21± acre estate vineyard and winery with 20,000± sq ft of hospitality and retail space including a winery, tasting room, restaurant, wedding venue and guest accommodations.

On Temecula's Main Wine Trail

The property's rich history and prime location have made it an iconic estate in Temecula's wine industry since 1968 when Vince Cilurzo planted the first commercial vineyards in the Temecula Valley. Originally Van Roekel Winery, the property was purchased in 2014 and after a complete renovation was reopened as Avensole Winery in 2016. Surrounded by 15 acres of meticulously maintained vines, the winery, award-winning restaurant, multiple tasting rooms and wedding venue are laid out among flowering gardens, green lawns and a large central pond.

Top Southern California Tourist Destination

The restaurant is permitted for max occupancy of up to 135± patrons at any moment and is being sold with a rare type 47 liquor license. The property also serves as a premier wedding destination with a picturesque setting, bride and groom suites, guest accommodations and spacious venues indoors and outdoors to host the ceremony and reception onsite.

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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