

CAROLWOOD

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PREPARED FOR

with Investment Banking Partner:

YOUNG AMERICA CAPITAL

Valerie Bowman and David Bunzel

9451 & 9500 Batchelder Road, Los Alamos

C.
COMMERCIAL

FOR SALE

9451 & 9500
BATCHELDER ROAD,
LOS ALAMOS CA 93440

\$19,000,000

Property Description

A rare opportunity to acquire one of the Central Coast's largest and most strategically improved Agricultural properties.

Located in the premier, scenic wine country of Santa Barbara County, this 1,353± acre site offers a wealth of strategic and lifestyle options to its owner. The site is positioned as a top-tier asset for specialty crop operators, vineyard operators, diversified AG and AG tech developers, seed producers, institutional farmland investors, cattle ranchers, the legal cannabis industry, or for luxury residential development.

It features scenic views, substantial water resources with "industrial grade wells", high-capacity production infrastructure, and significant expansion potential.

Currently holding an active Land Use Permit (LUP) for cannabis cultivation; new operator permits can be obtained in short order (timeframe quoted as 2-3 months by County officials).

Whether you are looking to expand your agricultural empire, or build the private wine country estate of your dreams, 9451 & 9500 Batchelder Road has you covered.



ZONING

AG-II-100

LAND SIZE - 9450 BATCHELDER ROAD
± 746.88 Acres

9450 BATCHELDER ROAD APN
099-010-060

LAND SIZE - 9451 BATCHELDER ROAD
± 606.10 Acres

9451 BATCHELDER ROAD APN
099-010-045

TOTAL ACREAGE
± 1,352.98 Acres

AVAILABILITY
Immediate

Potential Uses

Cannabis cultivation, agricultural, vineyard, ranch/residential development.

Supervisorial District is 4 – Bob Nelson

Includes Orcutt, areas south of Santa Maria, and extends towards Lompoc.



± 1,352.98 Combined Acres

Key Agricultural Infrastructure and Features of Note
Survey Map
Cannabis Opportunity
Residential Component
The Santa Ynez Valley
Santa Barbara & Los Angeles County Economics
Why Carolwood?

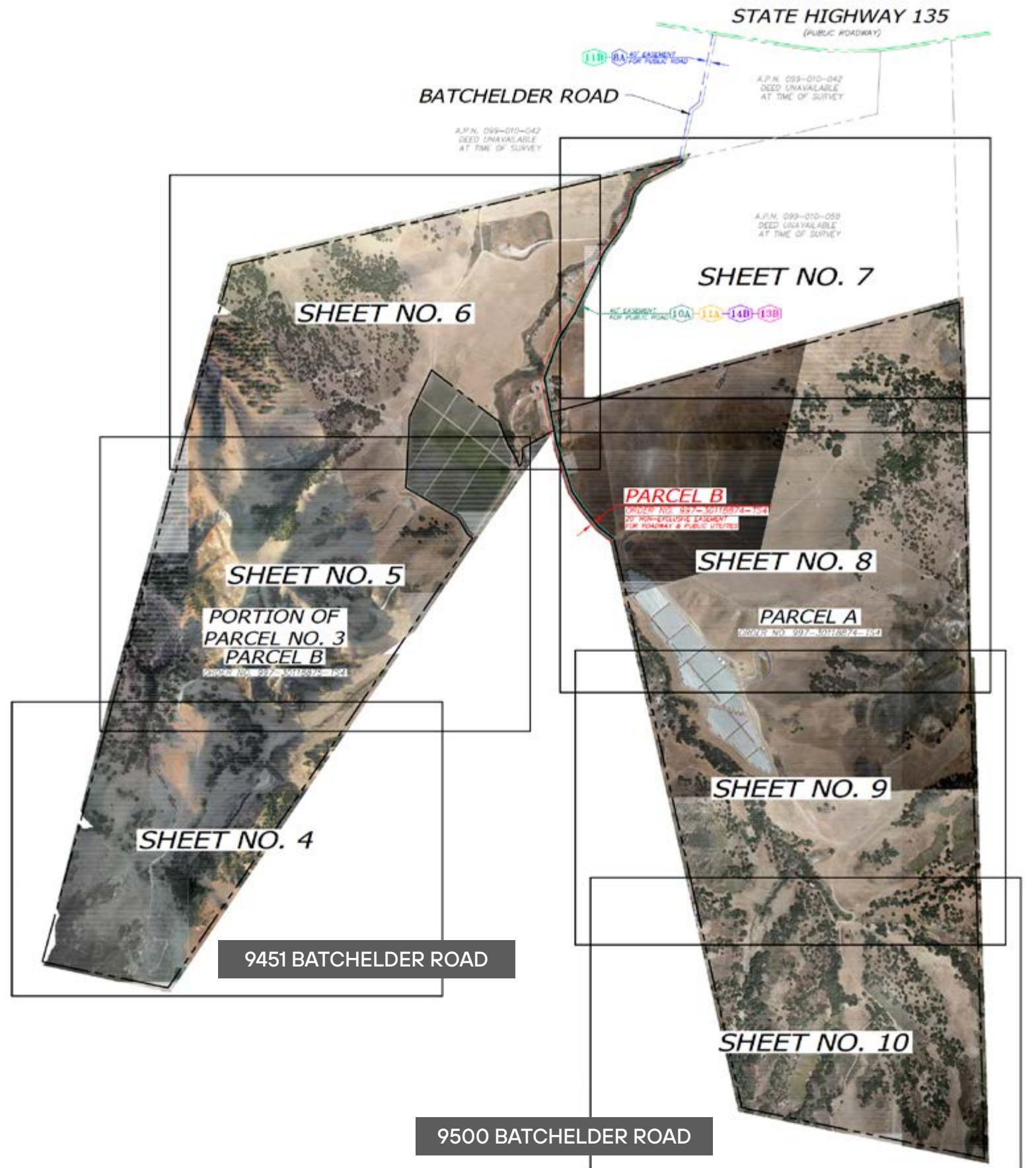
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Key Agricultural Infrastructure

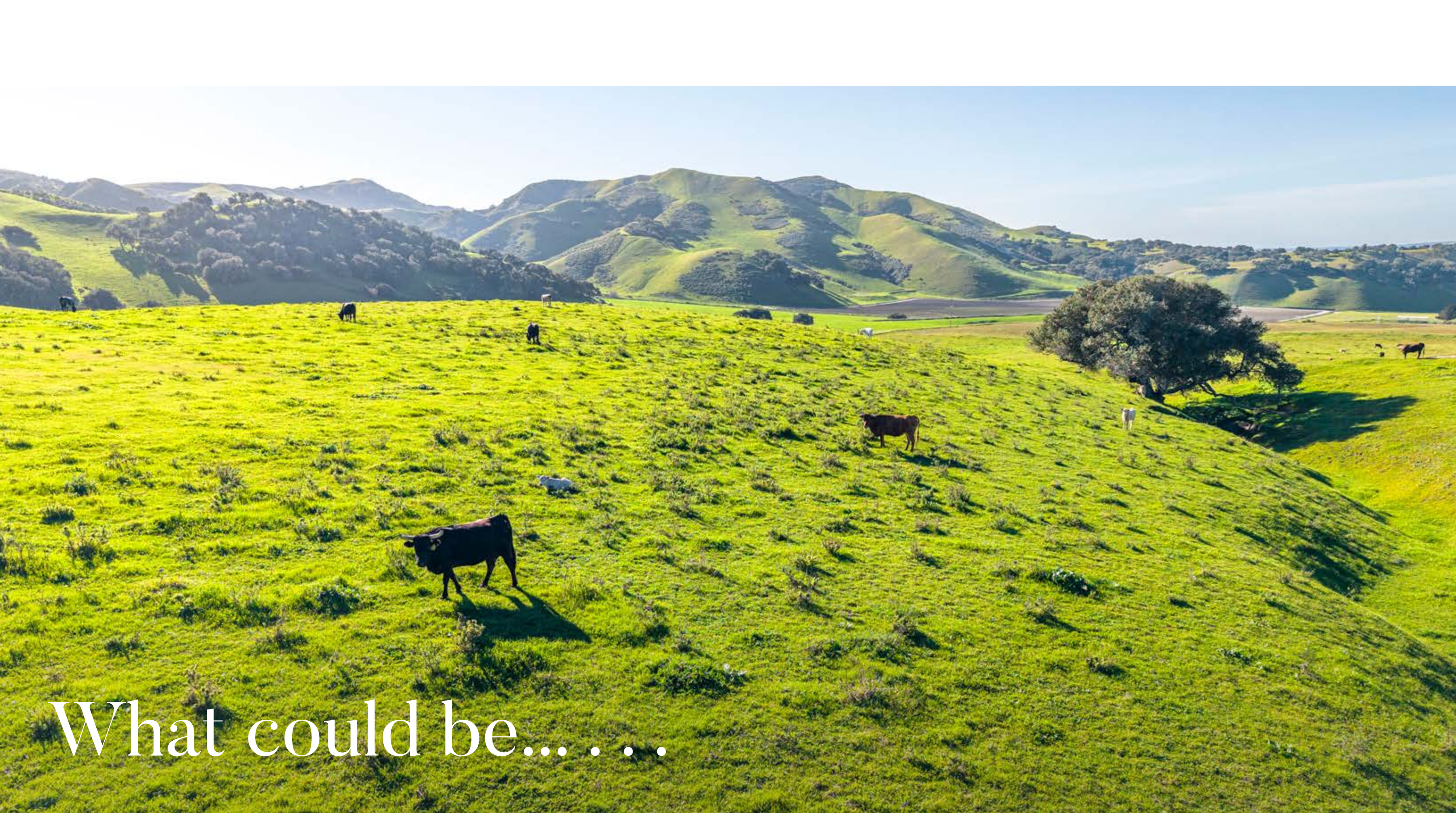
- 227+ acres of potential farmable acreage.
- Two on site wells pumping 650 GPM (9451 Batchelder Road) and 275 GPM (9500 Batchelder Road) respectively.
- Multiple VFD pumping systems.
- 1.65M gallon engineered reservoir for large scale irrigation connected to the larger well.
- Previous business permits allowed for 148.8 acre-feet of water allowance on 9500 Batchelder Road and 66.08 acre-feet of water allowance on 9451 Batchelder Road (though a buyer could petition the Water Board and Fish & Wildlife for more if they did not grow cannabis).
- Fully automated Priva irrigation and fertigation system.
- 22± acres of engineered Haygrove-style hoop systems to support crop production.
- The hoops are high-strength 14.5' x 30' cultivation structures with raised gutters for multi-cycle production rotation.
- Expansion ready footprint with potential to scale output by up to 6× current capacity.
- 2,750± SF on-site ranch home for management or staff.

Features of Note

- Exquisite views from the elevated property of the surrounding vineyards, farmland, and greater Santa Ynez Valley.
- A few minutes' drive from downtown Los Alamos, which features boutique and high end wine tasting and dining options.
- Approximately 20 minutes' drive from Solvang, the idyllic "Danish Capital of America" known for its classic Danish architecture, windmills, bakeries, and abundance of dining options.
- Approximately an hour outside of the City of Santa Barbara, with coastal or scenic mountain drive options.
- Santa Barbara is home to SBA, a beautiful regional airport with connections to San Francisco, Los Angeles, Las Vegas, Denver, Salt Lake City, Portland, Phoenix, and other regional hubs.



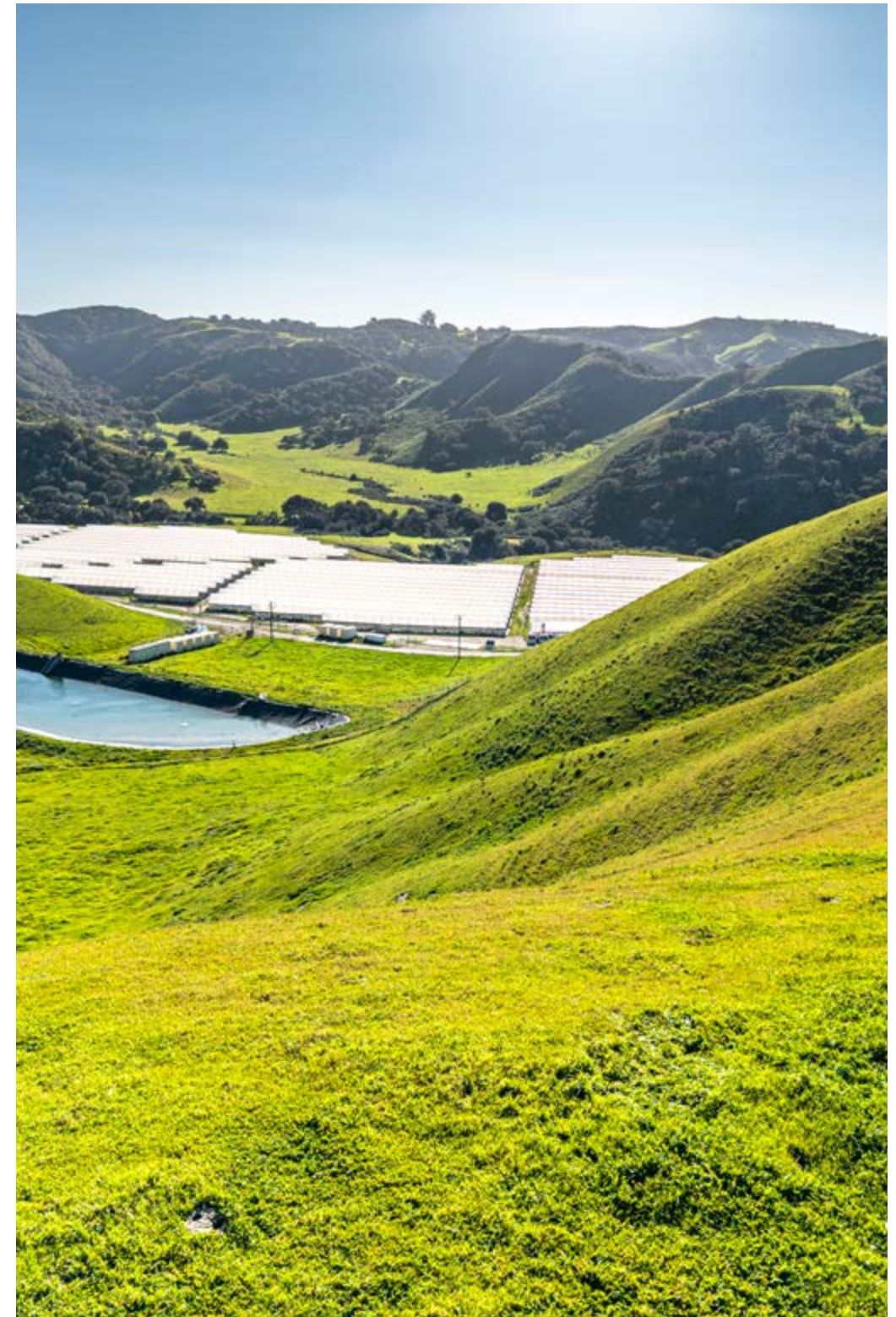




What could be.....







Cannabis Opportunity

Previously held 55 "Small Outdoor Cultivation" state licenses under the name 9500 Cultivators LLC.

Previous Cannabis Business licenses expired

- Entitled for up to 134 Acres of cultivation through a Land Use Permit "LUP" which still runs with the property.
(copies available)

LUP could be used by any new buyer to obtain their own business licenses in 2-3 months (as quoted by The County of Santa Barbara) should no significant changes be made to the previous plan.

State Cannabis licenses can be applied for concurrently with the County license application.

Should a Buyer wish to not pursue a Cannabis business on the property, no further action should be required on their part regarding the licenses.









Residential Component

The property has the potential for significantly more residential development (up to 50,000 SF per parcel) above the small homes currently on site. This is by right with standard constraints related to environmental concerns, grading, septic locations, and other traditional restrictions on residential development. Additional types of end uses such as guest ranches, day care homes, and even a monastery are possible with CUP's (contact broker for a copy of the Allowable Use Matrix).

The property has multiple elevated locations which are surrounded by wilderness and oak trees that offer spectacular views of the countryside. Build your dream home or gentleman's ranch in one of the most beautiful parts of California.

Larger multi-family development is likely not possible on the property.





Santa Ynez Valley

The celebrated enclave of the Santa Ynez Valley captures the essence of California wine country living at its finest. Rolling golden hills stretch beneath wide-open skies, framed by ancient oaks and the distant silhouettes of the San Rafael Mountains. Here, pastoral beauty meets refined sophistication.

The Valley is home to world-class wineries along the renowned Santa Ynez Valley Wine Trail, where award-winning vintners craft exceptional Rhône and Bordeaux varietals in an atmosphere that feels both exclusive and welcoming. Afternoons drift easily from private tastings to sunset dinners overlooking vine-covered estates.

Equestrian estates, lavender fields, and charming small towns like Los Olivos and Solvang offer boutique shopping, artisanal dining, and a distinctly European flair. Championship golf, scenic riding trails, and effortless access to the Pacific coastline complete a lifestyle defined by space, serenity, and understated luxury.

In Santa Ynez Valley, life unfolds at a more gracious pace—where heritage ranchlands, culinary excellence, and vineyard vistas create a setting as timeless as it is extraordinary.





SB & LA County Economics

#1

Los Angeles is the Largest Economy in the U.S.

\$1T+

GDP of the L.A. Metro Area + Santa Barbara County exceeded one trillion as recorded in 2024 reports

#1

Los Angeles is the most populous county in the U.S.

\$15B+

LAX Airport Expansion due for Completion 2028

6000+

Restaurants, Bars and Music Venues in L.A. County, Beverly Hills & Santa Monica

\$5M+

Labor force with +244,000 businesses in LA & SB County

3rd

SoCal is Largest Metropolitan Economy in the World

\$41.4B

Santa Barbara County boasts approximately \$41.4 billion in regional GDP.

\$2.21T

Domestic Outbound California Trade

\$338K+

Mean/Average Household Income for the neighboring Montecito community.

53

Fortune 500 companies based in CA.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities. Santa Barbara & Monetcito impressively rank #62

4M

Households in Los Angeles and and Santa Barbara Counties.

#1

Largest Customs District in the U.S.

28

Number of Michelin Star Restaurants In LA and SB County.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

48

Number of Billionaires residing in LA County, Santa Barbara and Monetcito.

\$12K

Business & Institutional Anchors in SB County

\$230K+

Person labor force in Santa Barabara Couty and surrounding areas.

\$98K+

Santa Barbara County Median household income is approximately \$98,000.



Your real estate needs deserve to be handled with care.

After setting a new precedent in the Los Angeles luxury real estate market with the successful launch of our Beverly Hills penthouse office in the winter of 2022, Carolwood Estates has continued to perform at a high level ever since.

Our boutique firm of 200 elite licensed associates maintains an estimated \$3.4 billion in current inventory, \$1 billion of which is held off-market on our exclusive in-house pocket portal app.

The firm continued to bring iconic properties to the market in 2025 including a \$135 million trophy property by developer Ardie Tavangarian, a \$40 million Brentwood property by Getty Center designer Thomas Juul-Hansen, a pair of Calle Vista properties owned by media mogul Byron Allen, the Kallis-Sharlin Residence by beloved mid-century architect Rudolph Schindler,

Carolwood's agents represented the highest residential sales of the year in not just Los Angeles overall but in the neighborhoods of Holmby Hills, Bel Air, Beverly Hills, Brentwood Park, the Pacific Palisades, Manhattan Beach, Los Feliz, Little Holmby, the Hollywood Hills, Outpost Estates, Beverly Grove, Silver Lake and Mount Olympus.

The firm's unrivaled pool of diverse talent of some 200 elite agents has helped Carolwood to achieve a dominant 27% market share of the \$20 million+ residential market and a leading 24% market share of the \$10 million+ market in the prime neighborhoods of - Los Angeles, with a sales volume of \$5 billion. 30% of which (\$1.5 billion) was conducted off-market. The \$5 billion figure represents a massive 156% increase year-over-year. Since its inception in November 2022, Carolwood has closed \$10 billion in sales.

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Carolwood is the exclusive Los Angeles affiliate of Forbes Global Properties, a network of over 19,000 agents across 26 countries.

We also proudly became the new exclusive Los Angeles affiliate of Knight Frank in January. Knight Frank is the leading independent global property consultancy, serving as their clients' partners in property for 130 years. Headquartered in London, Knight Frank has more than 21,500 people operating from 600 offices across 50 territories. The group advises clients ranging from individual owners and buyers to major developers, investors and corporate tenants.

Why work with us?



#1 Boutique Firm in 2025

LOS ANGELES
BUSINESS JOURNAL

#1 Boutique Firm in 2024-25

THE REAL DEAL

Top 12 Firms in California in 2025

WSJ: REAL TRENDS

Team of the Year in 2023

HOLLYWOOD
REPORTER

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