



OFFERING MEMORANDUM

Masia De La Vinya - Class III Winery

40230 De Portola Rd. - Temecula CA, 92592

EXCLUSIVELY LISTED BY:

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Masia
de la Vinya
WINERY

 **Seaway**
Properties
Real Estate

PROPERTY SUMMARY

Nestled in the heart of Temecula Valley's renowned wine country, Masia de la Vinya Winery offers an **exceptional commercial investment opportunity**. This boutique winery features a bustling tasting room and a wine club with a **steadily growing subscription base**, showcasing its popularity and potential for sustained revenue growth.

Recent upgrades to the barrel room (\$1.5m upgrade) have further enhanced the winery's operational efficiency and visitor experience.

Additionally, the inclusion of **architectural plans for an expansive patio concept and a future restaurant presents a visionary expansion opportunity for food and events.**



PRICE
\$6.5M



ZONING
WC-W

HIGHLIGHTS

ADDRESS: 40230 De Portola Rd

PARCEL: 941-100-021

LOT ACRES: 10.0 AC Gross : 9.21 AC Net

COUNTY: Riverside

MARKET: Temecula

SUBMARKET: Wine Country

ZONING: Wine Country - Wine

Wine Club Members: 1,000 +/-

Tasting Room Vinters Lounge

Ordinance Wine Country Zones

ORDINANCE NO. 348.4840

SELLER FINANCING AVAILABLE

INCLUDES FFE



ABOUT MASIA

At **Masia de la Vinya Winery**, you are encouraged to visit the trail less traveled for an intimate wine tasting experience. Located on the De Portola Wine Trail in the valley of Temecula, California this ten-acre property is owned by local residents who encourage you to “Come for the wine. Stay for the view.”

Masia de la Vinya, (roughly translated as “manor house of the vineyard”) is a boutique winery with a heavy Spanish influence in the wines and a Southern California ambiance, beautiful panoramic views, and a friendly and knowledgeable staff. With an Old-World approach, wines are produced that are filled with tradition and simplicity, while incorporating new-age techniques to ensure great, high-quality wines.

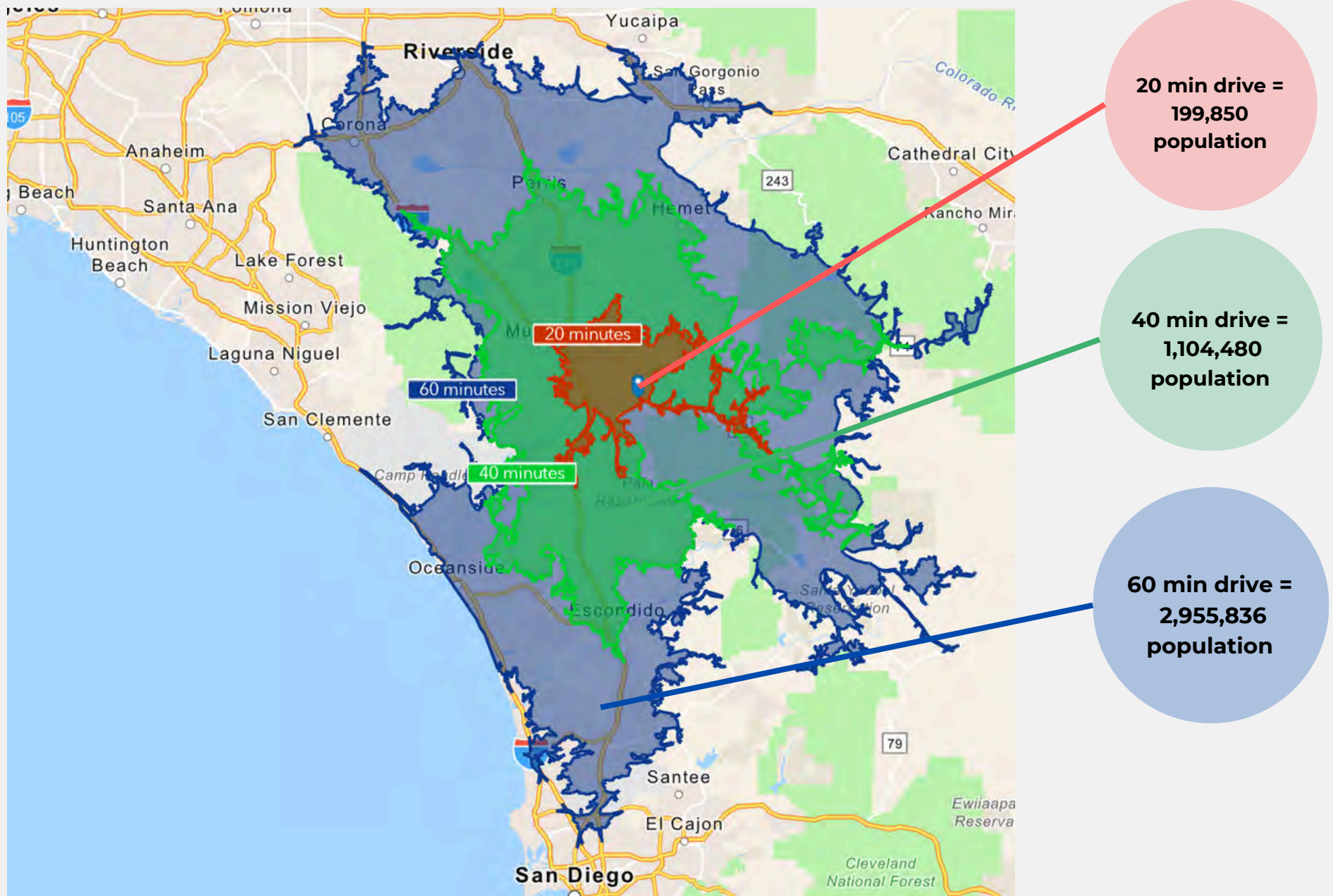
Local Winemaker

Our winemaker's story of becoming a top-tier winemaker is one of hard work, patience, and perseverance. He is heavily involved in the day-to-day operations of the winery and vineyard while continuing the tradition of making amazing quality wines. “Making wine is a perfect balance of art and science. I’ve always been interested in chemistry and making things with my hands. Wine production was the ideal career for me.” With Old World approaches and years honing his craft, he is passionate about producing wines that are filled with tradition and simplicity while incorporating new age techniques to ensure great, high-quality wines.



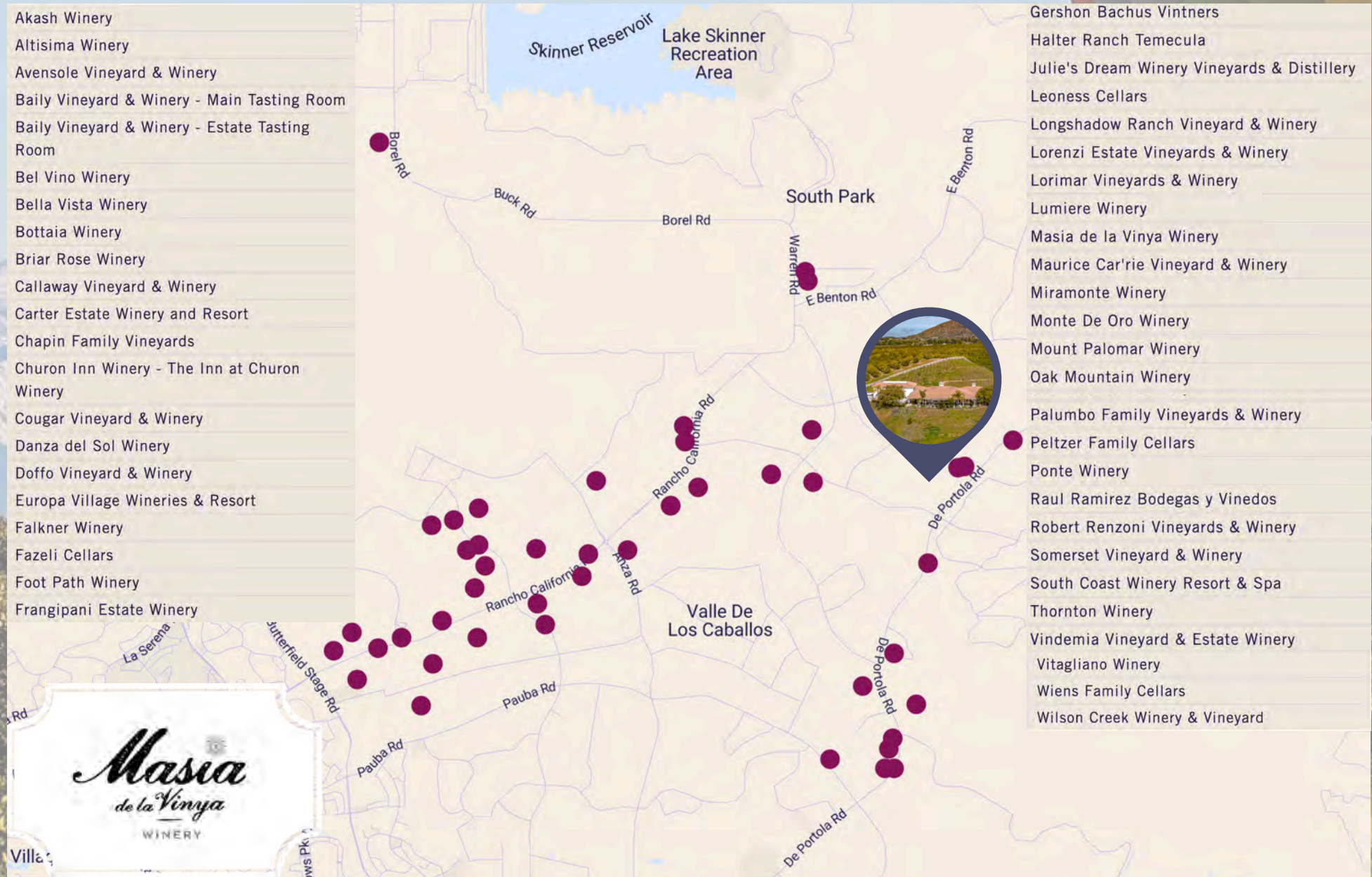
DEMOGRAPHIC SUMMARY

Drive Time Summary - Temecula, CA



Local Wineries

Temecula, CA





DULCE CLUB

Receive 2 bottles of sweet Masia de la Vinya wines.
Six shipments each year: January, March, May, July, September, November at discounted prices, along with other Wine Club benefits.



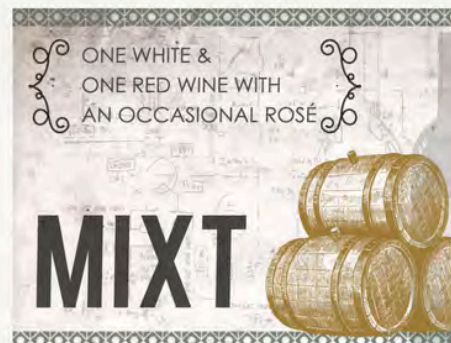
BUBBLES CLUB

Receive 2 bottles of Masia sparkling wine, choose from Brut, Magrana or a combination. Six shipments each year: January, March, May, July, September, November at discounted prices, along with other Wine Club benefits.



ROJA CLUB

Receive 2 bottles of red Masia de la Vinya wines.
Six shipments each year: January, March, May, July, September, November at discounted prices, along with other Wine Club benefits.



MIXT CLUB

Receive 2 bottles of one white or one red with an occasional rosé Masia de la Vinya wine. Six shipments each year: January, March, May, July, September, November at discounted prices, along with other Wine Club benefits.



BLANCO CLUB

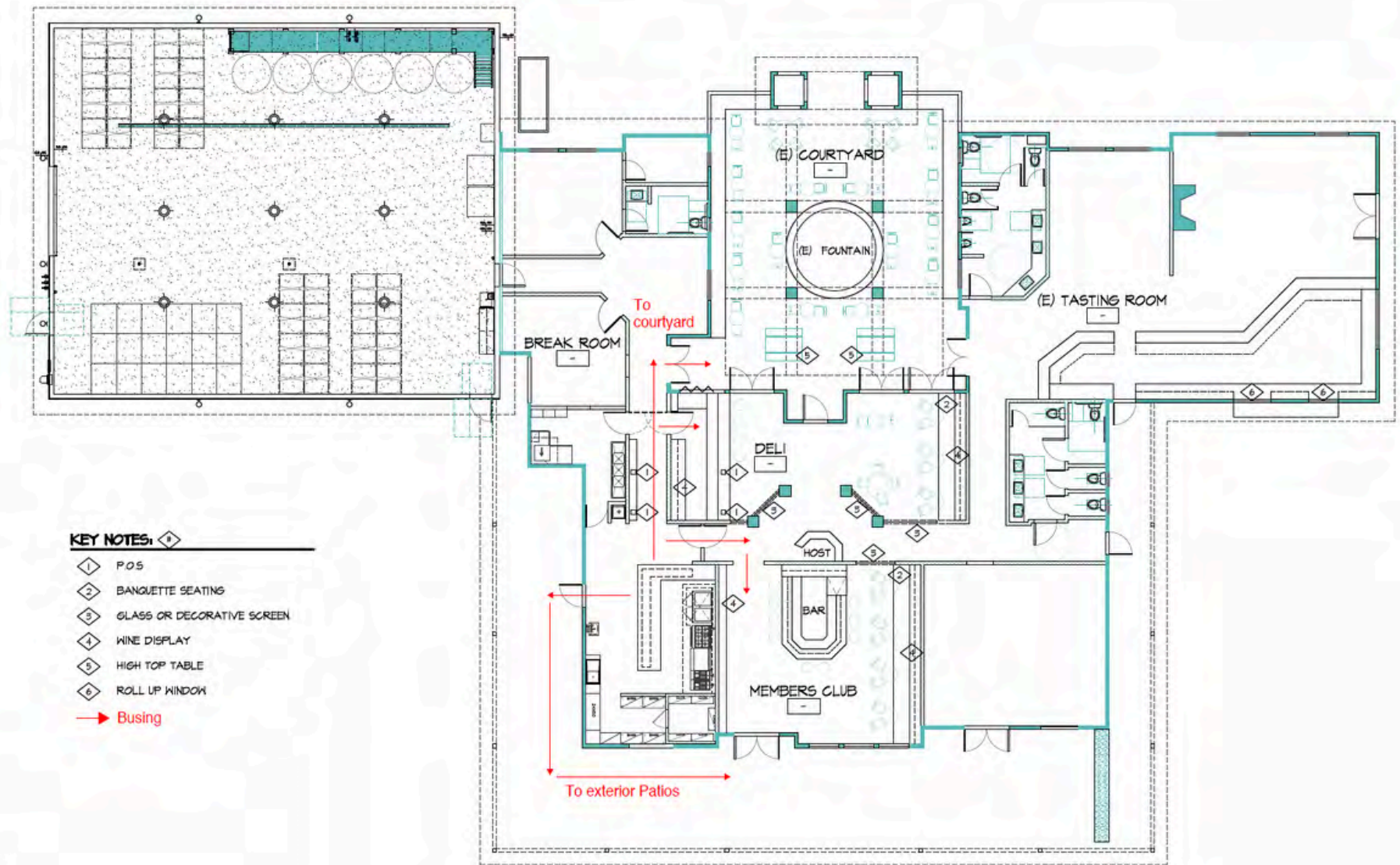
Receive 2 bottles of white Masia de la Vinya wines.
Six shipments each year: January, March, May, July, September, November at discounted prices, along with other Wine Club benefits.

Awards		
Competition	Vintage & Placement	Year
Toast to the Coast	2019 Monastrall - Gold	2023
Dan Berger International	2017 Malbec - Bronze 2016 Orquestra - Bronze 2020 Rose de Garnacha - Bronze	2021
Toast to the Coast	2016 Orquestra - Silver 2017 Cabernet Sauvignon - Silver	2021
Experience Rose	2019 Rose de Garnacha - Silver	2021



Awards		
Competition	Vintage & Placement	Year
OC Fair Commercial Wine Comp	2015 Orquestra - Silver Medal	2019
Toast of the Coast	2013 Syrah – Gold Medal	2018
Empire Magazine Best of Edition	2012 Syrah – Best Syrah	2017





Reach out for a personalized showing | Do not go direct



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