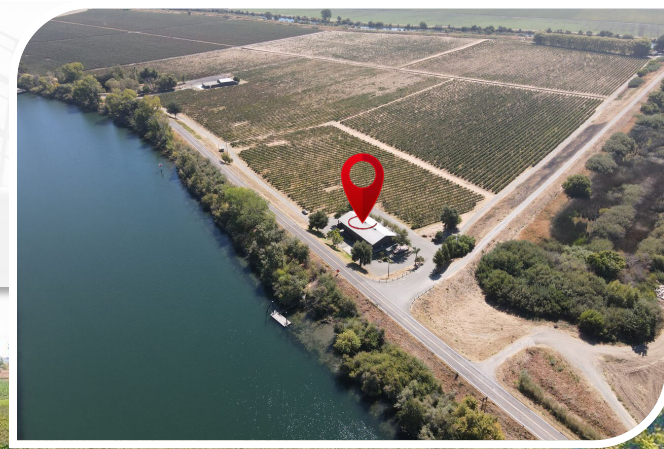


FOR LEASE

15511 ISLETON RD - ISLETON, CA
Winery/Brewery With Tasting Room & Cold Storage



3D TOUR [CLICK HERE](#)

NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

NAINorthgate
INVESTMENTS TEAM

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PROPERTY SUMMARY



AVAILABLE SPACE
±6,580 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY HIGHLIGHTS

- Opportunity to source Estate Chardonnay & Pinot Noir grapes
- Winemaking equipment available for lease or sale
- ± 1,000 square foot cold storage with restroom also available for lease
- Outdoor venue area with sidewalk, patio, and bocce court
- Nestled between Isleton & Walnut Grove approximately 8 miles (10 minutes) from the CA-12 & CA-160 Junction
- Potential for A.B.C. & T.T.B. License Transfer

PROPERTY INFO

LEASE PRICE:	Negotiable	
GLA:	± 6,000 SF	
SUITES:	15111 Isleton Rd, Isleton CA	±5,000 SF
	Refrigeration Building	±1,000 SF
LOT SIZE:	±101.60 AC	
APN:	156-0200-002	

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Guests are welcomed to the 15511 Isleton Road by an electronic gate providing access to the winery/brewery and ample dedicated parking area. The property is also home to Rippey Family Vineyards. The lease opportunity includes a $\pm 5,000$ square foot winery/brewery with tasting room and a $\pm 1,000$ square foot insulated cold storage space accessible via private access road. The main structure offers winemaking/brewing area, administrative office space, indoor tasting room, restroom, and an adjacent patio deck overseeing the vineyards for guests to enjoy. The additional $\pm 1,000$ square foot cold storage building is insulated, climate controlled, and furnished with a restroom. The property also is equipped with a bocce ballcourt for guests to utilize. In addition to the lease opportunity, tenants have an opportunity to lease or purchase winemaking equipment (outlined on next slide) and source the estate grapes for winemaking.

LOCATION DESCRIPTION

The property is nestled between Isleton & Walnut Grove approximately 8 miles (10 minutes) from the CA-12 & CA-160 in the Sacramento River/Delta Wine Region. The Delta is an intriguing labyrinth of waterways formed by the confluence of the Sacramento, Mokelumne and San Joaquin rivers as they flow into the San Francisco Bay. With 1,000 miles of meandering channels, rivers, sloughs and cuts, this fresh-water system offers an abundance of water activities. With quaint historic towns that have changed little since the Gold Rush era, the Delta offers a delightful day trip from nearby Sacramento along scenic Route 160.



EQUIPMENT LIST

FOR SALE OR FOR LEASE

Grape Receiving Hopper



Air Tank/Receiving Tank



Pallet Scale



Grape Crusher



7 Fermentation/Wine Tanks



Bladder Press/Wine Press



Diaphragm Pump/Air Pump



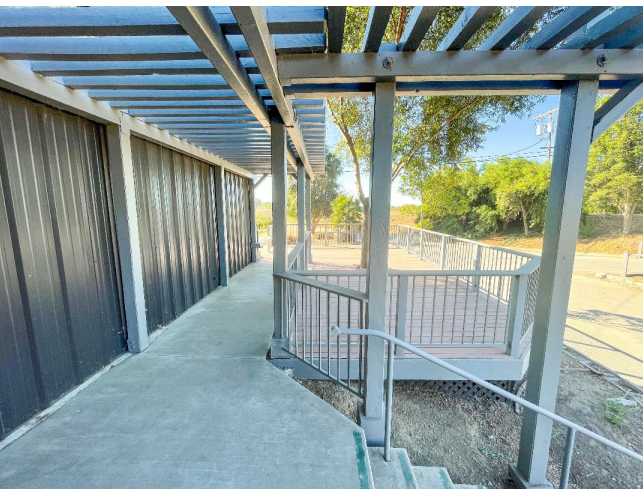
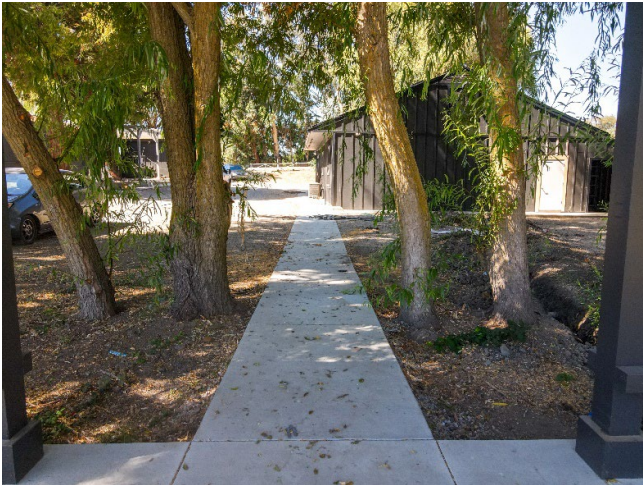
Chilling System



PHOTO COLLAGE



3D TOUR [CLICK HERE](#)



MARKET AERIALS



Ownership open to dock install

CITY PROFILE

■ ISLETON, CALIFORNIA

- **Strategic location:** The area is home to a growing list of wineries making this unique convenient location a great opportunity for a new winery to thrive.
- **Located on the Delta:** With the location on the delta a winery has an opportunity to attract avid water goers to a destination wine tasting experience.
- **Real Estate and Operating Costs:** The land and operational costs are lower in Isleton compared to more established wine regions, attracting new or smaller-scale wine businesses.
- **Proximity to Established Wine Regions:** Isleton is located not far from some of California's renowned wine-producing regions like Napa Valley and Sonoma County. This proximity offers access to expert knowledge, skilled labor, and potential collaboration with established vineyards and wineries.



POPULATION DENSITY

■ Isleton, CALIFORNIA



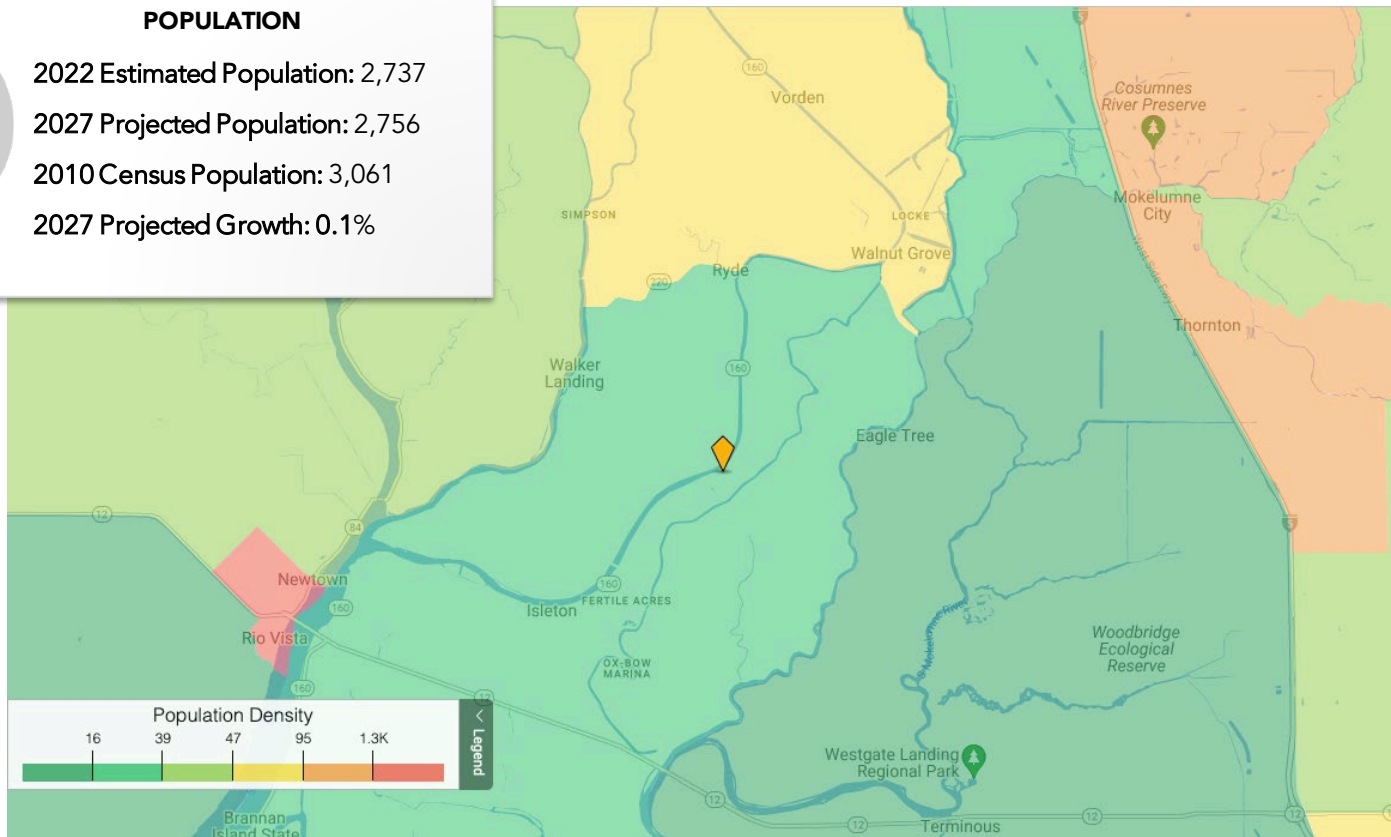
POPULATION

2022 Estimated Population: 2,737

2027 Projected Population: 2,756

2010 Census Population: 3,061

2027 Projected Growth: 0.1%



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15511 ISLETON RD | ISLETON, CA



NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787

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