

Wine Tasting Rooms and
Crushing Facility

AVAILABLE
FOR LEASE

35265 WILLOW AVE
Clarksburg, CA 95612

-/+12,867 SF

\$3.00 PSF + NNN

OLD SUGAR MILL

Sacramento
River

WILLOW AVE



DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

GIOVANNI GIAMMONA

Director
916 662 4159
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
ggiammona@muellercommercial.com
Cal DRE#02384184

CENTURY 21

Select Real Estate, Inc



Wine Tasting Room, Crushing Facility, & Possible Restaurant Space Available for Lease



THE PROPERTY

 **35265 Willow Ave, Clarksburg, CA 95612**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



043-240-038-000



-/+12,867 SF
Restaurant
Infrastructure
Roll-Up Door



M-2



Event Hall,
Wine Tasting,
Restaurant
Restaurant
Catering



\$3.00 PSF + NNN



The Old Sugar Mill is ideally positioned for hospitality and event-driven uses, enhanced by its scenic riverfront setting and sweeping vineyard views.



The Old Sugar Mill attracts top-tier California wineries, drawing strong regional traffic as a premier Delta wine destination.

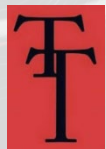


Establish your winery at Old Sugar Mill to gain high-visibility exposure, built-in regional traffic, and association with a respected collection of premium wineries.



Surrounded by vineyards and river front views, Old Sugar Mill is an ideal setting for weddings and corporate functions.

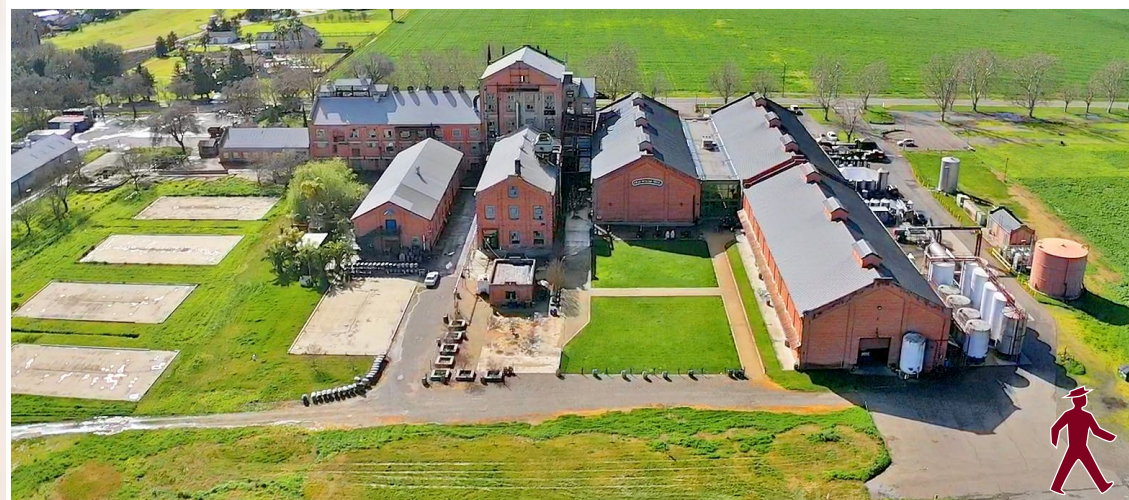
**BUMP
CITY**
— WINE CO —



CENTURY 21
Select Real Estate, Inc.



FOR LEASE





Lake Winchester Vineyard

35265 Willow Ave.
CLARKSBURG
CA 95612

Rencontres Winery
Share your passion!

Sacramento River

Wilson VINEYARDS

Clarksburg Villa By Sac River & The Old Sugar Mill

HERINGER ESTATES
FAMILY VINEYARDS & WINERY

Bogle Production Facility

BOGLE FAMILY VINEYARDS



Chick-fil-A
IN-N-OUT BURGER
DELTA SHORES
DICK'S SPORTING GOODS
REGAL CINEMAS
crumbl
Walmart
HOBBO LOBBY
PET SMART
The Habit BURGER GRILL

IN-SHAPE FAMILY FITNESS
THE ALLEY

Laguna West

Laguna West

Laguna West-Lakeside

Lakeside

Stonelake Community

Laguna Stonelake

target
Sams CLUB
Starbucks
LOWE'S
Foods Co.
DUNKIN' DONUTS
DEL TACO

target
macy's
CHIPOTLE MEXICAN GRILL

Walgreens
chili's

MEN'S WEARHOUSE

THE HOME DEPOT
BEST BUY
Leatherby's Family Creamery
B&J BOOT SHOP
TJ-MAXX
Peet's Coffee
Hilton HOTELS & RESORTS

COSTCO WHOLESALE
TRADER JOE'S
KOHL'S

Franklin High School

Toby Johnson Middle School

Quail Ridge

HOBBO LOBBY

Applebee's
ROSS DRESS FOR LESS

FAMOUS footwear
Chevron

STAPLES
BURGER KING

MIKUNI
GROCERY OUTLET

IN-N-OUT BURGER
Panera BREAD

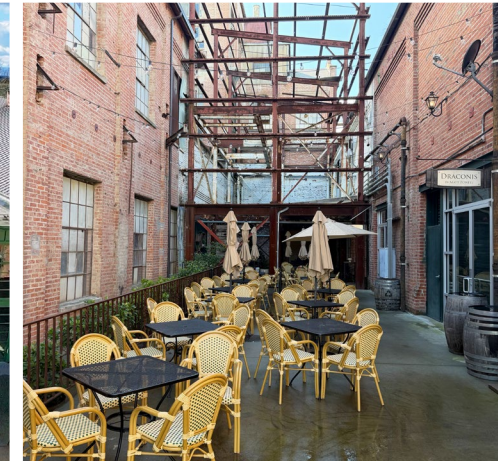
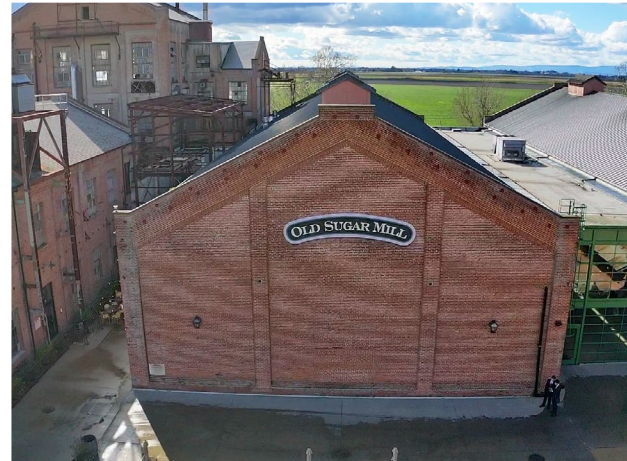
Walmart

DUTCH BROS
Starbucks

TOYOTA
HONDA

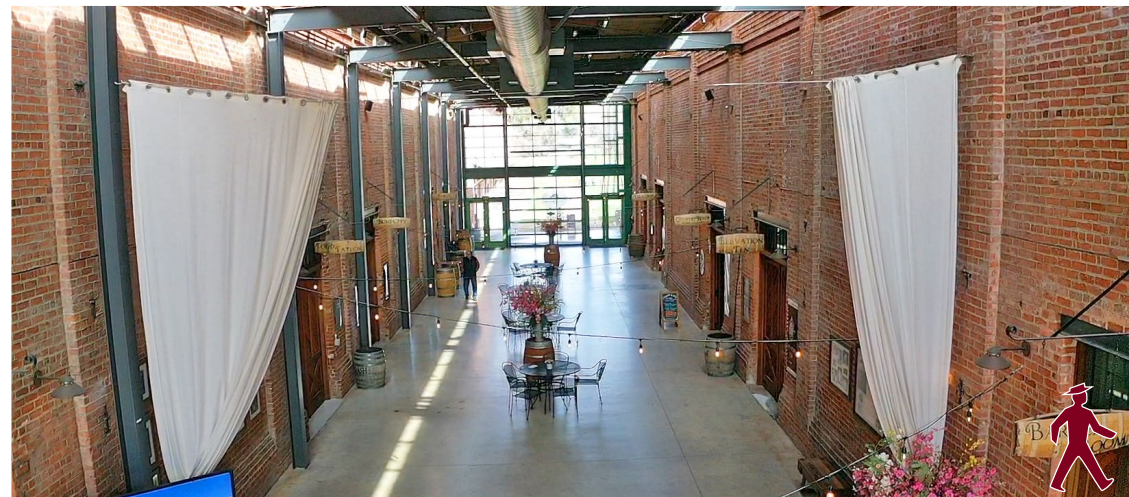
CHEVROLET

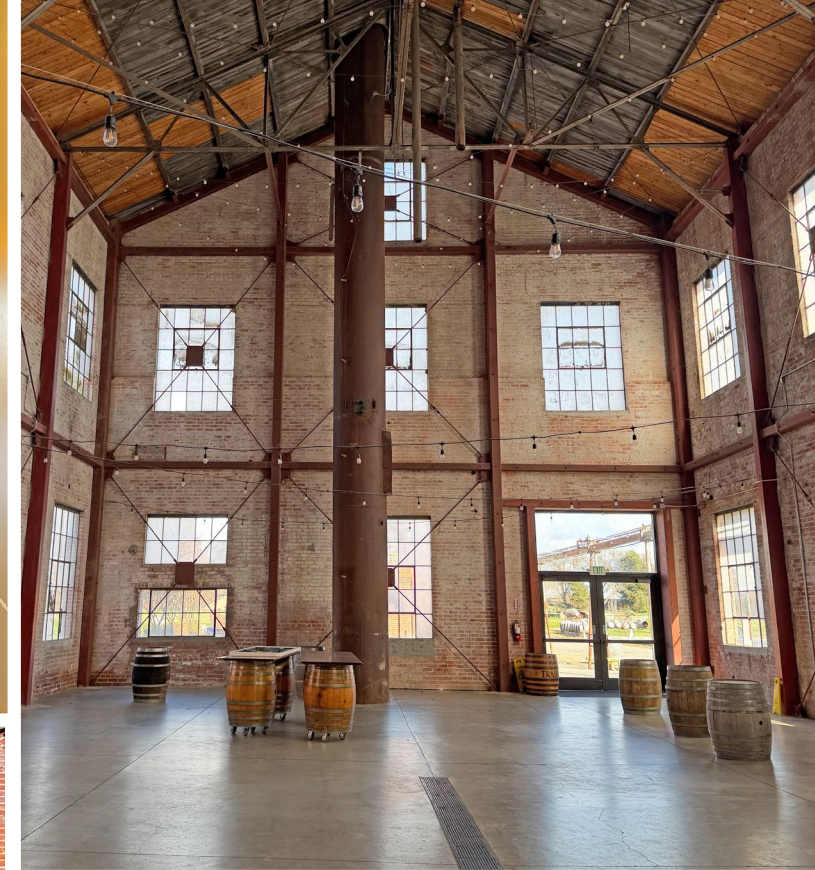
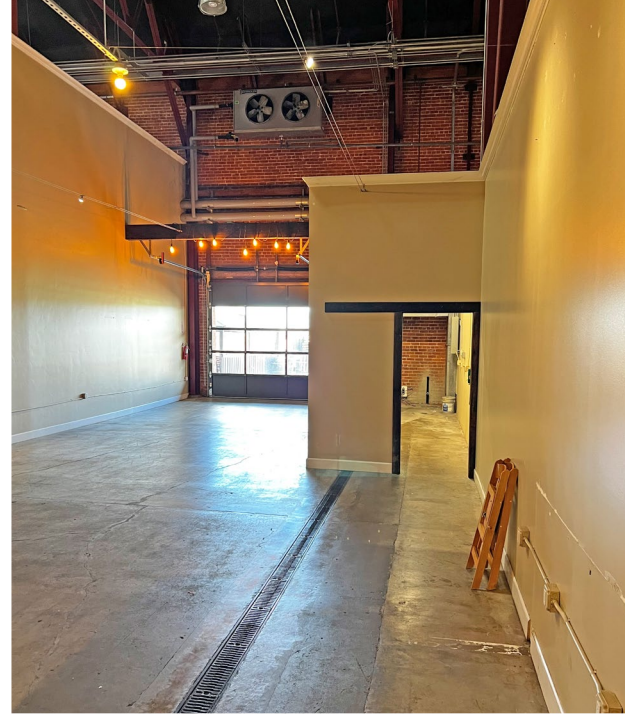




THE BUILDING

Recognized as one of California's premier wine tasting destinations, the Old Sugar Mill attracts many of the state's top winery tenants, creating a curated, high-quality environment that draws consistent visitor traffic from across the region. Surrounded by scenic vineyards, open Delta farmland, and riverfront views, the property offers a stunning backdrop that enhances brand image and guest experience. Just minutes from Sacramento, the location combines tranquil wine country ambiance with convenient metropolitan accessibility, making it an exceptional opportunity for wineries seeking visibility, prestige, and an unforgettable setting for tastings and events.





THE AREA

The Old Sugar Mill is a landmark destination in the heart of the Clarksburg wine region, offering a distinctive setting for commercial and hospitality-oriented uses. Celebrated for its historic character and adaptive reuse design, the property has become a premier wine tasting destination within the Northern California area. Surrounded by expansive vineyards and Delta farmland, it features outstanding panoramic views and a tranquil rural atmosphere that attracts steady tourism and repeat visitors. Home to multiple boutique wineries and tasting rooms, the site functions as a built-in destination that encourages extended visits and cross-traffic, generating consistent foot traffic for complementary uses such as events, specialty retail, food service, and hospitality, all supported by its strong regional identity and enduring market appeal.

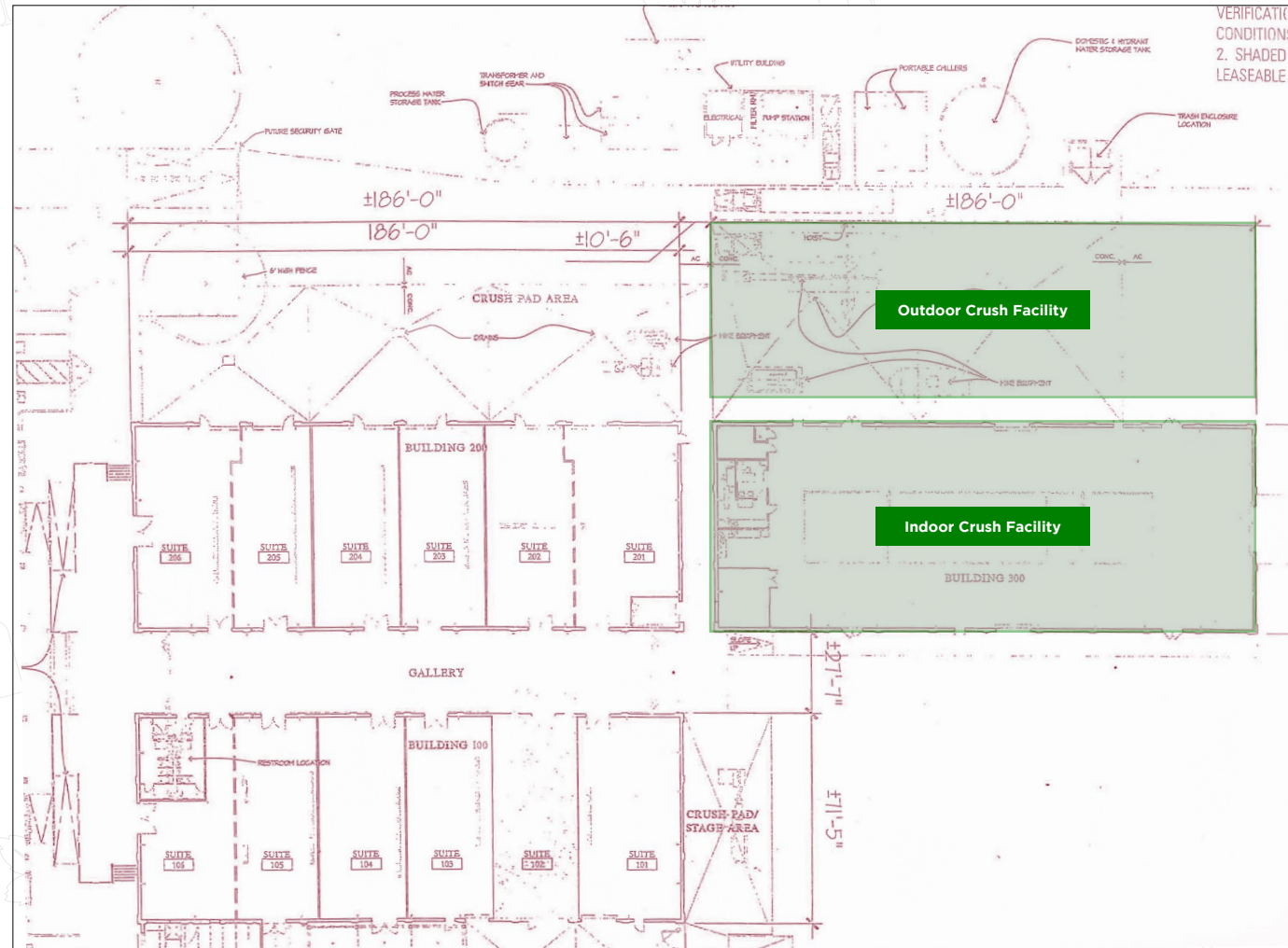
Nestled in the heart of Clarksburg, California, the Old Sugar Mill stands as a striking symbol of the town's agricultural roots and charm. Built in 1934 as a bustling beet sugar refinery serving the fertile fields of the Sacramento River Delta, the massive brick structure once echoed with the rhythm of industry before eventually falling silent as the sugar era came to an end. Rather than fading into history, the building was thoughtfully reimagined and transformed into a home putting boutique wineries on display, preserving its industrial character while giving it vibrant new life. Today, its historic architecture, and vineyard surroundings create a warm, inviting atmosphere where visitors can sip locally crafted wines, and experience a seamless blend of Clarksburg's past and present.



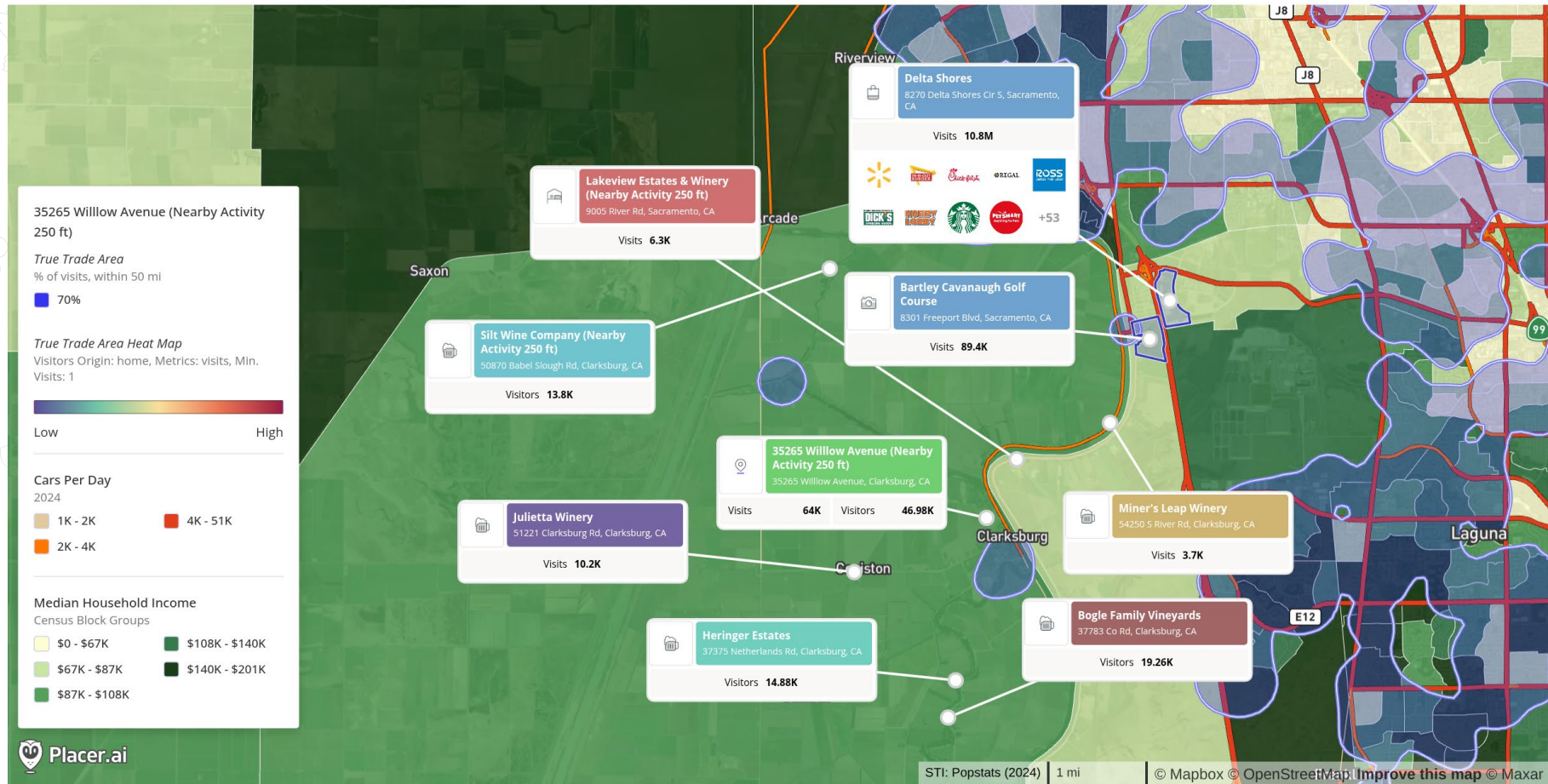
FLOOR PLAN



CRUSHING FACILITY FLOOR PLAN



SURROUNDING WINERIES



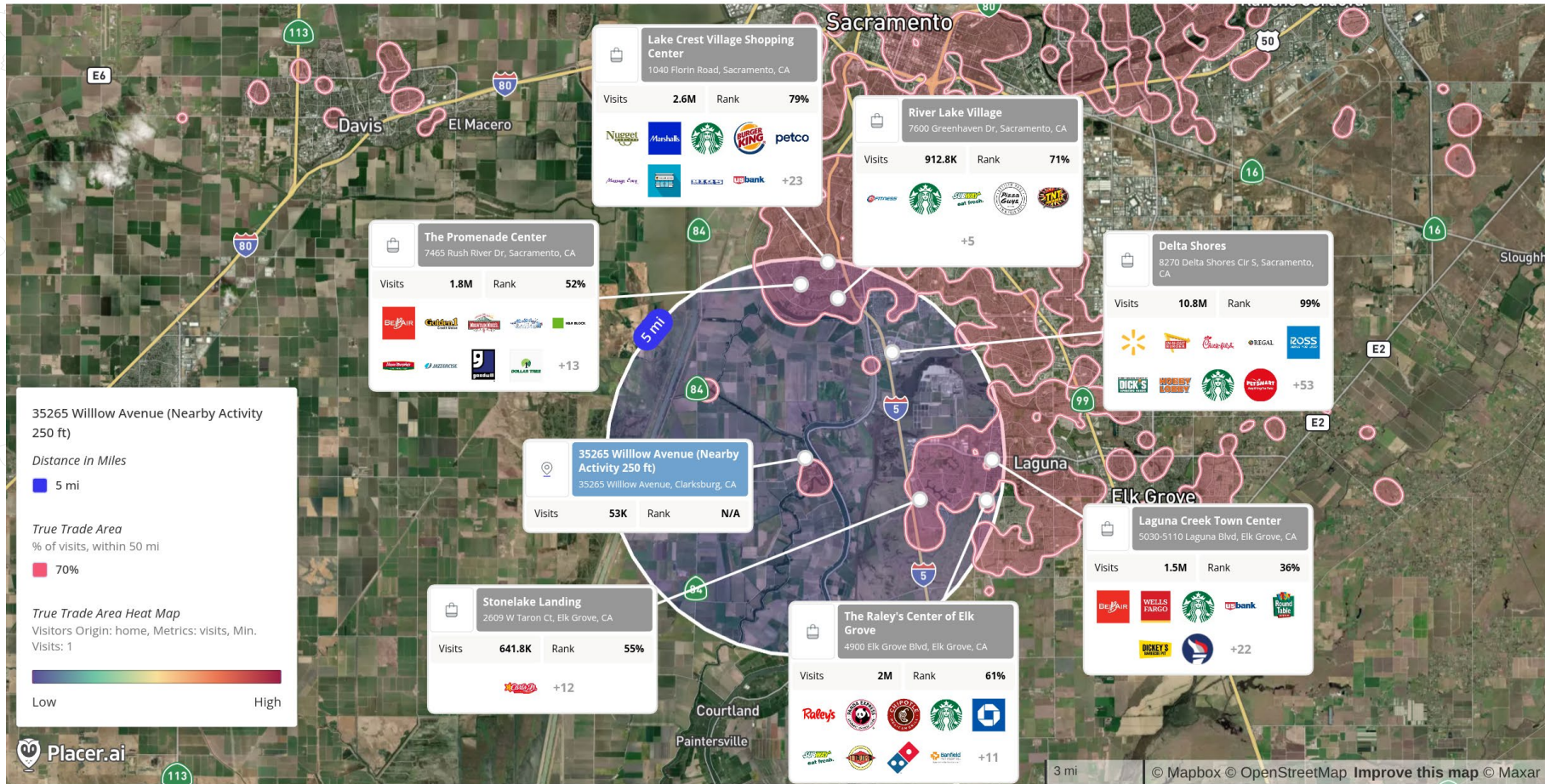
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Feb 1, 2025 - Jan 31, 2026
 Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai



SHOPPING CENTER RANKING



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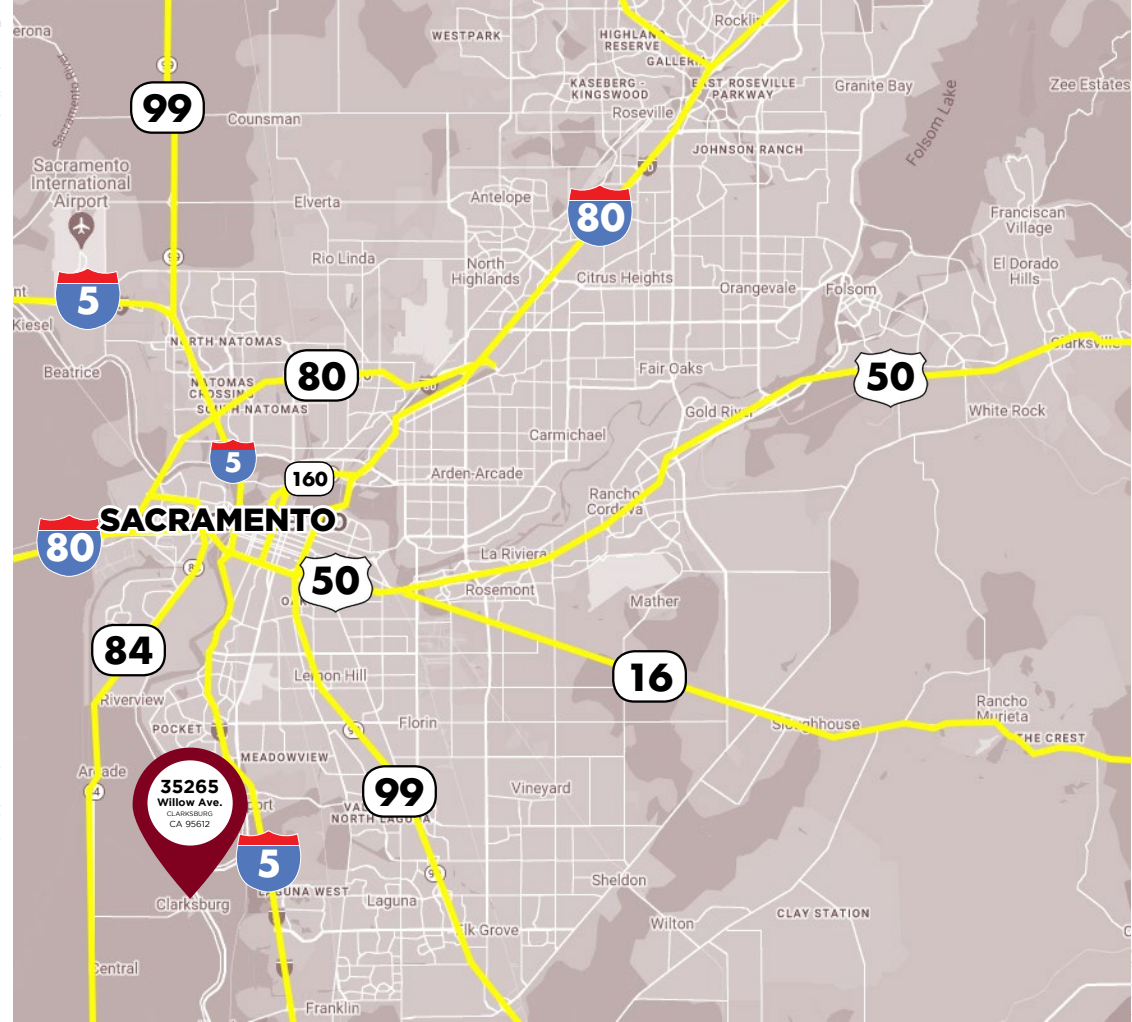
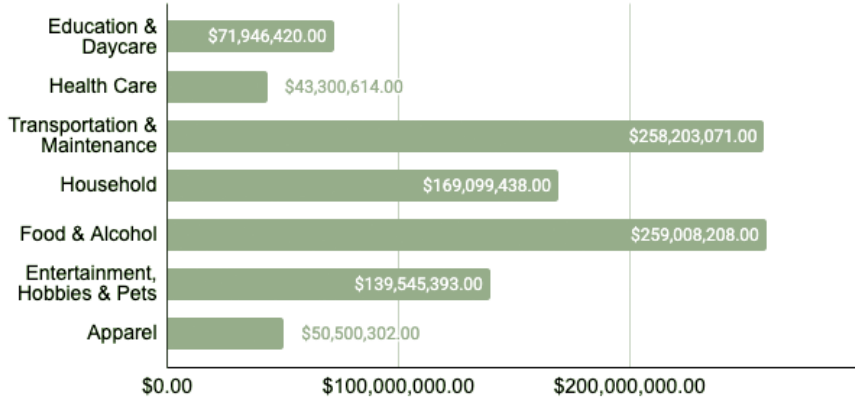
Feb 1, 2025 - Jan 31, 2026. Ranking listed in callouts are based on Category - State, Category - Nationwide.
 Data provided by Placer Labs Inc. (www.placer.ai)



DEMOGRAPHICS

CONSUMER SPENDING

3 miles Households



HOUSEHOLD INCOME



5 Mile Radius

| Avg. Household Income | Count |
|-----------------------|-------|
| < \$25K | 2,534 |
| \$25K - 50K | 2,547 |
| \$50K - 75K | 3,416 |
| \$75K - 100K | 3,618 |
| \$100K - 125K | 3,678 |
| \$125K - 150K | 2,411 |
| \$150K - 200K | 3,306 |
| \$200K+ | 3,604 |

RESIDENT POPULATION

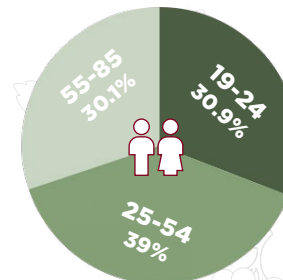


2024 72,199



POPULATION BY AGE

3 Mile Radius



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in -line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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CENTURY 21.

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CENTURY 21

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