

6855 SANTA ROSA ROAD

Offered at \$4,750,000

6855 Santa Rosa Road, home to Lafond Vineyard, Winery & Tasting Room, presents an extraordinary opportunity to own one of Santa Barbara County's landmark wine estates in the heart of the acclaimed Santa Rita Hills AVA. Established in 1972 by wine pioneer Pierre Lafond, the vineyard was among the region's earliest plantings and helped shape the Santa Rita Hills into one of the world's premier cool-climate winegrowing regions, celebrated for exceptional Pinot Noir and Syrah.

The estate's story begins a decade earlier, when Pierre Lafond founded Santa Barbara County's first post-Prohibition commercial winery in 1962, helping launch what would become one of California's most respected wine regions. Recognizing the extraordinary potential of the Santa Rita Hills, he acquired this property and established his own estate vineyard, creating a lasting legacy of innovation, stewardship, and winemaking excellence.

Defined by gently rolling terrain, sandy alluvial soils, a distinctive east-west valley orientation, and cooling maritime influence from the Pacific Ocean, the property enjoys an exceptional terroir and a long growing season that consistently produces wines of remarkable depth, structure, and vibrant acidity.

The estate includes a winery and tasting room, completed circa 2000, thoughtfully designed for both wine production and hospitality, along with a 3-bedroom, 1-bath residence providing on-site accommodations for owners, management, or staff. Permitted to host up to 12 events annually, the property offers outstanding opportunities for wine club gatherings, private celebrations, and curated hospitality experiences.

A true legacy offering, this is far more than a vineyard and winery. It is an opportunity to steward one of Santa Barbara County's most historically significant wine estates, where exceptional terroir, established hospitality infrastructure, and pioneering winemaking heritage converge.

The sister production facility and vineyard is also available for purchase at 8669 Santa Rosa Road.

The Lafond Winery business is not included in this real estate offering but may be available through a separate business sale. The real estate offering includes only the land, buildings, and other real property improvements. The owners may consider selling the winery business to the right purchaser—one committed to preserving the brand's storied history, retaining its dedicated staff, and continuing to serve its loyal customer base. Any such transaction would be subject to separate negotiation and a separate Business Purchase Agreement. The business sale would include the Lafond Winery business, business name, trademarks, ABC license, case goods inventory, bulk wine, and other business assets.

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