

## **Agua Dulce Winery**

A Legacy Estate | Nearly 100 Acres | Los Angeles County

Presenting a once-in-a-generation opportunity to acquire one of Southern California's most distinctive vineyard estates—Agua Dulce Winery. Spanning nearly 90 acres of rolling, vineyard-covered landscape, this exceptional property seamlessly blends lifestyle, legacy, and institutional-grade income.

Ideally positioned in the hills of Agua Dulce, just outside Santa Clarita and moments from a private airport, the estate offers rare accessibility to Los Angeles while preserving the privacy and serenity of a true wine-country retreat.

At its core, Agua Dulce Winery is a fully integrated, revenue-generating platform. The business produces consistent seven-figure annual income across diversified verticals, including a highly engaged wine club of approximately 4,000 members, a hospitality-driven Airbnb portfolio, and an established wine production and events operation. This is a turnkey acquisition with embedded brand equity and significant upside for expansion, repositioning, or premiumization.

Architecturally, the estate is anchored by a striking two-story barn, thoughtfully designed to reflect rustic sophistication and timeless craftsmanship. A separate five-bedroom, five-bathroom guest residence offers refined comfort, featuring open-concept living spaces, a chef's kitchen appointed with Viking appliances, and panoramic vineyard views. The primary suite serves as a private sanctuary, complete with a fireplace, dedicated workspace, and generous proportions throughout.

The grounds are equally compelling. Mature vines stretch across the landscape, complemented by curated outdoor spaces designed for both intimate enjoyment and large-scale entertaining. A picturesque patio frames sweeping sunset vistas, while the fully outfitted wine cellar—lined with French oak barrels—offers an authentic immersion into the art of winemaking.

Agua Dulce Winery represents a unique convergence of lifestyle and investment: a scalable hospitality and production asset, a branded consumer platform, and a generational estate—all within convenient reach of Los Angeles, the Pacific coastline, and Southern California's premier destinations.

**An offering of rare scale, enduring value, and limitless potential.**

**Agua Dulce** is a **fully integrated, profitable** California winery with end-to-end control of production, branding, and customer engagement.



**Size and Location:** ~90 Acres of land in Agua Dulce, CA.

**Turnkey Operating Platform:** Fully integrated and operational winery with 25,000-case annual production capacity; on-site vineyard, crush pad, bottling, and storage.

**High Margin Direct-To-Consumer Sales:** 3,700-member wine club DTC model with solid recurring revenue base and high-margin potential.

**Established Brand Portfolio:** Includes ownership of Agua Dulce Winery brand and Happy Face wine brand, previously doing 300k-cases a year with . Presenting a strong opportunity to receive a once high-volume, nationally distributed label.



***Proximity Advantage:*** Immediate access to one of the largest and wealthiest consumer bases in the U.S., with over **10 MM residents** within a **50-mile radius** (less than an hour from Los Angeles, CA).

***Income-generating Hospitality Offerings:*** Includes a licensed Airbnb guest house with vineyard views and event grounds used for weddings, retreats, and private events.

***Zoning & Development Potential:*** LA County rural zoning may support **subdivision** for residential lots, or expansion of hospitality footprint (e.g., glamping units, additional lodging).



### **Wine Club Membership**

**~90 acres** of fee-simple real estate in Agua Dulce, CA

**~10 million** residents within a **50-mile radius** of the property

**2.5 miles** from Agua Dulce Airpark

**3,700 active members**, providing recurring DTC revenue

Fully integrated winemaking operation with **25,000 cases/year** installed capacity

**90% Gross Margins** in the Wine production operating business

**2.5 miles** from the nearest airport: Agua Dulce Airpark



**Growth Opportunities:**

**Expand Production Capacity:** Infrastructure and land allow for scaling beyond the current 25,000-case limit.

- Revive a once 300,000+ annual case national brand – Happy Face – leveraging existing production capacity

**Subdividable Land:** ~900 acres with subdivision potential to be sold off to 3rd parties.

**Develop Short Term Rentals:** Use open land to create high-end outdoor accommodation or expand the Airbnb offering.



**CA Tax Credit Program:** Film and television tax credit in California doubles incentives for in-state productions – attracting more shoots to Agua Dulce Winery and driving higher location rental income.





