



Paicines AVA Winery & Vineyard Property For Sale

385 Panoche Road | Paicines, CA 95043

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

TABLE OF CONTENTS

Property Overview	3
Executive Summary	4
Building Sqft	5
Site Plan	6
Property Photos	7 - 8
Location Overview	9 - 11
Mahoney & Associates	12
Disclaimer	13

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An aerial photograph showing a large agricultural property. A road, labeled 'Airline Hwy', runs horizontally across the top. Another road, labeled 'Panoche Rd', runs vertically on the right side. The property is mostly covered in green vineyard rows. There are some buildings and structures near the intersection of the roads.

PROPERTY OVERVIEW

Airline Hwy

Panoche Rd

Mahoney Associates is pleased to present to the market for sale this rare, large-scale commercial winery facility in the heart of San Benito County. Situated on 166.95 acres along Panoche Road, approximately 12 miles southeast of Hollister, the Alba Coast Winery offers an exceptional opportunity to acquire a fully operational, dual-facility winery with over 126,590 square feet of effective building area across 18 structures. Designed to process up to 30,000 tons of wine grapes annually, the property features over 6.23 million gallons of cooperage split between stainless steel, refrigerated wine cellars, and two independent production lines for red and white wine connected by an underground transfer tunnel. Served by two high-capacity onsite wells, PG&E utilities, and a 300,000-gallon water storage system, the property is fully self-sufficient and move-in ready for a major wine producer. The winery use is grandfathered, legal, and conforming under current zoning with no use permit required. Opportunities of this scale and operational readiness are exceptionally rare on the Central Coast.

EXECUTIVE SUMMARY

ASKING PRICE

UNPRICED



BUILDING SIZE

± 126,590 SF



LOT SIZE

± 166.95 ACRES



LOCATION

PAICINES

PROPERTY OVERVIEW

Address	385 Panoche Road, Paicines, CA 95043
APN	023-120-022 023-100-068
Building Size	± 126,590 SF 18 Buildings Total
Lot Size	166.95 acres
Zoning	AR – Agricultural Rangeland C2 – Neighborhood Commercial
Parking	Paved Parking
Electricity	PG&E 480 volt/3 phase service
Water	± 500 Gallons per minute (Wine well) x2

PROPERTY HIGHLIGHTS

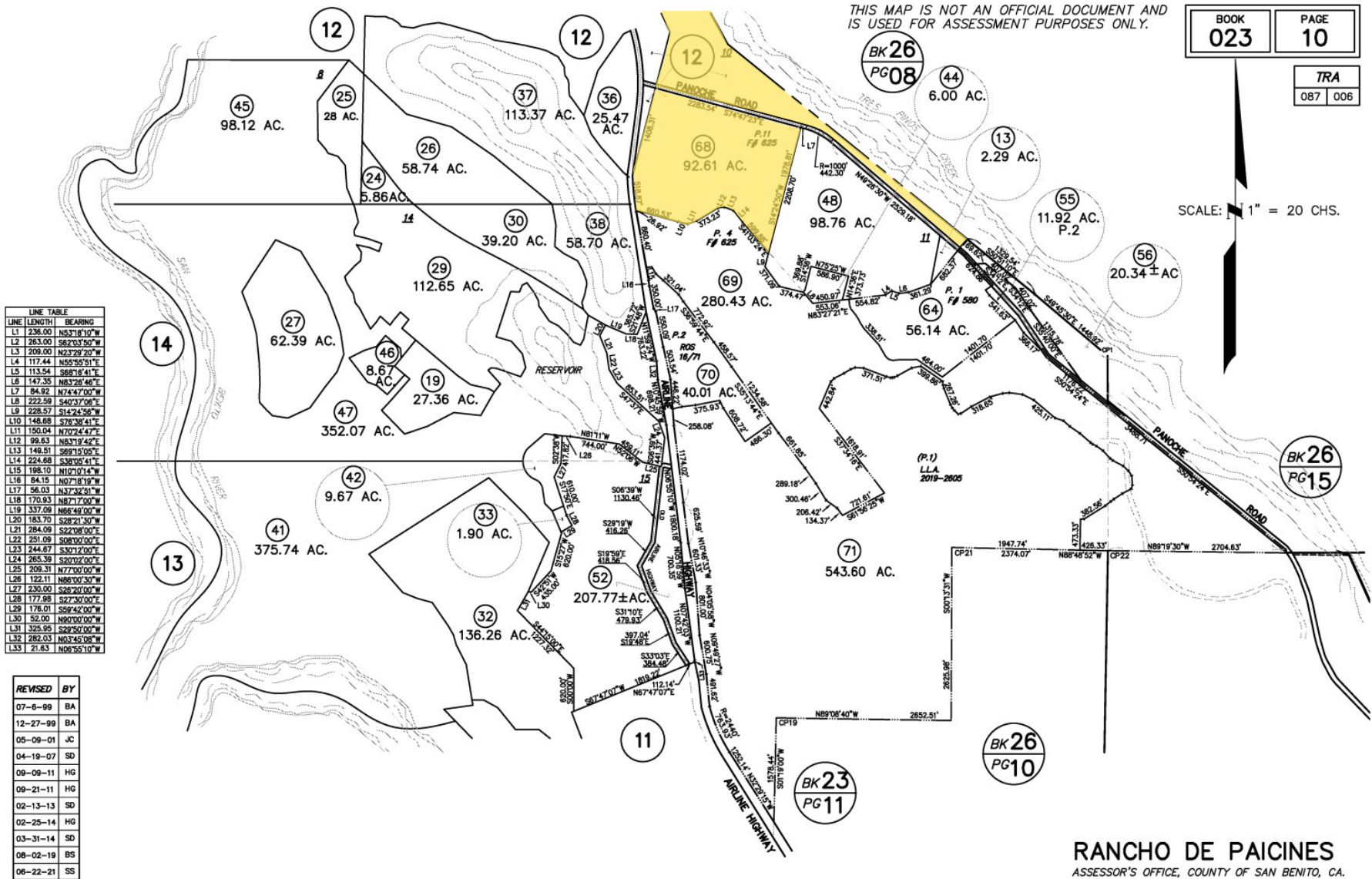
- 108.95 acres of active winery use
- 50.24 net vine acres subject to a long term lease
- Two separate production facilities, red and white wine, connected by a cross-road underground tunnel
- Refrigerated wine cellars (400s & 600s) with ammonia/ glycol refrigeration, night-air-exchange, motion lighting, and sprinkler fire protection
- Lab, offices, conference rooms, locker rooms/showers in dry storage warehouse
- 1 Ag well & 1 well for the house
- Coastal climate influence: Moderate temperatures with Pacific Ocean cooling via Diablo Range gaps — ideal for viticulture and wine storage

BUILDING SQFT

Bldg	Approx SF
Office	3,600 SF
Dry Storage	29,184 SF
Wine Cellar East	22,560 SF
Wine Cellar West	52,026 SF
Red Fermentation Canopy	13,600 SF
Scale House	270 SF
Sugar Shack	480 SF
Employee Restroom	182 SF
Shop (North)	3,150 SF
Storage Warehouse	1,435 SF
Press Canopy	2,310 SF
Filter Canopy (x2)	1,860 / 1,144 SF
Shop (South)	900 SF
Restroom (South)	182 SF
Fire House	396 SF
Winery Residence + Garage	1,928 + 696 SF
Pump House	144
Total Under Roof	136,047 SF

SITE PLAN

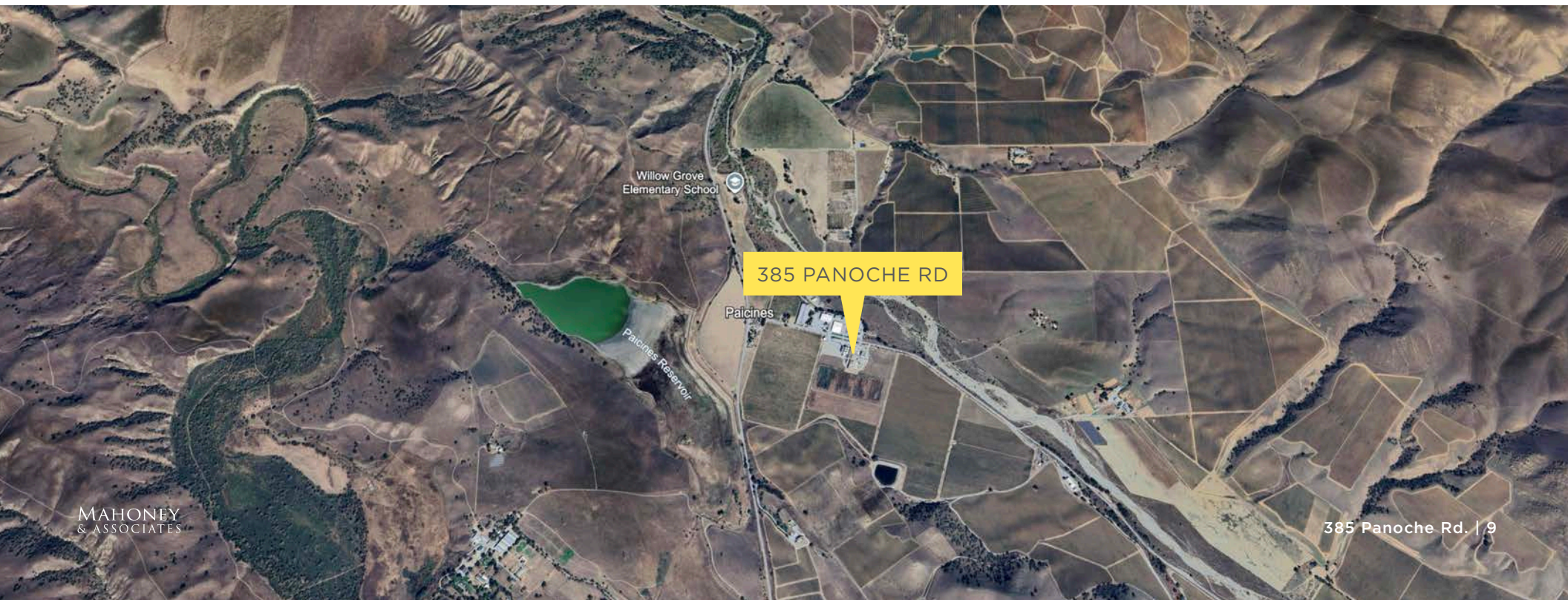
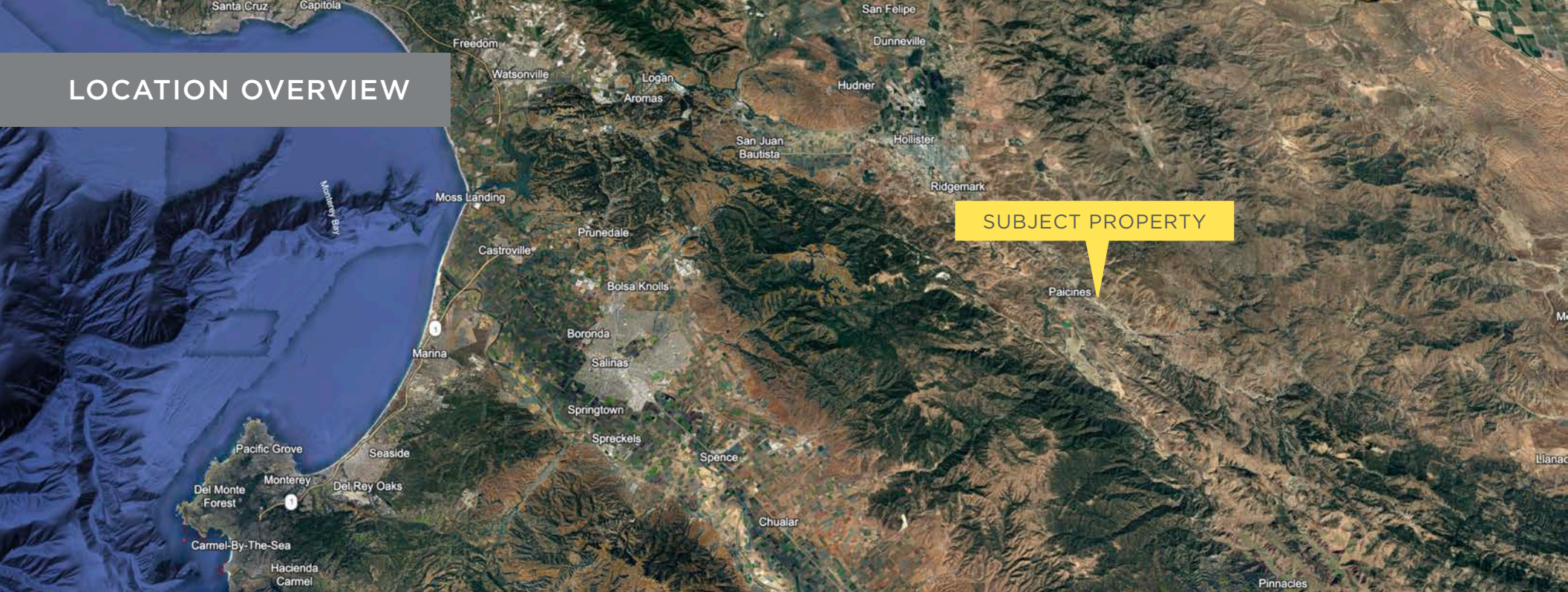
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LOCATION OVERVIEW



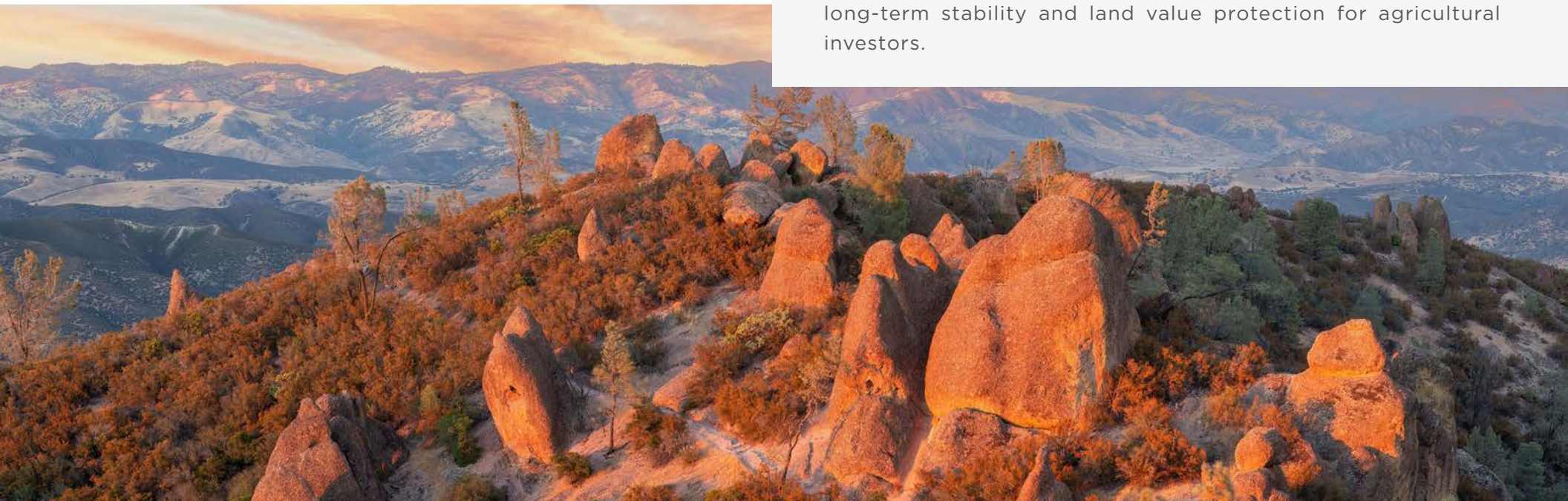
ABOUT SAN BENITO

AREA OVERVIEW

San Benito County is one of California's most distinctive agricultural regions, offering a rare combination of fertile soils, a moderate coastal-influenced climate, and an unspoiled rural landscape that has made it an increasingly sought-after location for premium wine grape growing and large-scale winery operations. Located along the central interior of California, the county benefits from cooling Pacific Ocean breezes that funnel through gaps in the Diablo Range, creating ideal conditions for viticulture, long, warm growing days tempered by cool evenings that preserve natural acidity and promote balanced fruit development.

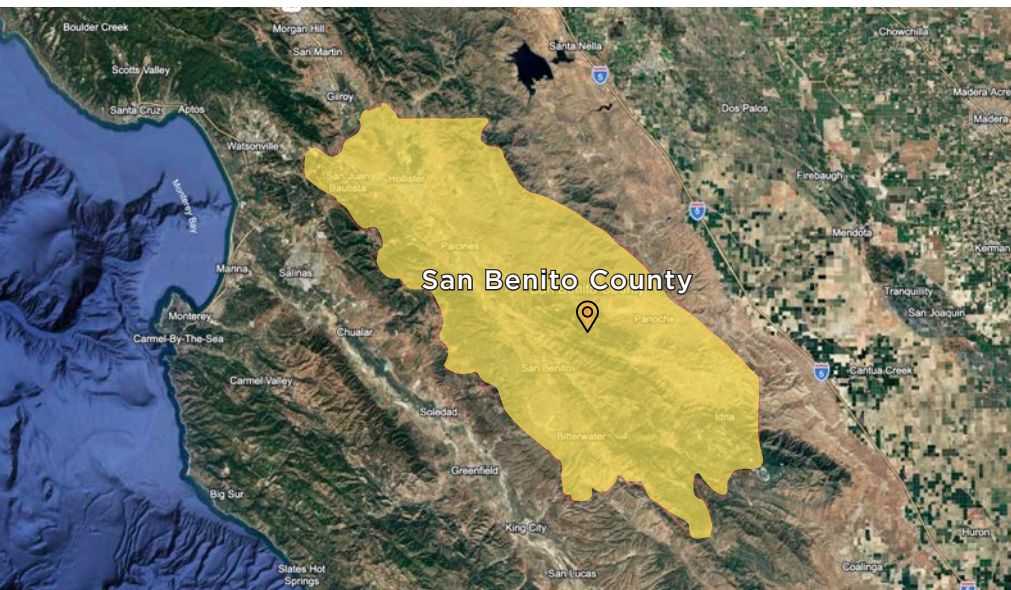


The county seat of Hollister serves as the region's commercial hub, with convenient access via Highway 25 and Highway 101, connecting producers to major distribution corridors throughout Northern and Central California. Despite its agricultural prominence, San Benito County remains largely undeveloped, with local zoning policies deliberately designed to preserve farmland and limit non-agricultural development, providing long-term stability and land value protection for agricultural investors.



SAN BENITO COUNTY OVERVIEW

With a legacy rooted in ranching, dry farming, and wine grape production, San Benito County has quietly emerged as a compelling destination for wine industry investment, attracting major producers seeking large-scale operational capacity away from the congestion and costs of Napa and Sonoma. Its combination of strategic location, favorable climate, agricultural infrastructure, and pro-farming land use policies makes it one of the Central Coast's most compelling, and underappreciated wine country destinations.



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Agri-Tourism Sector



Abundant
Water
Resources



ECONOMY

- Agriculture is the county's largest industry by acreage, with fertile valley soil supporting some of the most productive farmland in the state.
- The county's emerging wine country offers highly acclaimed and award-winning wines set against a scenic agricultural landscape
- San Benito County supports a strong agri-tourism sector, complemented by Pinnacles National Park and Mission San Juan Bautista.

2025 DEMOGRAPHICS

70,000

Population

25,200

Households

36.1

Median Age

\$114,394

Median
Household
Income

MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

We would be honored to sit down with you—listen to your story, understand your goals, learn about your property, and explore the challenges and opportunities you face. Every property has its own unique potential, and we've found that no single solution fits all. That's why we're committed to creating customized strategies that reflect your vision and respect the interests of all stakeholders involved.

There's nothing more rewarding to us than driving past a property where we've partnered with an owner and seeing the transformation—a thriving new business, a revitalized income stream, a heartfelt tribute to a loved one, or a once-forgotten landmark brought back to life. These outcomes remind us that our work is about more than just real estate—it's about legacy, impact, and community.

We look forward to working with you to bring that vision to life.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$5 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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