

TEMECULA OLIVE OIL

OLIVE VIEW RANCH

OFFERED AT

\$2,900,000

May "olive" your dreams come true—

46780 HIGHWAY 371, AGUANGA, CALIFORNIA

OFFERING MEMORANDUM

May "olive" your dreams come true



Olive View



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PROPERTY OVERVIEW



Established Working Olive Ranch – A distinctive 26.13 acre agricultural property featuring approximately 1,000 mature olive trees and more than 30 olive varieties, with over two decades of established ranch operations.

Olive Cultivation & Sustainable Farming – Established groves, nursery and on site production facilities support olive cultivation, harvesting and olive oil production, creating an authentic farm to bottle operation.

Sustainable & Regenerative Agriculture – The Ranch incorporates sustainable farming practices, including reuse of olive production byproducts for weed control and composting, reflecting a longstanding commitment to environmental stewardship.

Agritourism & Visitor Experiences – Existing ranch operations include guided olive mill tours, educational experiences and tastings that provide visitors with a firsthand connection to olive cultivation and production.

Weddings & Private Events – Mature olive groves, landscaped gardens, patios and outdoor gathering areas create a distinctive setting for weddings, corporate gatherings, private dinners and special events.

Winery & Tasting Opportunities – Existing winery approval, production facilities and tasting areas provide an additional platform for wine production, tastings and complementary visitor experiences.

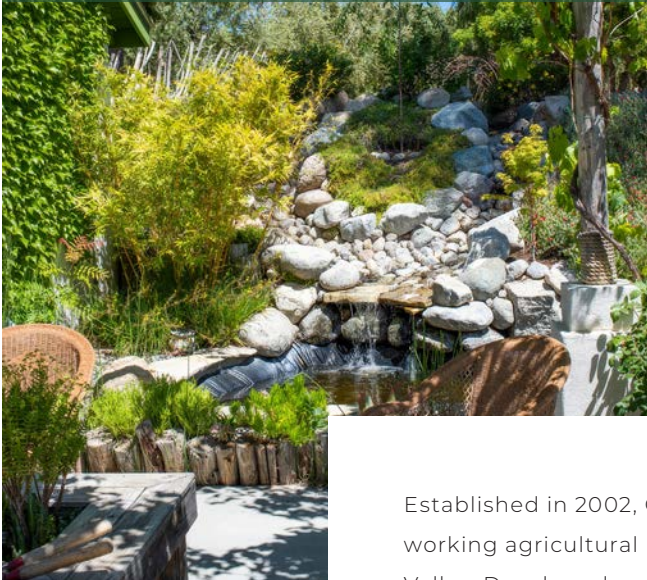
Established Destination – Olive View Ranch has developed a strong reputation as a unique Southern California agricultural and experiential destination, combining farming, production, hospitality and events in one setting.

Olive View Ranch

*46780 Highway 371, Aguanga, California
APN 583-290-009 26.13 acres*



Olive View Ranch: Rooted in the Land



Established in 2002, Olive View Ranch is a distinctive 26.13 acre working agricultural property in Aguanga, just east of Temecula Valley. Developed around sustainable farming practices, the Ranch has evolved over more than two decades into a unique combination of olive cultivation, production, hospitality and experiential tourism.

Approximately 1,000 mature olive trees representing more than 30 varieties are planted throughout the property, complemented by a propagation nursery, gardens, landscaped gathering areas and agricultural improvements. The Ranch also includes olive oil production and winery facilities, a tasting room and patio, courtyards and outdoor spaces designed to connect visitors directly with the land and the production process.

Over the years, Olive View Ranch has become known for guided olive mill tours, educational experiences, tastings, weddings, private gatherings and special events. Its mature groves and distinctive outdoor setting have hosted numerous corporate

and culinary events while creating a memorable destination unlike a traditional agricultural property.

Sustainable agriculture and environmental stewardship remain integral to the Ranch, from regenerative farming practices and reuse of production byproducts to propagation of plants grown on site.

Today, Olive View Ranch offers a rare opportunity to acquire an established agricultural and hospitality property with existing operations and significant potential for expanded winery, event, agritourism and experiential uses.

Temecula Olive Oil Company and its separate retail operations are not included in the sale but may be available for separate purchase.



FACILITIES

PARCEL SIZE: 26.13 ACRES

OLIVE TREES: 1,000 PLANTED

NURSERY: DEDICATED PROPAGATION AREA

PRODUCTION & WINERY: 750± SF FACILITY

TASTING ROOM & PATIO: 600± SF

PUBLIC RESTROOMS: 2 SEPARATE, 120± SF

ADOBE STORAGE BUILDING: 300± SF

WRAPAROUND PATIO & COURTYARD





ENTITLEMENTS

APN: 583-290-009

LOT SIZE: 26.13 GROSS ACRES WITH IMPROVEMENTS

ZONING: RURAL RESIDENTIAL (R-R), RIVERSIDE COUNTY

FLEXIBLE ZONING: ALLOWS FOR ADDITIONAL USES

WINERY APPROVAL: PROPERTY APPROVED FOR WINERY USE;
CURRENT OPERATIONS INCLUDE A TYPE 02 WINEGROWER'S
LICENSE

ESTABLISHED RANCH OPERATIONS & EVENT EXPERIENCE

OFFSITE EVENTS

For more than two decades, Olive View Ranch has operated as a working agricultural property and visitor destination, bringing together olive cultivation, production, education, hospitality and special events in a distinctive ranch setting.

ESTABLISHED RANCH ACTIVITIES

- OLIVE CULTIVATION AND HARVESTING
- ON SITE OLIVE OIL PRODUCTION
- OLIVE MILL AND AGRICULTURAL TOURS
- GUIDED TASTINGS AND EDUCATIONAL EXPERIENCES
- NURSERY AND PLANT PROPAGATION
- WINERY AND TASTING ACTIVITIES
- WEDDINGS AND PRIVATE CELEBRATIONS
- CORPORATE AND GROUP EVENTS
- CULINARY AND FARM FOCUSED EXPERIENCES

HOSTED EVENTS

- ASTON MARTIN
- PAGANI
- CADILLAC
- CORVETTE
- MAZDA
- ANTHROPOLOGIE
- OUTSTANDING IN THE FIELD

A DISTINCTIVE EVENT SETTING

Mature olive groves, landscaped gardens, courtyards,



patios and open spaces provide a memorable backdrop for automotive gatherings, corporate functions, culinary experiences, weddings and private events.

BUILT FOR EXPERIENCES

Unlike a traditional agricultural property, Olive View Ranch combines established farming operations with existing visitor serving facilities and outdoor gathering areas, providing a strong foundation for continued agritourism, hospitality and event operations.



GROWTH & INVESTMENT OPPORTUNITIES

OLIVE VIEW RANCH OFFERS DIVERSE GROWTH OPPORTUNITIES, FROM EXPANDING WINERY OPERATIONS TO LUXURY GLAMPING, EVENTS, AND EXPERIENTIAL TOURISM.



Launch a Dedicated Website – Develop an Olive View Ranch website with online booking for tastings and events.

Expand Educational & Experiential Tours – Create and promote additional guided tours showcasing olive cultivation, winemaking, and ranch history.

Expand the Wedding Business – Enhance venues, facilities, and parking to attract more weddings.

Increase Private Event Bookings – Target corporations and nonprofits for retreats, team-building, and special events.

Optimize Facility Usage – Maximize revenue by hosting concurrent public and private events.

Strengthen Social Media Presence – Expand social media reach and boost online ratings.

Grow Wine Production & Sales – Expand the winery, increase production, and enhance tasting experiences.

Introduce Camping & Glamping – Develop accommodations for overnight stays, enhancing the guest experience.

Enhance Guest Experiences – Offer add-on activities such as horseback riding, hiking, and interactive experiences.

AREA OVERVIEW

Temecula Valley: A Thriving Tourism & Lifestyle Destination

Located within easy reach of Temecula Valley, Olive View Ranch benefits from one of Southern California's most established tourism and hospitality markets. Temecula Valley combines Wine Country, Old Town, resorts, dining, entertainment and outdoor recreation to create a year round destination attracting more than 3 million visitors annually.

Tourism continues to generate significant economic activity throughout the region. Preliminary 2025 results released in 2026



show direct travel spending reached \$1.2 billion, supporting approximately 9,650 travel generated jobs and producing \$53 million in direct tax revenue. Overnight visitation increased to approximately 1.57 million person trips, reinforcing Temecula Valley's position as a multi day Southern California destination.

The region's strong visitor economy is particularly relevant to Olive View Ranch. In 2025, visitor spending on arts, entertainment and recreation reached approximately \$396.9 million, while food service spending totaled approximately \$235.9 million. These trends support continued opportunities for agritourism, culinary experiences, private events, weddings, tastings and other experiential uses at the Ranch.

Sources: Visit Temecula Valley, 2026; Dean Runyan Associates, 2025 Preliminary Estimates.



AREA DEMOGRAPHICS



City of Temecula
Population
113,618

Riverside County
Population
2,384,783

10 Mile Radius
Trade Area
304,644

20 Miles Radius
Trade Area
737,174

50 Mile Radius
Trade Area
7,823,808



Retail Sales Generation

TOP 6%
in California

Ranked 34th among 539 cities in CA
(FY 2015-16 HDL Companies)



Temecula Valley School District

TOP 10%
Test Scores in CA



Average Hotel Occupancy

74.3%



Average Age
39.9

Average Household
Income
\$166,346



I-15 Freeway
169,000
Daily Vehicles

Old Town Front St.
28,500
Daily Vehicles

