

VINEBURG CENTER

SONOMA!

1010 NAPA ROAD

WINE CENTER ~ RETAIL VISIBILITY & DISTRIBUTION LOGISTICS

12 units with 2,251 sq. ft. of storefront with office space \$1.50 sq.ft. and 62,720 sq.ft. of warehouse space \$0.75 sq.ft. in whole or part can be reserved now!



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

1010 Napa Road Sonoma, CA 95476

Facing Corner of Parcel looking From 8th Street East



*High visibility!
Eighth Street East
At Napa Road*

*Logistics:
Between
Sonoma & Napa Wine
Regions
Ports of SF & Oakland.
M3 Zoning!
Grading & Development
Approval for 88,000+-
Sq.Ft. Building.*



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

Address: 1010 Napa Rd., Sonoma, CA 95476

Zoning: M3 Rural Industrial

Parcel Number: 126-012-019

Acres: 4.71+/- (Adjacent parcels currently negotiable).

Pricing: \$2,700,000 205,168+- sq. ft. @ \$13.16+/-/sq. ft.

Location/Logistics: Sonoma County, Sonoma Valley.
15 min. West of Napa, 5 min. East of the historic Sonoma plaza.
45 Min. Ports of San Francisco & 60 min. to Ports of Oakland.

Improvements: Grading Approved
88,000+- Sq.Ft. Building Approved

Septic: Septic: Installed



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.
(707) 996.9463 WineRealty.com (707) 933.9463 fax

Water:

Mound system: capable of 52 employees (3 bedroom engineered).
Well to be installed (negotiable between seller & buyer).

Viticultural Area:

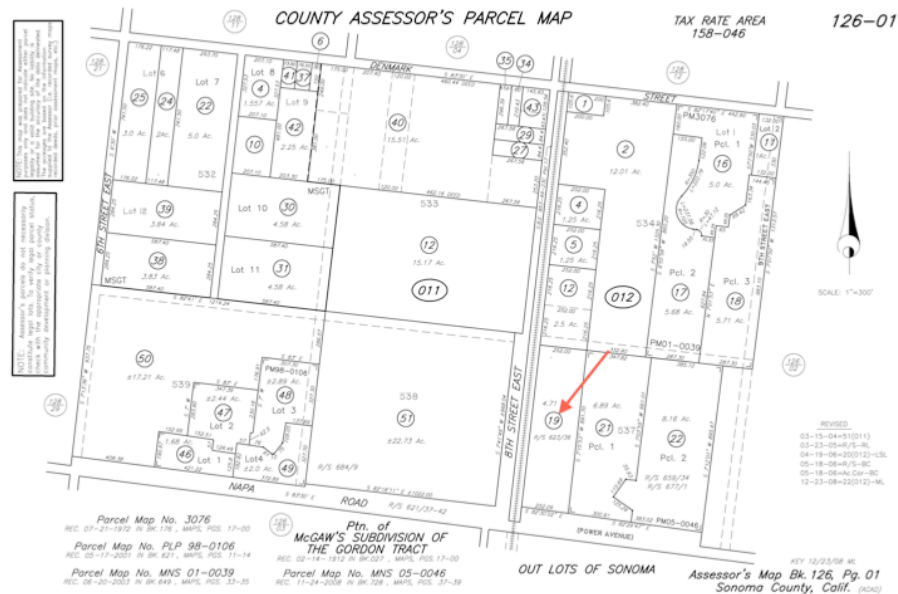
Sonoma Valley AVA

Soils & Soil Stability:

Well Drained, stable

Flood Plain:

Not in a flood plain



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

1010 Napa Road Sonoma, CA 95476
Front of parcel looking North East



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.
(707) 996.9463 WineRealty.com (707) 933.9463 fax

1010 Napa Road Sonoma, CA 95476

Front of parcel looking North



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.
(707) 996.9463 WineRealty.com (707) 933.9463 fax

1010 Napa Road Sonoma, CA 95476
Back of Property looking South



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.
(707) 996.9463 WineRealty.com (707) 933.9463 fax

AERIAL VIEW OF CONTIGUOUS PARCELS (separate offering)



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

Expansion/acquisition feasibility on contiguous parcels



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

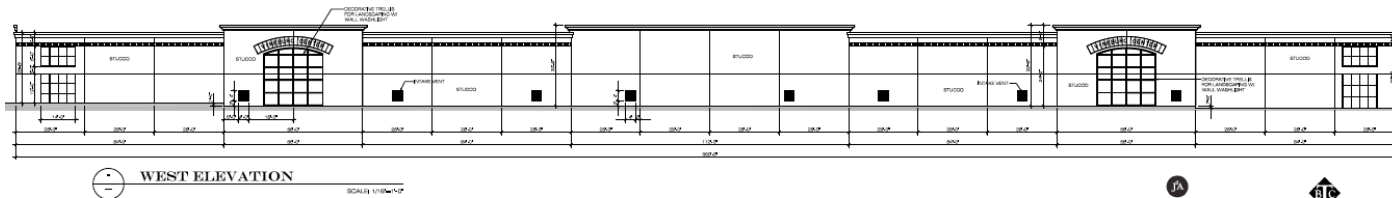
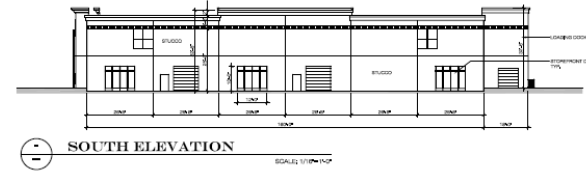
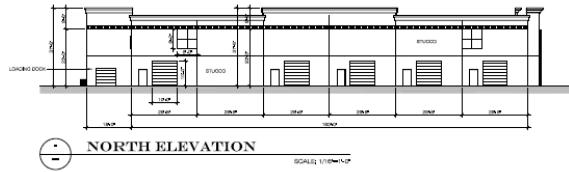
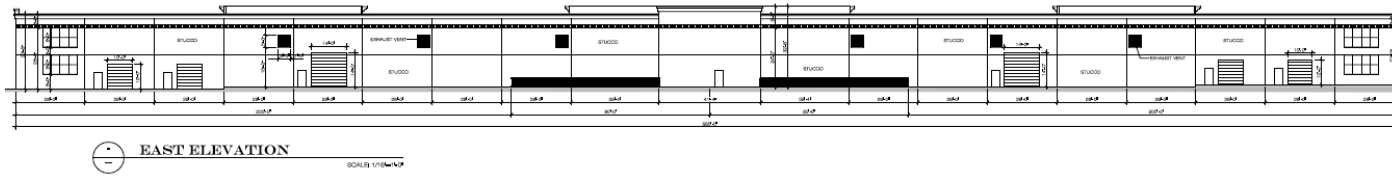
Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

Elevations




JAMES JEFFREY
 ARCHITECTS, INC.
 ARCHITECTS
 PLANNERS & DESIGNERS
 2007 PATTERSON PARKWAY, PALM BEACH, FLORIDA 33480
 TEL: (561) 855-1111
 WWW.JAMESJEFFREYARCHITECTS.COM


BRUCE TURNER CONSTRUCTION, INC.
 2300 BOWEN DRIVE, PALM BEACH, FLORIDA 33410
 (561) 855-8200
 Residential • Commercial • Industrial
 WWW.BRUCETURNERCONSTRUCTION.COM



Scott.Yenni@WineRealty.com

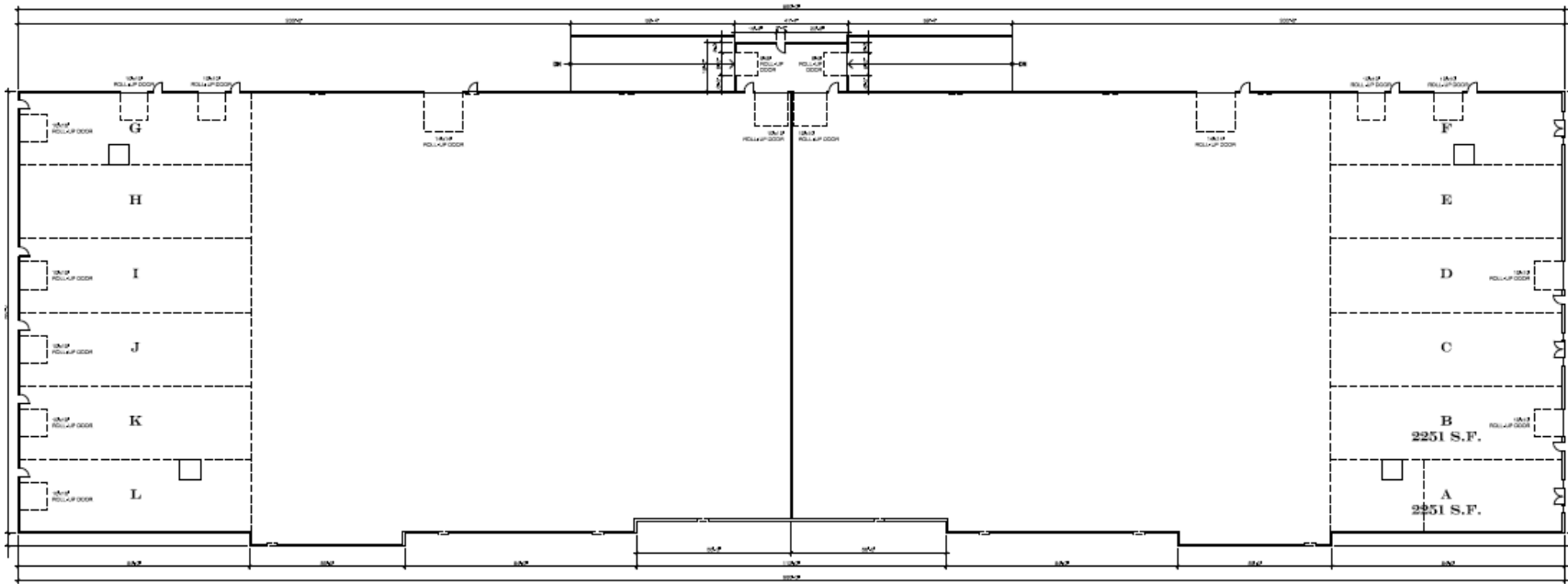
Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463 WineRealty.com (707) 933.9463 fax

Floor Plan

VINEBURG CENTER SONOMA, CALIFORNIA



8TH STREET EAST

CURRENT LEASE RATES (8-14-2012):
 RETAIL & OFFICE SPACE: *2251 S.F./FIRST FLOOR AREA/
 ALL 12 SPACES @ 2251 S.F./
 27,012 S.F. @ \$11.00/S.F./NNN = \$297,132
 22,700 S.F. @ \$10.75/S.F./NNN = \$243,225
 \$67,258

*NOTA TENANT HAS THE OPTION TO ADD A MIZZANING
 WED-IN THE SPACE AT THEIR EXPENSE *CONTACT
 ARCHITECT OR CONTRACTOR FOR MORE INFORMATION

FLOOR PLAN
 VINEBURG CENTER



JTC
 JAMES TRUCKER CONSTRUCTION, INC.
 2500 Ross Street, Suite 100, CA 94920
 (707) 255-1387
 Residential - Commercial - Industrial
www.jamestruckercorp.com

JA
 JAMES JEFFERY
 ARCHITECTS AIA/ASCE
 ARCHITECTURAL
 PLANNING & DESIGN
 4100 Highway 101, Suite 100, CA
 94920
 (707) 933-9463
info@jamesjeffery.com



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

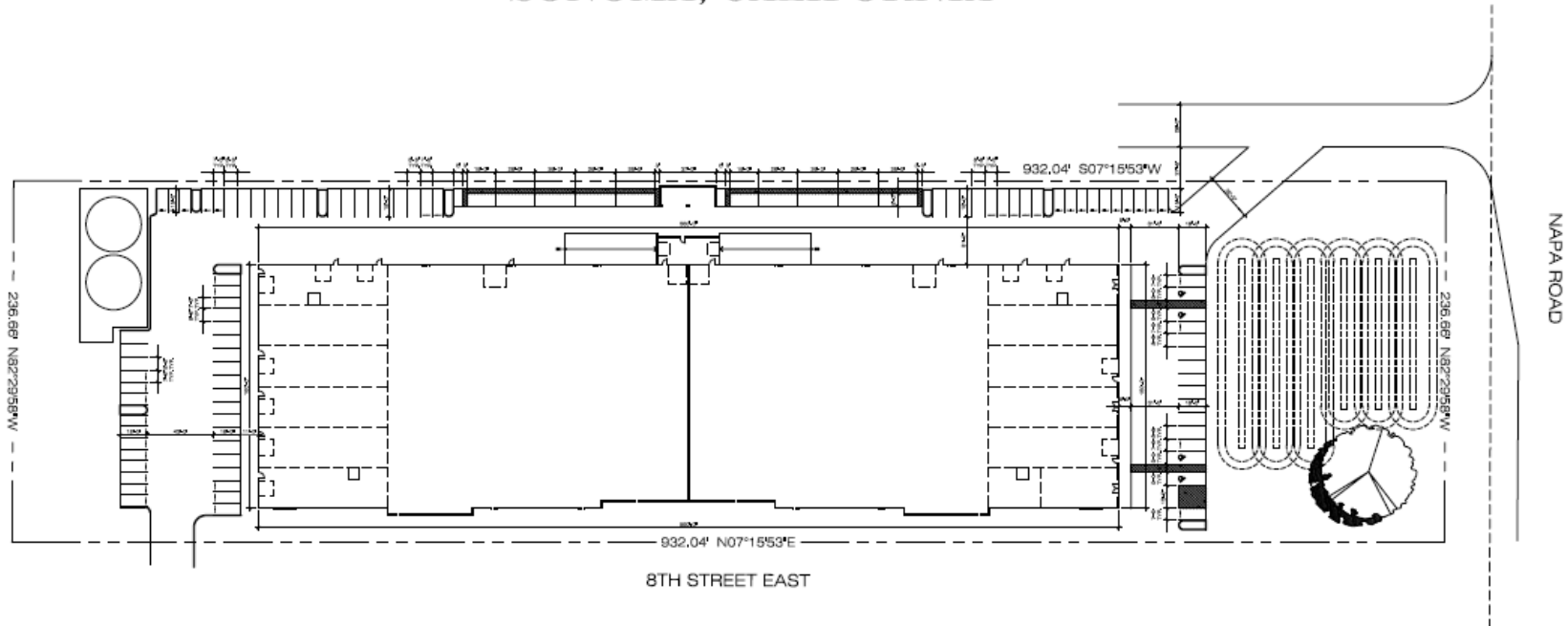
(707) 996.9463

WineRealty.com

(707) 933.9463 fax

Site Plan

VINEBURG CENTER SONOMA, CALIFORNIA



SITE PLAN
VINEBURG CENTER
SCALE 1\"=20'




HOLLY TUCKER CONSTRUCTION, INC.
230 Brown Street, Napa, CA 94959
(707) 256-6387
Residential - Commercial - Industrial
www.hollytuckerconstruction.com


JAMES JEFFERY
ARCHITECTS AIA, INC.
ARCHITECTURAL
PLANNING & DESIGN
217 JEFFERSON PARKWAY, NAPA, CA
94959
www.jamesjeffery.com



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.

(707) 996.9463

WineRealty.com

(707) 933.9463 fax

Notice to Buyers

Information provided herein has been obtained from various sources which may include but is not limited to the owner(s), in-person inspection(s) by Wine Realty International Inc. (DRE #01432028)", the County Planning Department, Assessor Records, Government Maps and Studies, financial and tax records and third party resources. Information herein is provided in good faith and thought to be materially accurate, though, information is not guaranteed. All mapping and estimates of acreage are not based on actual surveys commissioned by the seller or their agent, rather from sources generally available to the public such as the County Assessor Records and United States Government Surveys. Buyers are advised that they should make independent inquiries to confirm any and all information herein or information they deem material or important in making a decision to purchase this property. Buyer by accepting information on this property agrees to use diligence and not to breach NDA agreement(s) or enable others to breach NDA agreement(s). The seller or the seller's agent(s) make no representations as to the accuracy of maps and map- data used in this summary as they were obtained from third party sources. The seller or the seller's agents make no guarantees or representations on the fiscal or use suitability of this investment. Information provided is based on opinions and therefore not certain as property entitlements and economic and market conditions can change and therefore are deemed not reliable. Buyers agree by accepting this information that they will perform their own diligence and that are experienced and informed buyer(s). The Buyer assumes all risk and acknowledges that the property acquired is acquired AS IS with no guarantees or performance assumptions. The performance of any or all the parties is not implied, represented or guaranteed by Wine Realty International, Inc. or principals, representatives, agents or brokers of Wine Realty International, Inc.



Scott.Yenni@WineRealty.com

Linda.Yenni@WineRealty.com

Wine Realty International DRE # 01432028 ©2003- 2012 Wine Realty International, Inc.
(707) 996.9463 WineRealty.com (707) 933.9463 fax