

INTERO

A Berkshire Hathaway Affiliate

Commercial



IRON PALM WINERY

FOR SALE

IRON PALM WINERY

5556 Mines Road, Livermore, CA 94550



MIKE D'AMBROSIO

☎ 408.630.0101






✉ Mike@MikeDSells.com

🌐 www.MikeDSells.com

📍 518 North Santa Cruz Ave,
Los Gatos, CA 95030



INVESTMENT DETAILS

-  Parcel Number: **099A-2400-010-12**
-  Acreage: **4.98**
-  Available SF: **979**
-  Year Built: **1938**
-  Zoning: **Single Family and Winery**



EXECUTIVE SUMMARY

Wonderful 5 Acre estate with home, winery and approx. 3 planted acres (3 varietals)

PROPERTY HIGHLIGHTS



5 Acre estate with residential home (2 beds, 1 Bath, approx. 979 sq. ft. with large basement) Approx. 3 acres planted with the following varietals: Cabernet Sauvignon (Approx. 50%), Tempranillo (Approx. 40%), Petite Verdot (Approx. 10%)



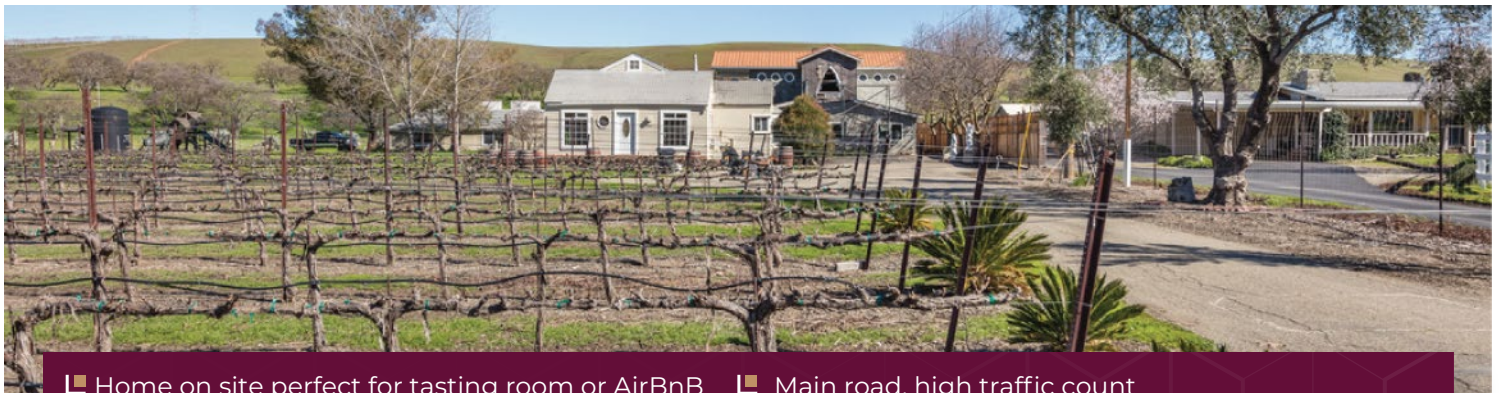
24 Oak Barrels in Use (2016-2018 Juice), 500+ Cases Bottled







Water source: Wells: Two 5K Tanks in back of property, One 5K Tank in front. Additional 5K Tank for Fire Department



Various wine making and farm equipment available



-  Home on site perfect for tasting room or AirBnB
-  Main road, high traffic count
-  Potential wedding venue
-  Beautiful views of valley, mountains and rolling hills



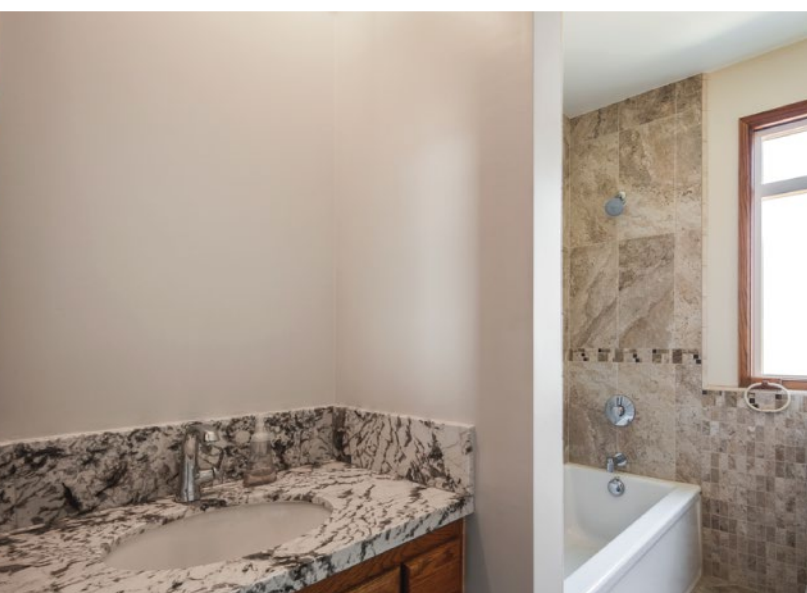
PROPERTY PHOTOS





PROPERTY PHOTOS



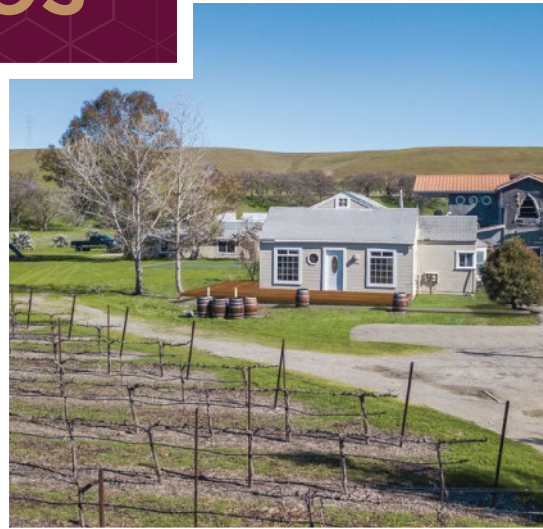


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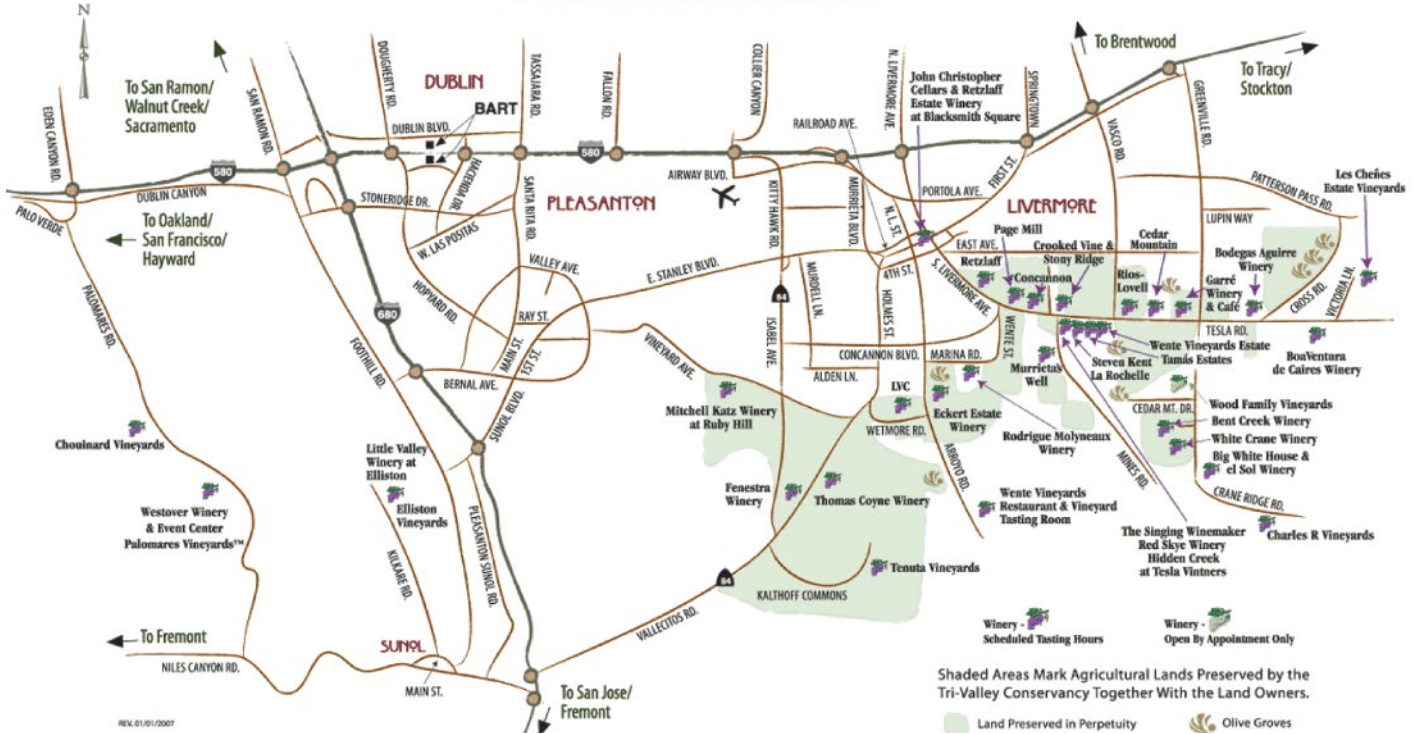


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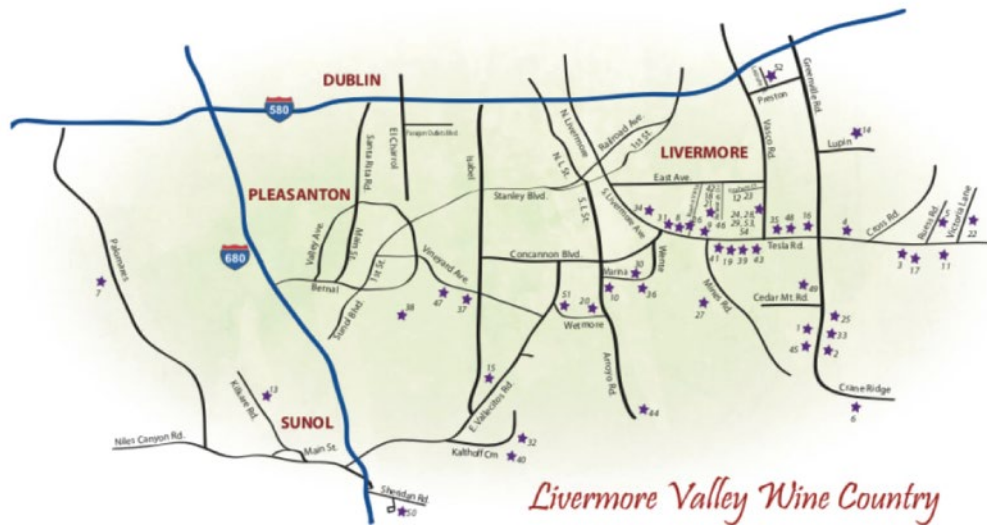


WINERY MAP

Experience LIVERMORE VALLEY WINE COUNTRY™



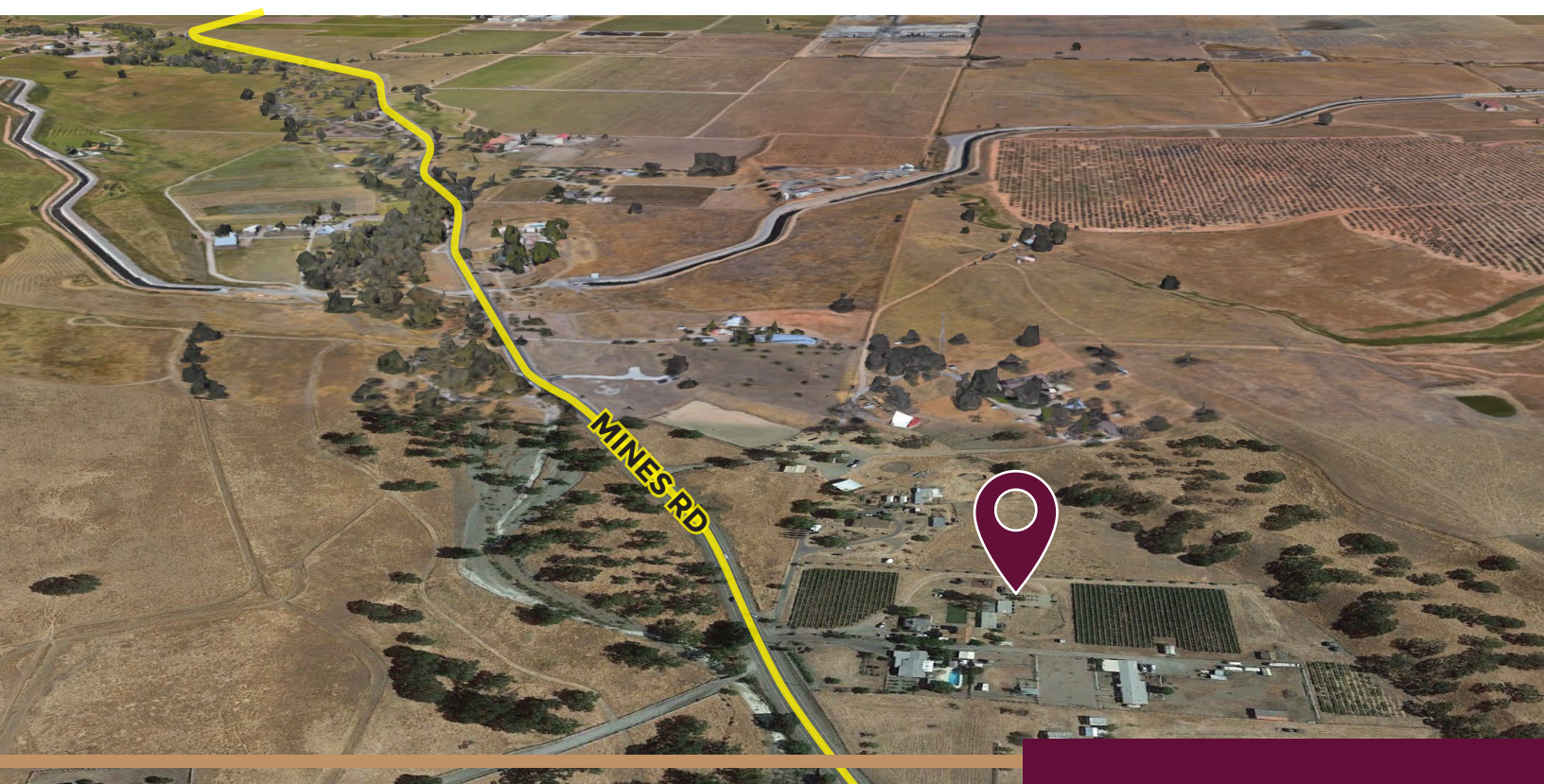
REV. 01/01/2007



Livermore Valley Wine Country

- BENT CREEK WINERY, 5455 Greenville Rd.
- BIG WHITE HOUSE and JOHN EVAN CELLARS, 6800 Greenville Rd.
- BOAVENTURA DE CAIRES WINERY, 9309 Tesla Rd.
- BOEGAS AGUIRRE WINERY, 8580 Tesla Rd.
- CEDAR MOUNTAIN WINERY, 10843 Reus Rd.
- CHARLES R VINEYARD, 8195 Crane Ridge Rd.
- CHOUINARD VINEYARD & EVENT CENTER, 33853 Palomares Rd., Castro Valley
- CONCANNON VINEYARD, 4590 Tesla Rd.
- CROOKED VINE WINERY and STONY RIDGE WINERY, 4948 Tesla Rd.
- CUDA RIDGE WINES, 2400 Arroyo Rd.
- EAGLE RIDGE VINEYARD, 10017 Tesla Rd.
- ECKERT ESTATE WINERY, 5963 Graham Ct., Suite D
- EL SOL VINEYARDS, 463 Kikare Rd., Sunol
- EL SOL VINEYARD, 8626 Lupin Way
- FENESTRA WINERY, 83 E. Vallecitos Rd.
- GARRE VINEYARD & WINERY, 7986 Tesla Rd.
- HARRIS TESLA, 9275 Tesla Rd.
- SAN FRANCISCO BAY WINERY, 2015 Research Dr.
- THE STEVEN KENT WINERY, 5443 Tesla Rd.
- LAS POSTAS VINEYARDS, 1828 Wetmore Rd.
- VALOR WINERY, 2133 Research Dr., Suite 14
- SANE VINE, Livermore, sanevine.com
- ROSA FIERRO CELLARS, 5937 Graham Ct., Suite B
- LONGEVITY WINES, 2271 S. Vasco Rd.
- MCGRAIL VINEYARDS & WINERY, 5600 Greenville Rd.
- MITCHELL KATZ WINERY, 2481 Buena Vista Ave.
- MURRIETA'S WELL, 3005 Mines Rd.
- NOTTINGHAM CELLARS and VASCO URBANO WINE COMPANY, 2245 South Vasco Rd., Unit C
- OCCASIO WINERY, 2245 So. Vasco Rd.
- ENTROPY CELLARS, 2720 Marina Ave.
- PAGE MILL WINERY, 1960 So. Livermore Ave.
- PICAZO VINEYARDS, Livermore (Tasting by app), picazovineyards.com
- STEVE'S WINERY, 5700 Greenville Rd.
- RETZLAFF VINEYARDS, 1356 S. Livermore Ave.
- RIOS RESERVE ESTATE WINERY, 6500 Tesla Rd.
- RODRIGUE MOLYNEUX ESTATE WINERY, 3053 Marina Ave.
- RUBY HILL WINERY, 400 Vineyard Ave., Pleasanton
- MA NIPOTE, Pleasanton, manipote.com
- THE WINEMAKER STUDIO, 5565 Tesla Rd.
- TENUTA VINEYARDS, 633 Kalthoff Common
- THE SINGING WINEMAKER, EHRENBERG CELLARS, LONE DOVE WINES, and PAT PAULSEN VINEYARDS, 5143 Tesla Rd.
- ENOTICA FIVE, 2111 Research Dr. #6
- WENTE VINEYARDS and THE WINEMAKERS STUDIO, 5565 Tesla Rd.
- WENTE VINEYARDS-Tasting Room & Restaurant, 5050 Arroyo Rd.
- WHITE CRANE WINERY and Winery 21, 5405 Greenville Rd.
- WOOD FAMILY VINEYARD & WINERY, 2407 Research Dr.
- RUBINO ESTATES WINERY, 1188 Vineyard Ave., Pleasanton
- DARIC KENT VINEYARDS, 7000 Tesla Road
- CADORS WINERY, 7878 Cedar Mountain Road
- HELLA TERRA CELLARS, 5005 Sheridan Rd., Sunol
- DANTE ROBERE VINEYARDS, 1200 Wetmore Rd.
- LEISURE STREET CELLARS, 503 Leisure St.
- OMEGA ROAD WINERY, 2135 Vasco Road, Suite C
- MCKAHN FAMILY CELLARS, 2245-A S. Vasco Road

AMENITIES MAP





AREA OVERVIEW

The City of Livermore is a great place to live, work and play. In 2016, 93 percent of residents rated the city's quality of life as "excellent" or "good" in a biannual survey. With a focus on public safety, libraries and economic vitality, Livermore is a great place to thrive and grow.

The City of Livermore invites you to discover all our wonderful community has to offer. Livermore's arts, culture, science and technology; western heritage; and vibrant wine industry provide a unique blend for our diverse residents and visitors. Festivals, farmers markets and parades bring people to our beloved, award-winning downtown, while our two national labs bring scientists from around the world to develop new technologies and solve some of the world's most difficult challenges.

Livermore is home to California's oldest commercial wine region, boasting more than 50 flourishing wineries. The region is renowned for its award-winning wines and genuine hospitality. The Livermore Valley played a pivotal role in shaping California's wine industry with the planting of the first grapes by Spanish missionaries in the 1760s. Pioneer winemakers C. H. Wentz and James Concannon founded wineries in the early 1880s that are still in operation today. Attracted by Livermore's rich winemaking tradition, climate, soil and geography, new winemakers are working alongside fifth-generation winegrowers to create a Livermore Valley wine renaissance.

Livermore offers premium shopping, dining and entertainment throughout the year. The historic downtown district is the destination place for Livermore residents and guests who want to eat, drink, shop, gather to meet neighbors and friends and enjoy cultural activities. The many locally-owned shops and restaurants, the Bankhead Performing Arts Center and live entertainment venues make downtown Livermore an exciting destination for all. The San Francisco Premium Outlets offer world-class shopping with over 150 stores to suit all shopping needs and desires. Home to Lawrence Livermore National Laboratory and Sandia National Laboratories, Livermore is a technological hub and an academically engaged community that successfully competes in the global market.

Through initiatives such as Innovation Tri-Valley and the i-GATE Switch, Livermore is a place for businesses of all sizes that advance collaboration, foster innovation and promote a culture of entrepreneurship in the greater East Bay Region. Livermore also distinguishes itself from other cities by its representation on the Periodic Table of Chemical Elements. Livermorium, Element 116, is named after the city and Lawrence Livermore National Laboratory. Researchers from the lab worked with scientists from Russia's Flerov Laboratory of Nuclear Reactions to synthesize Livermorium and Element 114 Flerovium.

Livermore's eclectic blend of science, arts, western culture and award-winning wineries and breweries make it a community worth exploring. The city's diverse amenities, business-friendly atmosphere and strong public schools make it a perfect location for new residents, entrepreneurs and businesses of all sizes like new arrivals Tesla Motors and the Gillig Bus Company.

LIVERMORE VALLEY WINE COUNTRY

A THRIVING WINE REGION IN THE SAN FRANCISCO BAY AREA



Visitors are sometimes surprised to find a flourishing expanse of vineyards and wineries less than an hour to the east of San Francisco: Livermore Valley Wine Country. Sharing the picturesque canyons and ridges of the area with outposts of suburbia, the welcoming sight of vines and tasting rooms defines the quality of life in the Livermore Valley. To the delight of residents and visitors alike, the region continues to experience a wine renaissance harking back to the golden years of early California wine history.

The Livermore Valley is one of California's oldest wine regions and played a pivotal role in shaping California's wine industry. Robert Livermore planted the first commercial vines in the 1840s. Pioneer winemakers C. H. Wente, James Concannon and Charles Wetmore recognized the area's winegrowing potential and founded their wineries in the early 1880s. International recognition followed when Livermore Valley captured America's first international gold medal for wine in 1889 at the Paris Exposition – putting California on the world wine map.

Playing a leading role in the state's enology and viticulture, innovations developed in the Livermore Valley include overhead irrigation, mechanical harvesting and roller crushing in the vineyard. Livermore Valley wineries were the first to bottle Chardonnay, Sauvignon Blanc and Petite Sirah varietals. Nearly 80 percent of California's Chardonnay vines trace their genetic roots to a Livermore Valley clone.

Attracted to the rich winemaking tradition, climate, soil and geography, new vintners and winegrowers work alongside fifth-generation winegrowers creating a Livermore Valley wine renaissance. The region now has over 5,000 acres of vineyards and over 50 wineries, with more poised to open. Wineries vary in size from limited-release, 100-case labors of love to 400,000-case industry heavyweights, and grapes range from familiar Merlot and Chardonnay to Italian, Rhone and Spanish varieties. The award-winning wines of the Livermore Valley can be found around the globe.

The Livermore Valley Winegrowers Association invites Bay Area residents and visitors to experience the Livermore Valley Wine Country. In addition to a myriad of happenings at the individual wineries, the association hosts several major events each year showcasing the talent, energy and fine wine of the Livermore Valley American Viticulture Area.



LIVERMORE
CALIFORNIA

CALIFORNIA'S WINEGROWING REGIONS

discovercaliforniawines.com



BUSINESS

Livermore's world-class talent pool and amenities, as well as its proximity to major cities in the San Francisco Bay Area and the Central Valley make it an ideal location for starting and growing businesses. Innovative companies from small start-up entrepreneurs to large high-tech manufacturers and the national laboratories have made Livermore home. Industries that are growing in Livermore include high tech manufacturing, life sciences, construction, healthcare, retail, hospitality, tourism and advanced technology. The city also boasts a variety of commercial real estate offerings with more than 22 million square feet of retail, office flex research & development, and industrial buildings to meet the needs of a diverse business economy. The chart on the right lists major employers in Livermore.

TRANSPORTATION

The City of Livermore is located approximately 30 miles east of the San Francisco Bay in the Tri-Valley region of Alameda County, adjacent to the I-580 corridor at the junction of State Route 84/Isabel Avenue.

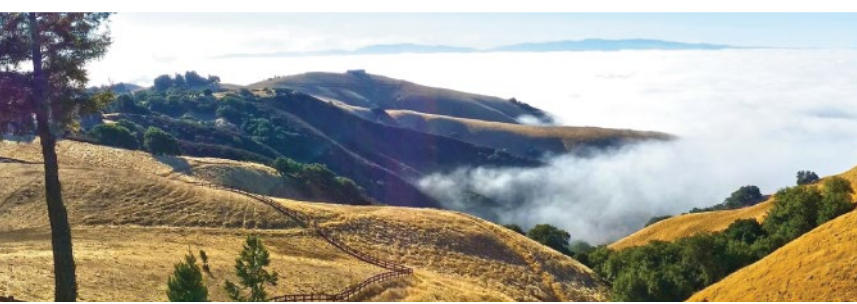
Public transit is plentiful in the Livermore Valley. Livermore owns and operates the 643-acre Livermore Municipal Airport located at 680 Terminal Circle. It is a general aviation airport serving private and corporate customers. The facility has two parallel runways, a 5,255-foot lighted main runway and a 2,700-foot training runway, along with 24 city-owned operations buildings.

In addition to the city's own airport, three international airports, Oakland, San Jose and San Francisco, are within an hour's drive.



MAJOR EMPLOYERS IN LIVERMORE

COMPANY	INDUSTRY	EMPLOYEE EST.
Lawrence Livermore National Laboratory	Government Research	6,500
ValleyCare Health System	Medical/Fitness Center	1,420
Sandia National Laboratories	Government Research	1,400
Livermore Valley Joint Unified School Dist.	Public School System	1,290
Kaiser Permanente	Health Care	990
Gillig	Manufacturer	960
Lam Research	Manufacturer	730
Form Factor	Manufacturer	650
Wente	Winery	650
US Foods	Food Services	500
City of Livermore	Government	400
Livermore Area Recreation & Parks Dist.	Government	400
Las Positas College	Education	400
Topcon Positioning	Manufacturer	300
Costco	Retail	360
Comcast Cable	Cable	350
Performant	Financial Services	300
Safeway	Retail	275
Alere Home Monitoring	Health Care	250
Harris Rebar	Construction	225
Walmart	Retail	220



MARKET OVERVIEW

LIVERMORE VALLEY FILM OFFICE

The Livermore Valley Chamber of Commerce Film Office markets the Tri-Valley region – Livermore, Dublin and Pleasanton and outlying areas – as a film and video location to studio heads, independent and commercial producers and location scouts. It assists local and visiting production companies by providing service before, during and after production.

LOCATIONS

- Winding roads through hills
- Working ranches & vineyards
- Homes ranging from modest to Tuscany-style elegance
- Largest windmill farm in California
- Quaint neighborhoods and downtowns for “anywhere USA”
- Airports/runways and vacant auto race track
- Outlet mall with largest paving stone project in the country
- Business/industrial parks
- Beautiful lake
- Community college
- One of the largest Hindu Temples in Northern California

ECONOMIC IMPACT

The vision of the Film Office is to help Livermore and the Tri-Valley area economically and culturally. Location filming can have a huge economic impact on an area and benefits all business from hotels and restaurants to lumber yards and hardware stores to clothing stores and property rentals. The regional economic impact for a feature film based on a 14-week production period is about \$14 million; even commercials can drop tens of thousands of dollars in a few day’s time. Location shoots also bring positive and valuable national attention to our area.

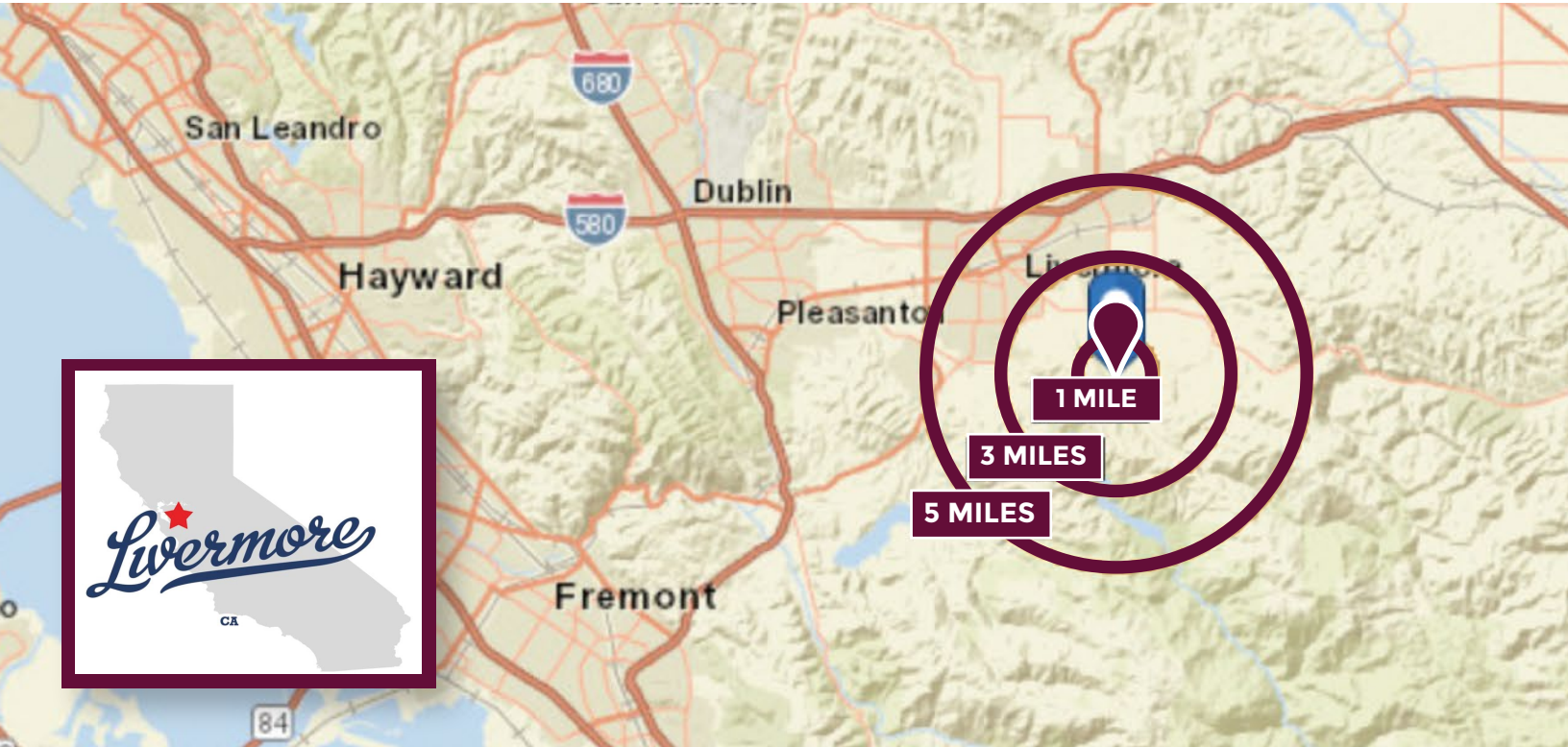
CREDITS

Mythbusters, Hemingway and Gellhorn (HBO), Star Trek: Into Darkness, Let it Ride (National Geographic Channel), Discovery Channel, BBC, American Idol, Made, Toyota, Nissan, Chrysler, Dodge, Honda, Cisco training films, Clorox, Background TV pilot, Ryan and Sean’s Not So Excellent Adventure, My Name is Khan, America’s Most Wanted, Arlen Ness Motorcycles and many more.



DEMOGRAPHICS

Livermore, CA (Alameda County)



THE LIVERMORE VALLEY

Located just 35 miles east of San Francisco, the Livermore Valley is one of California's premier wine regions and is home to over 50 wineries. See for yourself what wine connoisseurs consider one of California's hidden gems! The Livermore Valley has exquisite restaurants, fine retail shopping, scenic golf courses, an active downtown, and a bustling nightlife.



KEY FACTS

61,195

Population

40.7

Median Age



2.8

Average Household Size

\$112,278

Median Household Income

BUSINESS



2,528

Total Businesses



43,841

Total Employees

INCOME



\$112,278

Median Household Income



\$52,743

Per Capita Income



\$344,725

Median Net Worth



My name is Mike D'Ambrosio and I am a Real Estate Professional focusing on real estate in the Silicon Valley. I was born and raised in the Bay Area and proud to call it home today. I know anyone who has been here would agree that it is one of the most amazing and diverse places in the world to live, work and play. My specialties are helping my clients list and buy residential, commercial and development projects throughout the bay area.

I have strong roots in San Jose, as my entire family lives here, and has been in the restaurant business for over 60 years. We know that type of tenure can only be accomplished by having the highest level of service and professionalism, and those traits of good business are what I bring to the table in my real estate career. In my free time, I enjoy spending time with my wife, daughter, family and my two dogs: Rocky and Buddy. I also love snowboarding and wake boarding, football, golf, ice hockey, philanthropic events, and playing guitar in my band, The Closers (The Closers Band on Facebook).

LOCATIONS

- ▣ Assistant Manager and Broker Associate of Intero Real Estate Services in Los Gatos, CA
- ▣ G.M. of Intero New Development Group
- ▣ Podcast Host of "MikeD", The Podcast Series
- ▣ Board of Governors for the Silicon Valley Capital Club
- ▣ Past Board Member, Vice President 2015, Treasurer 2016: Santa Clara County Association of Realtors (SCCAOR)
- ▣ Past Director for the California Association of Realtors (C.A.R.)

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