



Keegan & Coppin
COMPANY, INC.

FOR SALE OR LEASE

**TWO-STORY COMMERCIAL BUILDING
6671 FRONT ST, FORESTVILLE, CA
(AKA HIGHWAY 116)**

Beautifully Restored with Tasting
Room & Cash Flowing Wine Label



Go beyond broker.

PRESENTED BY:

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PRIDE OF OWNERSHIP REAL ESTATE & BUSINESS OPPORTUNITY

PROPERTY INFORMATION

• Building Size	2,961+/- sq. ft.	• Zoning	LC - Limited Commercial
• Sale Price	Real Estate: Inquire Wine Label: Inquire	• Parking	On-Site - 6 Parking Stalls
• Lease Rate	Inquire	• Total Land Area	8,580+/- sq. ft. / .196+/- Ac
		• APN	083-090-005

PROPERTY INFORMATION

- Two-story multi-tenant Commercial Building: 2,961+/- SF (1st Floor: 2,508+/- SF & 2nd Floor: 453+/- SF) – Divisible
- Beautifully Landscaped Fenced Patio Area of 2,200+/- SF
- Built in 1910 / 1980 (per tax records). Remodeled / Renovated in 2006 & then converted to a Wine Tasting Room in 2013
- Nicely appointed improvements with built-in cabinetry, cork flooring, wine tasting bar with sink/refrig./DW, 2 ADA restrooms, glass storefronts, separate shipping / office areas on 1st & 2nd floors and storage areas
- Building is Divisible with 2 Electric Meters, 2 Gas Meters, 2 HVAC Units
- Six (6) On-Site Parking Stalls
- Prime hard corner with 65+/- feet of CA-Hwy 116 frontage
- Property Zoned LC - Limited Commercial - Allows for a variety of commercial and retail uses.
- Mixed-use area with commercial/professional businesses & residential neighborhoods.
- Quaint downtown Forestville & across from a Regional Trail Park Trailhead and leads to Sebastopol. The 5.57-mile West County Trail runs between Forestville and Sebastopol. Flat and paved, it proceeds through vineyards, orchards, and other farmlands to make for a beautiful, easy, and safe bicycle outing (you can also walk or skate).
- The Russian River Valley's major road, Highway 116, becomes Front Street for three short blocks when it hits the 'downtown' area of Forestville. This is a great spot to park your car and stroll around.
- A number of Wineries and bed and breakfast inns have been developed in the Russian River Area.

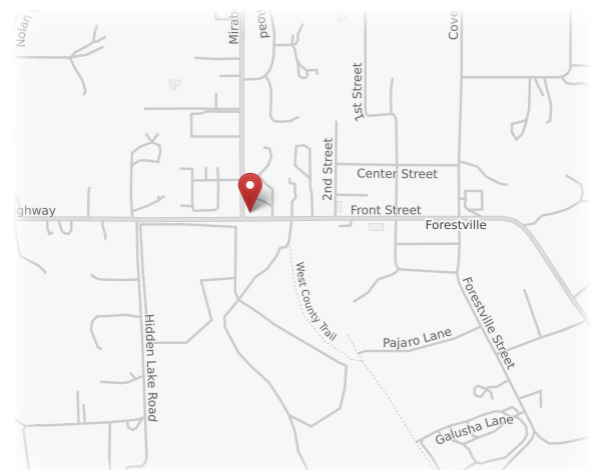
PROPERTY HIGHLIGHTS

- Remodeled/renovated in 2006 & 2013
- Custom tasting room improvements
- Prime hard corner with 65 feet of CA Hwy 116 frontage

AREA - LOCATION DETAILS

Forestville was settled during the late 1860s and was originally named Forrestville after one of its founders. The spelling long ago became standardized with one "r". By 1900, the community was known for attracting writers and artists and had a bohemian reputation. The small town has a limited number of businesses.

AREA MAP





TWO-STORY COMMERCIAL BUILDING

WINE LABEL HIGHLIGHTS

- Established First vintage 2006
- Turnkey operation
- Brand trademarks, logo, name, own rights to artwork
- Liquor License and Bonded with Wine tasting license Class O2
- Wine Club 260 members, 3000 person database
- Inventory (case goods and unbottled wine in barrels), 1600 cases, 600 cases in barrel
- Business equipment, furniture, fixtures, displays and apparel

WINE LABEL PARTICULARS

(Further Details available upon request and upon interested party signing a Non-Disclosure Agreement)

- Established and first vintage was in 2006
- Turnkey and cash-flowing operation
- Brand trademarks, logo, name, own rights to artwork
- Website
- Bonded Winery
- Class O2 Wine tasting license
- Wine Club: 260 members, and a 3,000-person marketing database
- Inventory (case goods and unbottled wine in barrels), 1600 cases, 600 cases in barrel
- Business equipment, furniture, fixtures, displays and apparel

WINE LABEL DETAILS

(Further Details available upon request and upon interested party signing a Non-Disclosure Agreement)

- Source locally grown fruit
- Custom crush off-site
- Retail and wholesale relationships
- Unique artwork with loyal following
- Winemaker available for consulting or contract work
- Owner is willing to stay on during the transition
- There are several wineries located within approximately 20 minutes of this property
 - Korbel
 - Russian River Vineyards
 - Iron Horse
 - Balletto
 - Mary Edwards

STATEMENT FROM THE SELLER

We have been a family owned winery in Forestville specializing in Sonoma County Zinfandel sourced from all over West Sonoma County, including Russian River Valley, Dry Creek Valley, and Alexander Valley. Our goal has been to procure Sonoma County's finest Zinfandels and provide the premier Zin experience to our tasting room customers and beyond. Sourcing from 4 different appellations and over 10 different vineyards, our wines embody every exposition of Zinfandel. From century old vines to recently planted Zins, our wines mirror the soul of Sonoma County. We have been a father-son team building this business and its time to focus on our outside careers as we offer this tremendous opportunity for ambitious wine makers to cash flow and sell wine on Day 1.





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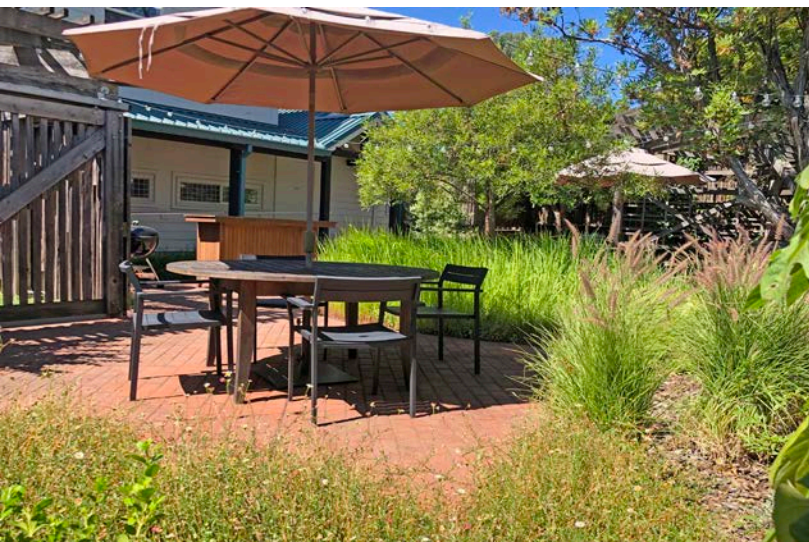
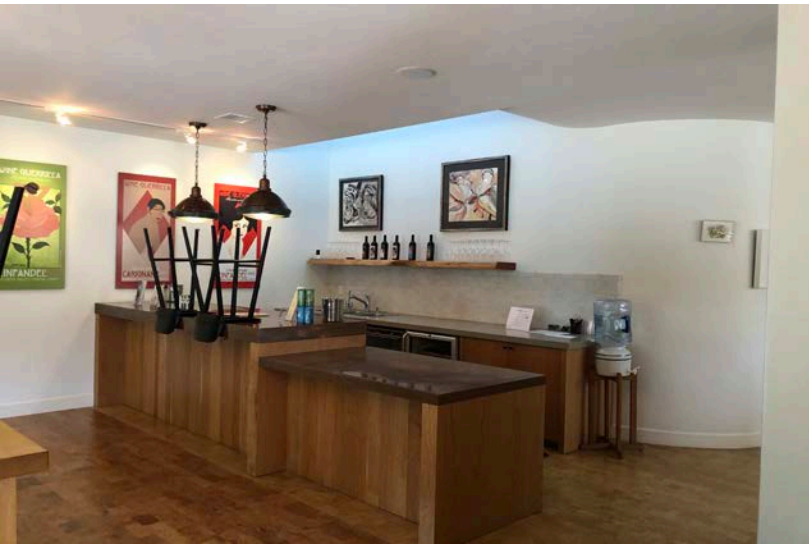
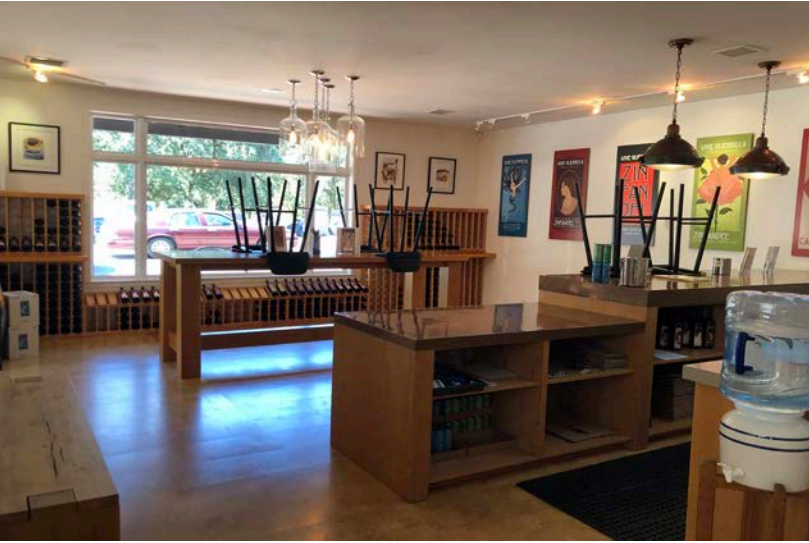
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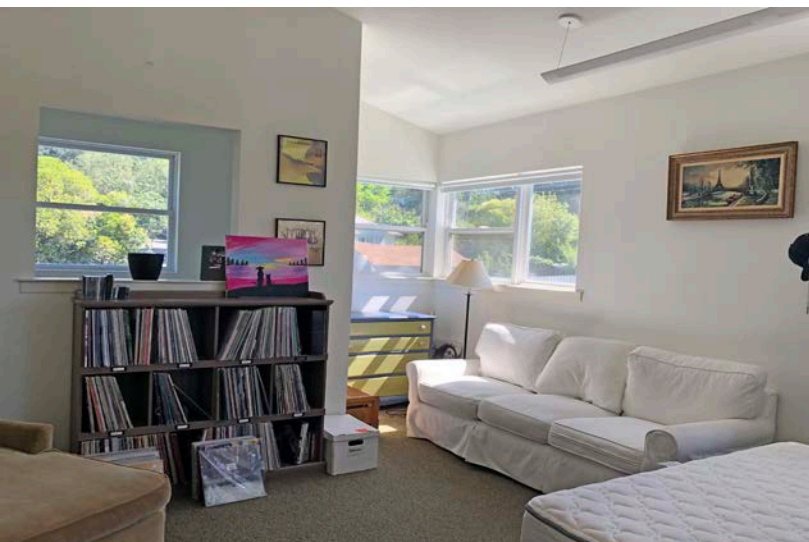


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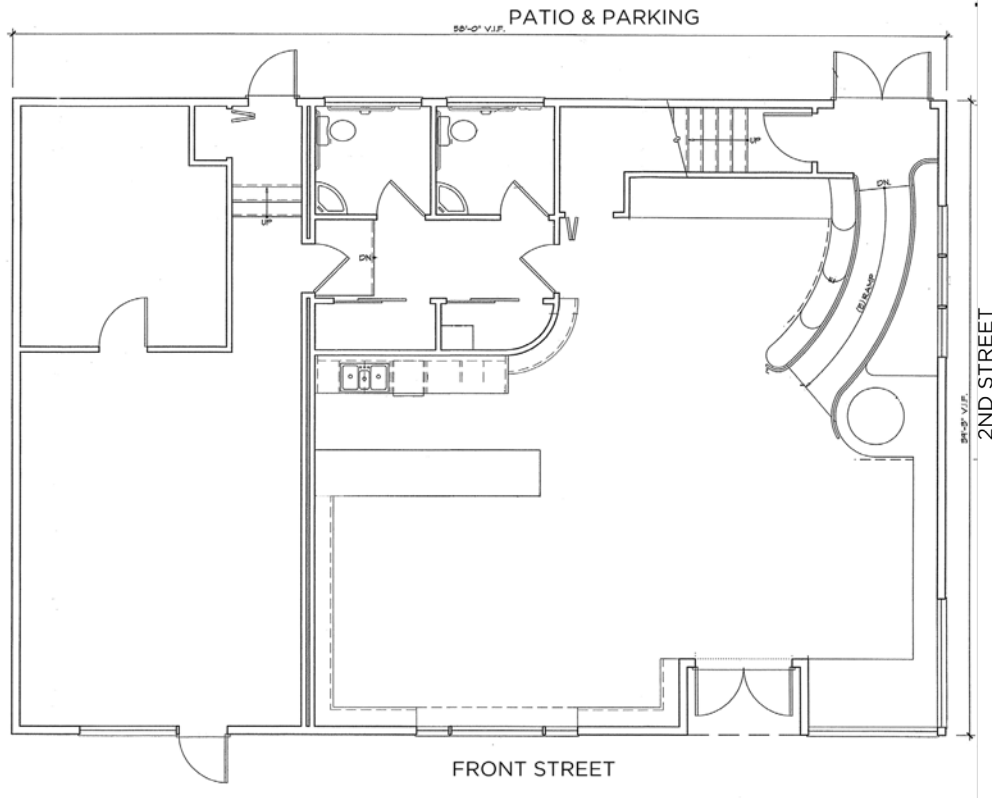


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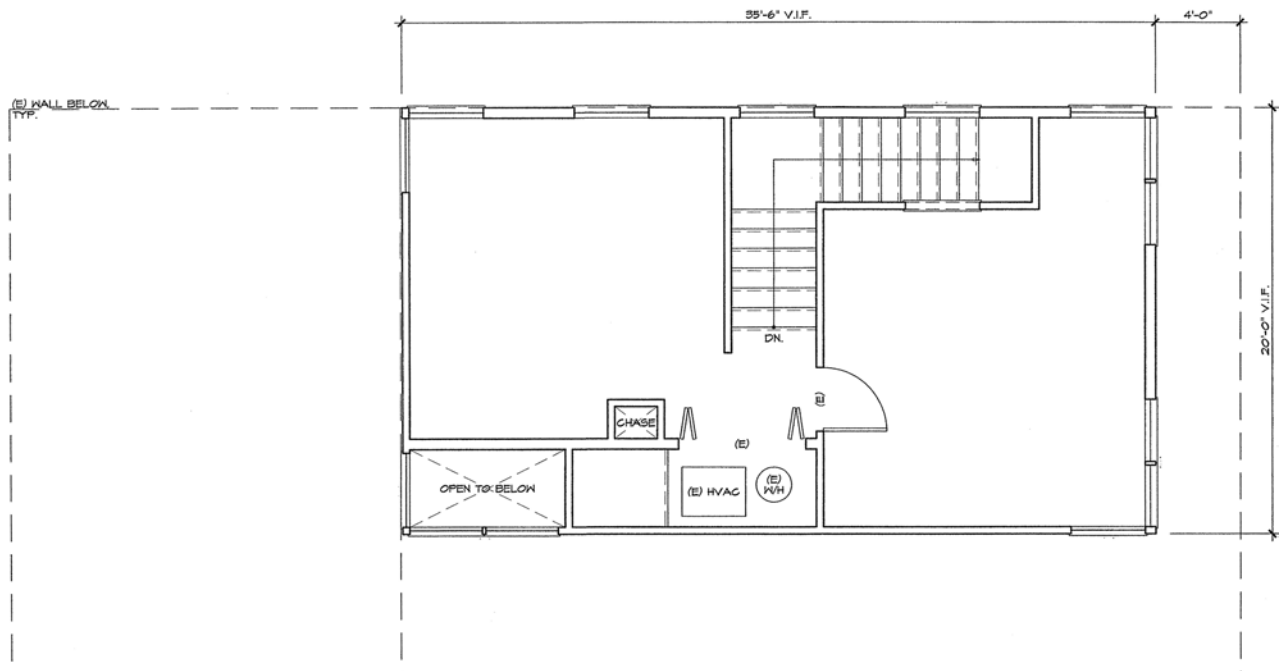
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FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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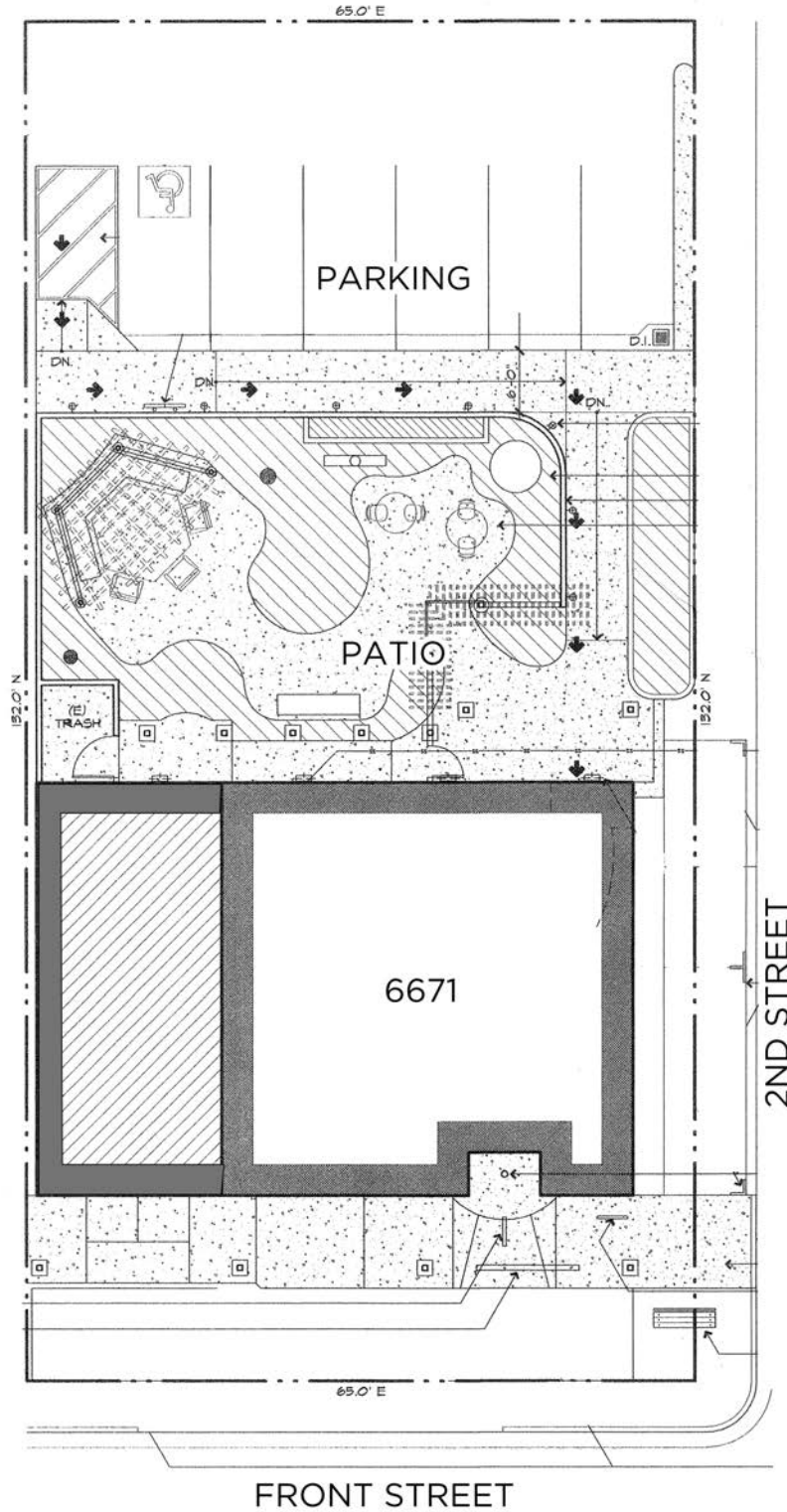
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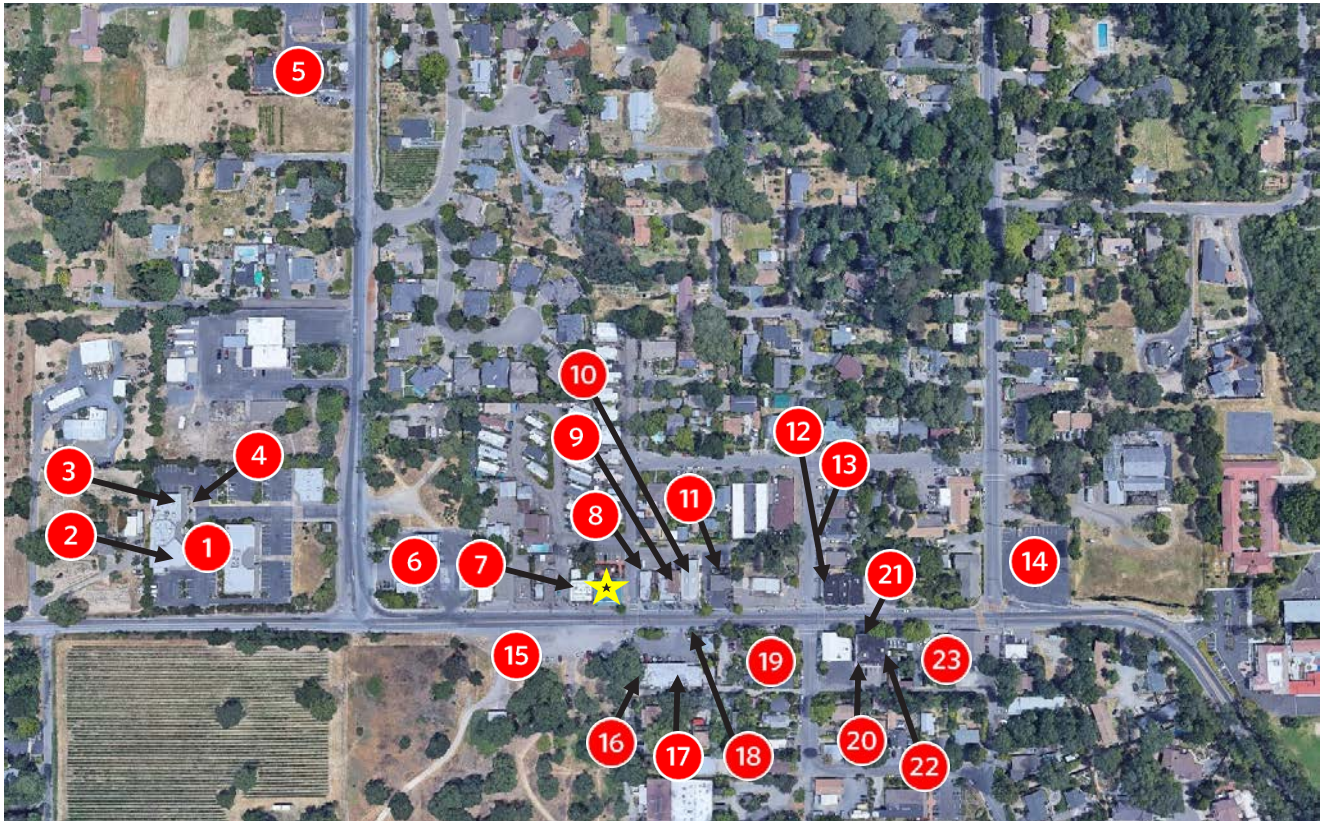
SITE PLAN



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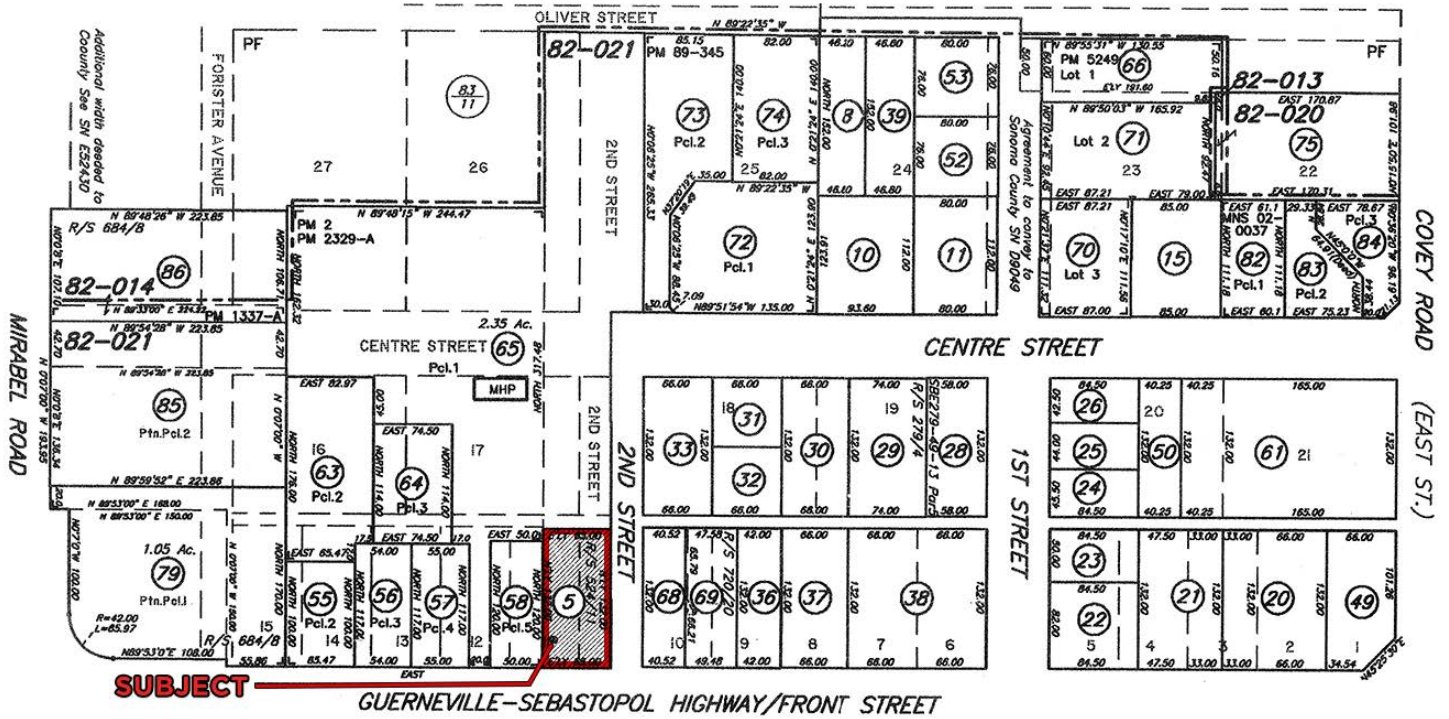
AERIAL MAP



1. Westside Center	9. Bank of the West	17. Forestville Pharmacy
2. Forestville Pizza	10. Ideal Hardware	18. Sonoma County Transit Bus Stop
3. USPS	11. Jigar Wines	19. Backyard California Restaurant
4. China Express Restaurant	12. Russian River Cycles	20. Tiny Town Café
5. Mirabel Lodge	13. La Rosa and Taqueria	21. Scoop of Sonoma
6. Gas Station and Wash	14. Carr's Drive In	22. Joseph Jewell Wines
7. Canneti Roadhouse Italiana	15. West County Regional Trail	23. Twist Eatery
8. Nightingale Breads	16. Roaster's Espresso	



PARCEL MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	1,745	7,740	15,170
Est. Avg. HH Income	\$109,017	\$107,083	\$109,729

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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