

Patness Cellars Winery

537 Constitution Ave. #D, Camarillo CA 93012



OPEN

HOURS

SAT & SUN 1pm - 5pm

Email us @
hello@patnesscellars.com

D

PATNESS
CELLARS

PATNESS
CELLARS
18 VIOGNIER
Wine Sale
Up To
60% OFF

OFFERING MEMORANDUM

PEAK
COMMERCIAL

Patness Cellars Winery

Exclusively Marketed by:

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Senior Commercial Acquisition Manager

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DRE#01411477



5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INVESTMENT HIGHLIGHTS

BUSINESS NAME	Patness Cellars Winery
OFFERING PRICE	\$150,000
WINERY PANTESS	2007

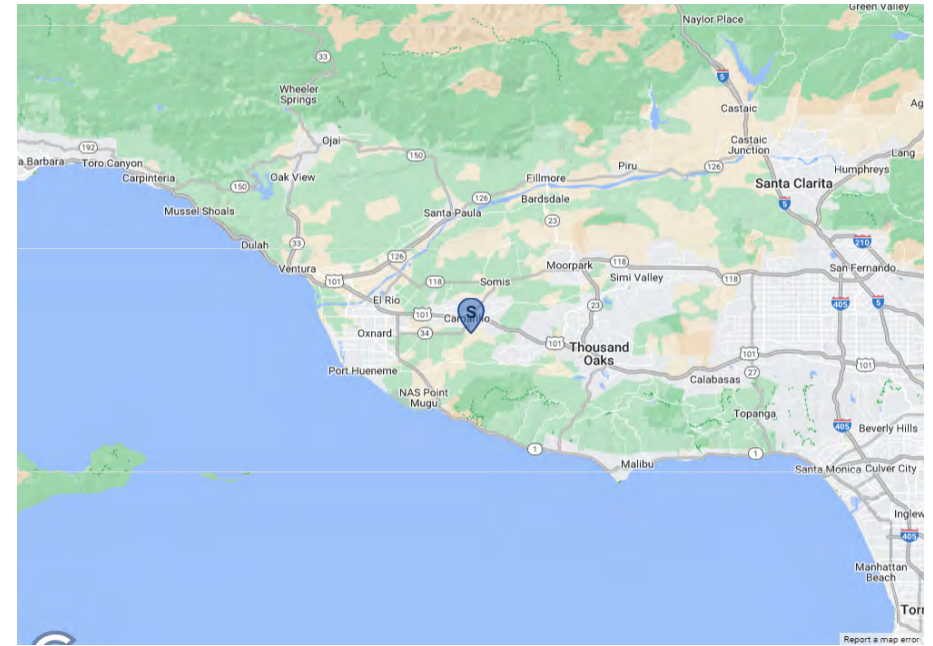
Property Features

BUILDING SF	1,500
RENT	1,800
TASTING ROOM	1
YEAR ESTABLISHED	2007
# OF PARCELS	1
NUMBER OF LOCATIONS	1
NUMBER OF STORIES	1
ZONING TYPE	M1
NUMBER OF PARKING SPACES	25

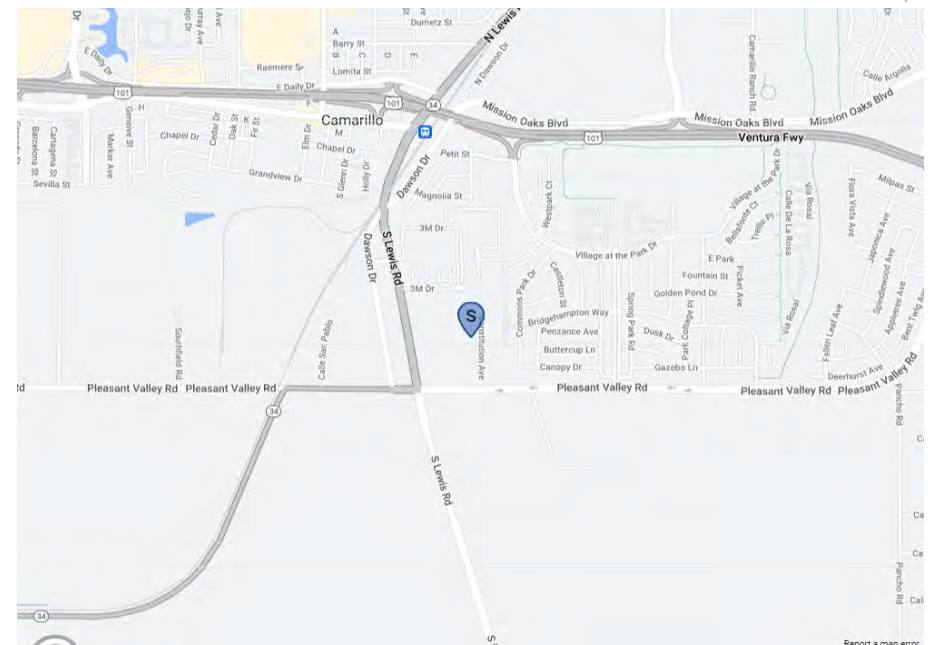
Highlights

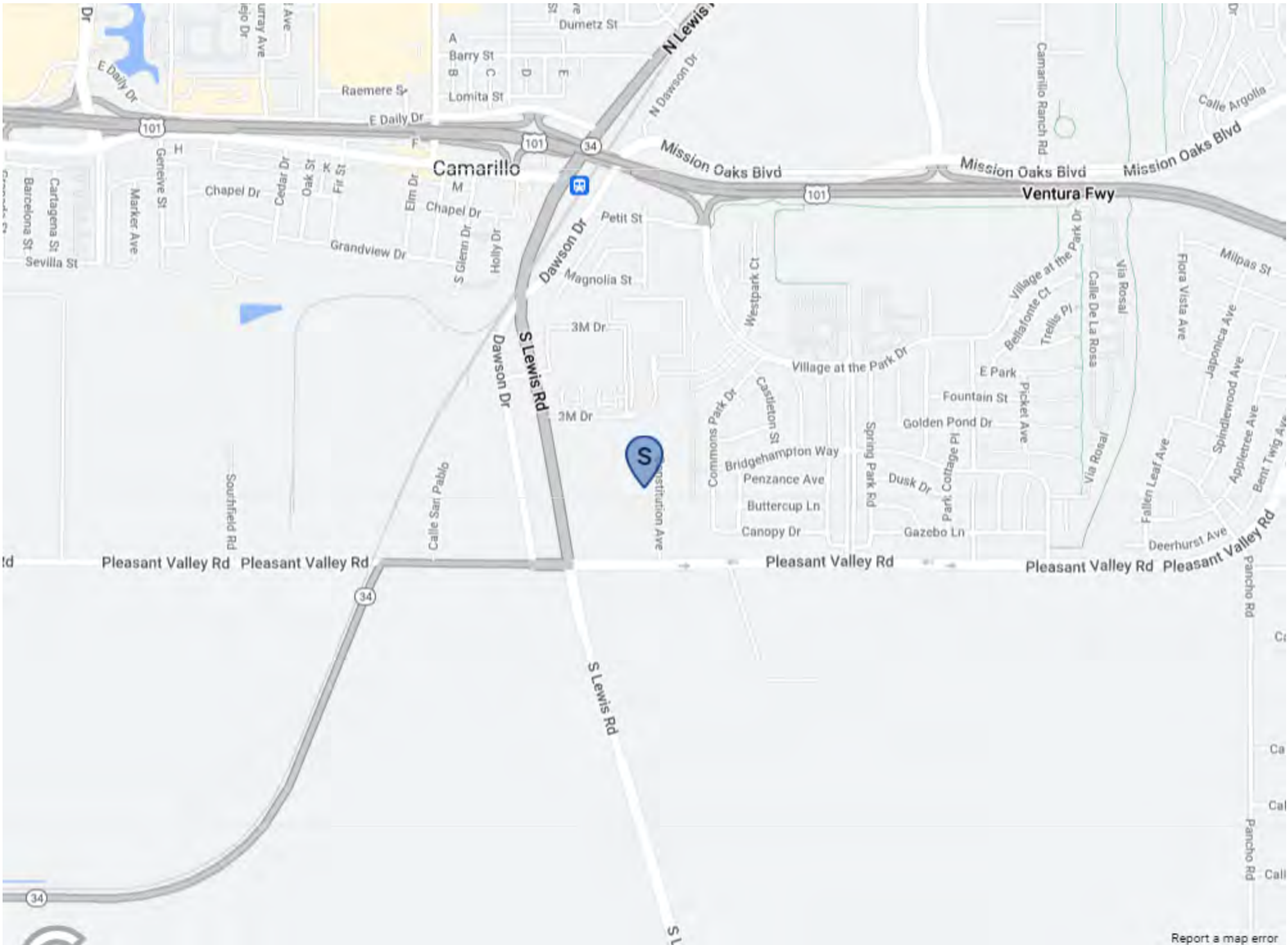
- First production 2009
- Rent \$1,800
- Production: 1,000 Cases Annually
- 1,500 SF Store & Tasting Room
- Wine Making Facility & Tank
- Counter & Bar
- Wine Club
- 20 Varieties of Wines
- Direct to Consumers

Regional Map

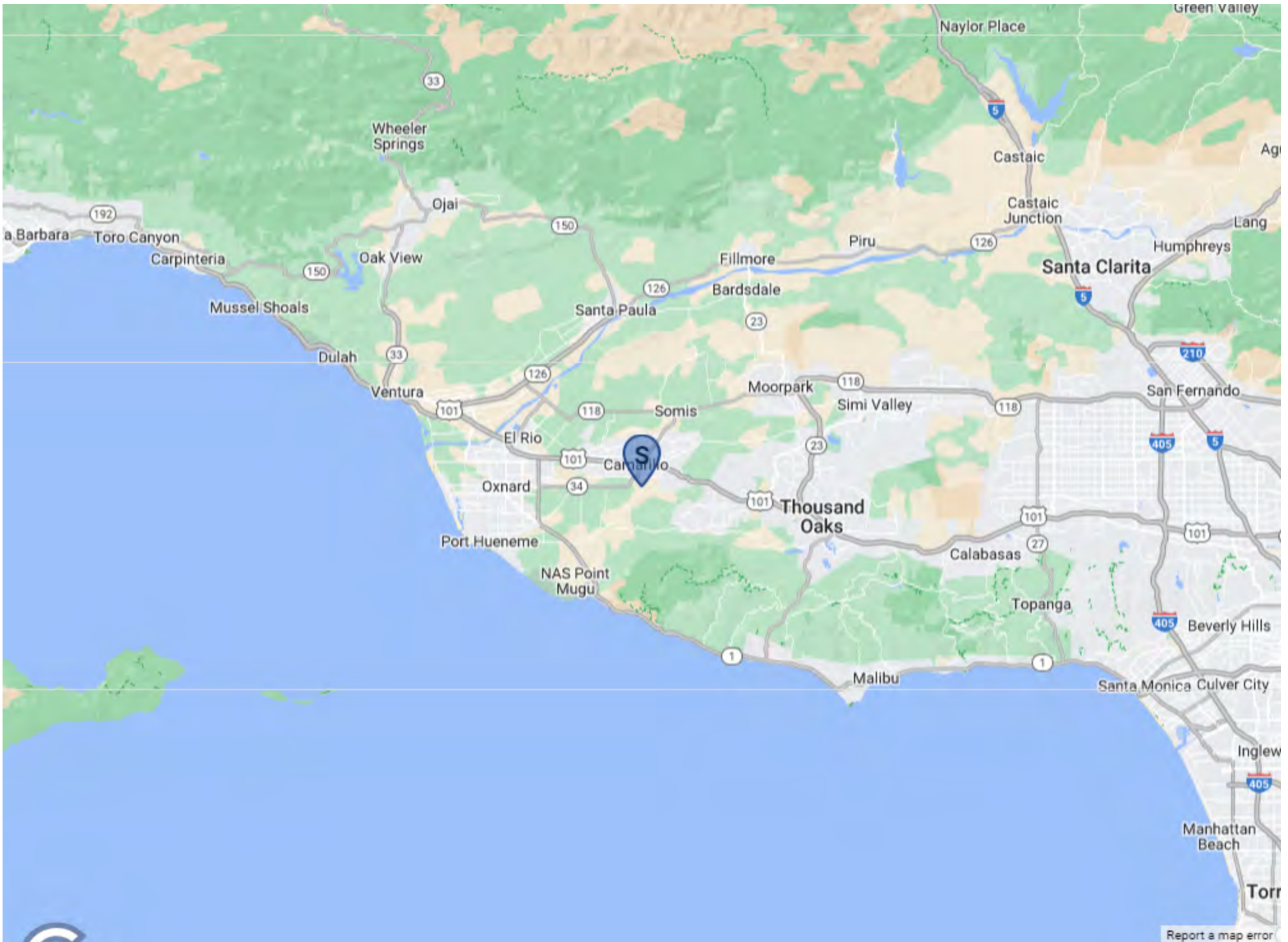


Locator Map





Report a map error







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,309	53,922	72,890
2010 Population	6,964	61,390	88,634
2022 Population	8,761	66,616	95,265
2027 Population	8,821	66,282	95,216
2022 African American	240	1,621	2,047
2022 American Indian	109	618	775
2022 Asian	1,243	7,513	11,280
2022 Hispanic	3,237	19,193	23,843
2022 Other Race	1,359	7,210	8,819
2022 White	4,211	38,591	57,471
2022 Multiracial	1,575	10,894	14,665
2022-2027: Population: Growth Rate	0.70 %	-0.50 %	-0.05 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	134	1,043	1,300
\$15,000-\$24,999	120	863	1,080
\$25,000-\$34,999	103	875	1,227
\$35,000-\$49,999	243	1,647	2,254
\$50,000-\$74,999	274	2,897	3,692
\$75,000-\$99,999	290	3,189	4,176
\$100,000-\$149,999	566	5,728	7,523
\$150,000-\$199,999	457	3,908	5,494
\$200,000 or greater	731	4,624	8,114
Median HH Income	\$121,123	\$111,757	\$119,411
Average HH Income	\$157,274	\$146,405	\$160,924

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,092	20,481	27,593
2010 Total Households	2,234	22,869	32,343
2022 Total Households	2,918	24,773	34,860
2027 Total Households	2,951	24,701	34,928
2022 Average Household Size	2.98	2.65	2.67
2000 Owner Occupied Housing	617	14,417	20,428
2000 Renter Occupied Housing	428	5,593	6,487
2022 Owner Occupied Housing	1,817	15,847	24,036
2022 Renter Occupied Housing	1,100	8,926	10,824
2022 Vacant Housing	186	1,102	1,482
2022 Total Housing	3,104	25,875	36,342
2027 Owner Occupied Housing	1,817	15,831	24,155
2027 Renter Occupied Housing	1,134	8,871	10,772
2027 Vacant Housing	147	1,174	1,571
2027 Total Housing	3,098	25,875	36,499
2022-2027: Households: Growth Rate	1.15 %	-0.30 %	0.20 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	643	4,620	5,909
2022 Population Age 35-39	654	4,339	5,923
2022 Population Age 40-44	657	4,129	5,864
2022 Population Age 45-49	608	3,946	5,785
2022 Population Age 50-54	543	4,055	5,926
2022 Population Age 55-59	549	4,482	6,474
2022 Population Age 60-64	484	4,395	6,470
2022 Population Age 65-69	373	3,870	5,734
2022 Population Age 70-74	295	3,223	4,832
2022 Population Age 75-79	205	2,568	3,725
2022 Population Age 80-84	122	1,676	2,422
2022 Population Age 85+	118	2,041	3,045
2022 Population Age 18+	6,503	52,740	75,377
2022 Median Age	37	41	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,956	\$107,726	\$112,584
Average Household Income 25-34	\$142,372	\$137,759	\$146,629
Median Household Income 35-44	\$147,943	\$135,441	\$150,384
Average Household Income 35-44	\$176,828	\$169,430	\$185,574
Median Household Income 45-54	\$158,066	\$148,828	\$161,574
Average Household Income 45-54	\$190,869	\$181,083	\$203,971
Median Household Income 55-64	\$133,741	\$133,691	\$150,681
Average Household Income 55-64	\$169,148	\$169,762	\$191,258
Median Household Income 65-74	\$97,598	\$99,844	\$102,913
Average Household Income 65-74	\$132,716	\$128,416	\$139,526
Average Household Income 75+	\$73,502	\$93,015	\$96,069

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	653	4,384	5,789
2027 Population Age 35-39	695	4,916	6,710
2027 Population Age 40-44	645	4,336	6,248
2027 Population Age 45-49	631	4,054	5,793
2027 Population Age 50-54	571	3,776	5,458
2027 Population Age 55-59	508	3,833	5,680
2027 Population Age 60-64	495	4,151	6,120
2027 Population Age 65-69	437	4,110	6,099
2027 Population Age 70-74	330	3,528	5,288
2027 Population Age 75-79	249	2,951	4,351
2027 Population Age 80-84	159	2,138	3,084
2027 Population Age 85+	127	2,194	3,281
2027 Population Age 18+	6,620	52,918	76,040
2027 Median Age	38	42	43

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$133,563	\$123,313	\$129,936
Average Household Income 25-34	\$171,340	\$162,443	\$172,599
Median Household Income 35-44	\$161,622	\$153,661	\$162,512
Average Household Income 35-44	\$199,363	\$193,684	\$211,447
Median Household Income 45-54	\$168,195	\$157,706	\$170,763
Average Household Income 45-54	\$212,143	\$201,947	\$225,701
Median Household Income 55-64	\$156,671	\$151,756	\$163,535
Average Household Income 55-64	\$194,226	\$193,572	\$217,401
Median Household Income 65-74	\$126,033	\$112,828	\$120,883
Average Household Income 65-74	\$164,473	\$154,221	\$170,656
Average Household Income 75+	\$109,957	\$122,763	\$128,958

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