
Wine Country Event Space for Sale

Fully Permitted | ~7.32 Acres
Valley Center, CA 92082



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FOR SALE

±7.32 Acres | Small Winery Development Opportunity (Admin Permit)

12028 Keys Creek Road, Valley Center, CA 92082

Property Overview

The property carries entitlements for a small winery and events, and is one of very few in San Diego County. This Valley Center location has a County Administrative Permit and approved Septic Permit on file, and spans approximately 7 acres with gentle slopes, open view corridors, and a rural setting that supports hospitality and agritourism. Portions of the site are already planted, providing immediate vineyard character and framing future guest areas.

Approved plans provide a path to a tasting room, winemaking, and flexible outdoor gathering spaces suitable for weddings, private events, and daily visitation. Sized for an intimate guest experience and an efficient operational footprint that aligns with local demand. Capacity can be increased further with road improvements.

The entitlement package includes the administrative permit, grading and site plans, construction drawings, elevations, and prior supporting cost estimates. A complete diligence set can be shared with an NDA. The land is offered for sale, and the ideal buyer will complete the approved project, partner with current ownership on future operations, or benefit from possible ownership financing, all for a qualified buyer with terms and structure to be negotiated.



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The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Event Permitting

The property holds a permit allowing hosted events, with ample parking. The entitlements were all approved before the new “vehicle miles traveled” standard took effect. With future road improvements, the number of permitted events may be significantly increased.

The event facility design features spaces with amenities to accommodate both indoor and outdoor gatherings, including flexible areas for large groups, multiple restrooms, and infrastructure designed to support seamless operations.

Food service is permitted through a County Health–approved caterer. Additionally, one mobile food facility or food truck may be allowed on the winery premises during events to serve guests.

The property’s current septic approval supports current use and possible expansion with county health department approval.

Fun Fact! Less than a dozen wineries in San Diego County are permitted to host weddings and events.

Please note: the photos shown on this slide are concept renderings and are provided for illustrative purposes only.



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Wine Permitting

The property is approved for wine production of up to 120,000 gallons annually with additional permits from the Regional Water Quality Control Board (RWQCB) and the Alcoholic Beverage Control (ABC).

At least 25 percent of the fruit must be sourced directly from the property, but the remaining 75 percent may be obtained from off site sources. A minimum of 50 percent must be grown within San Diego County, with the potential for adding additional vineyards within the County to include as on-site.

The vineyard produces Muscat Canelli, Petite Sirah, and Sangiovese grapes. The winery has been making single varietal wines from its vineyards and off site vineyards, including specialty blends such as the award-winning 5150 Red Blend. Cabernet Sauvignon and Zinfandel used in Keys Creek wines is sourced from off site vineyards. Keys Creek has also developed innovative offerings, including the “Slow Burn” Jalapeño Muscat, reflecting both creativity and established brand recognition.

The estate carries the trademarked Keys Creek Winery label, recognized in the local market for both traditional varietals and unique specialty wines. The label is an opportunity for a future owner to continue brand development and expand production and distribution.



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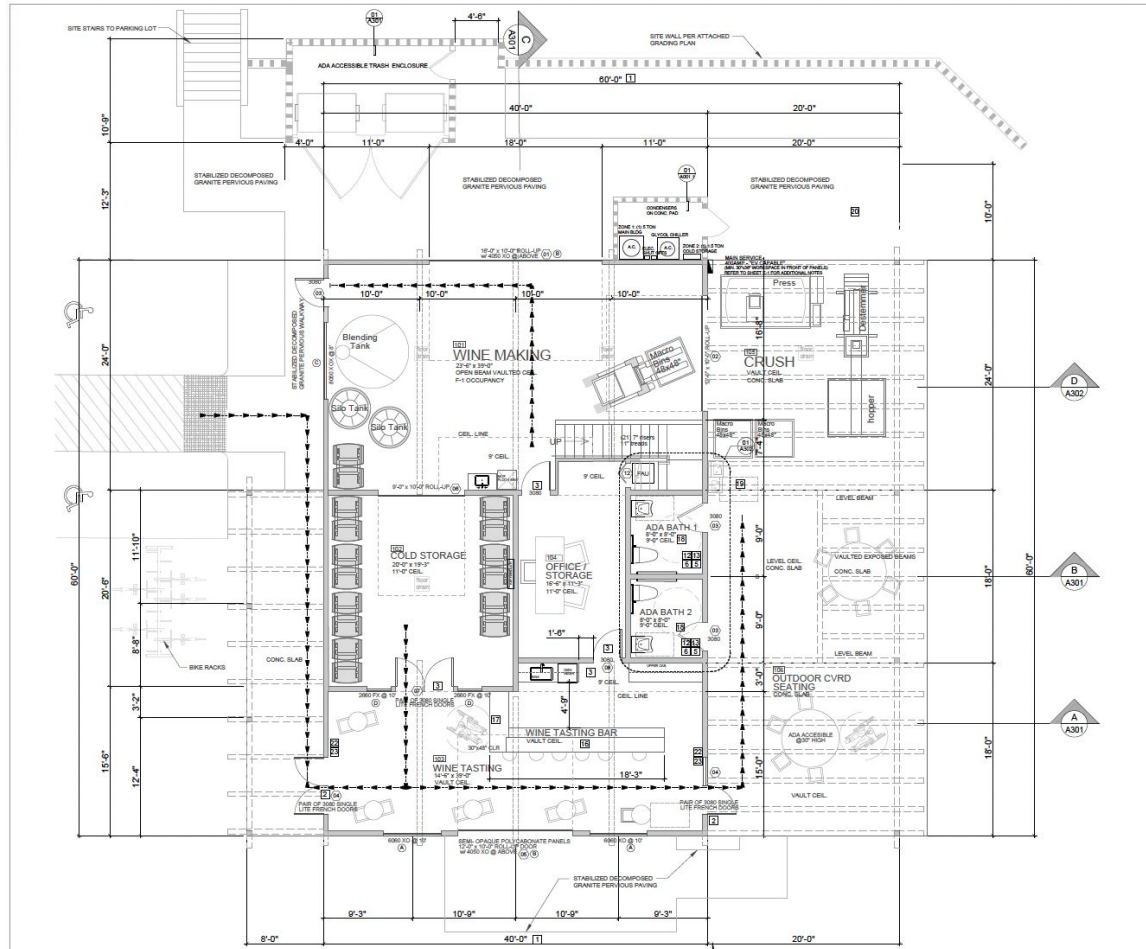


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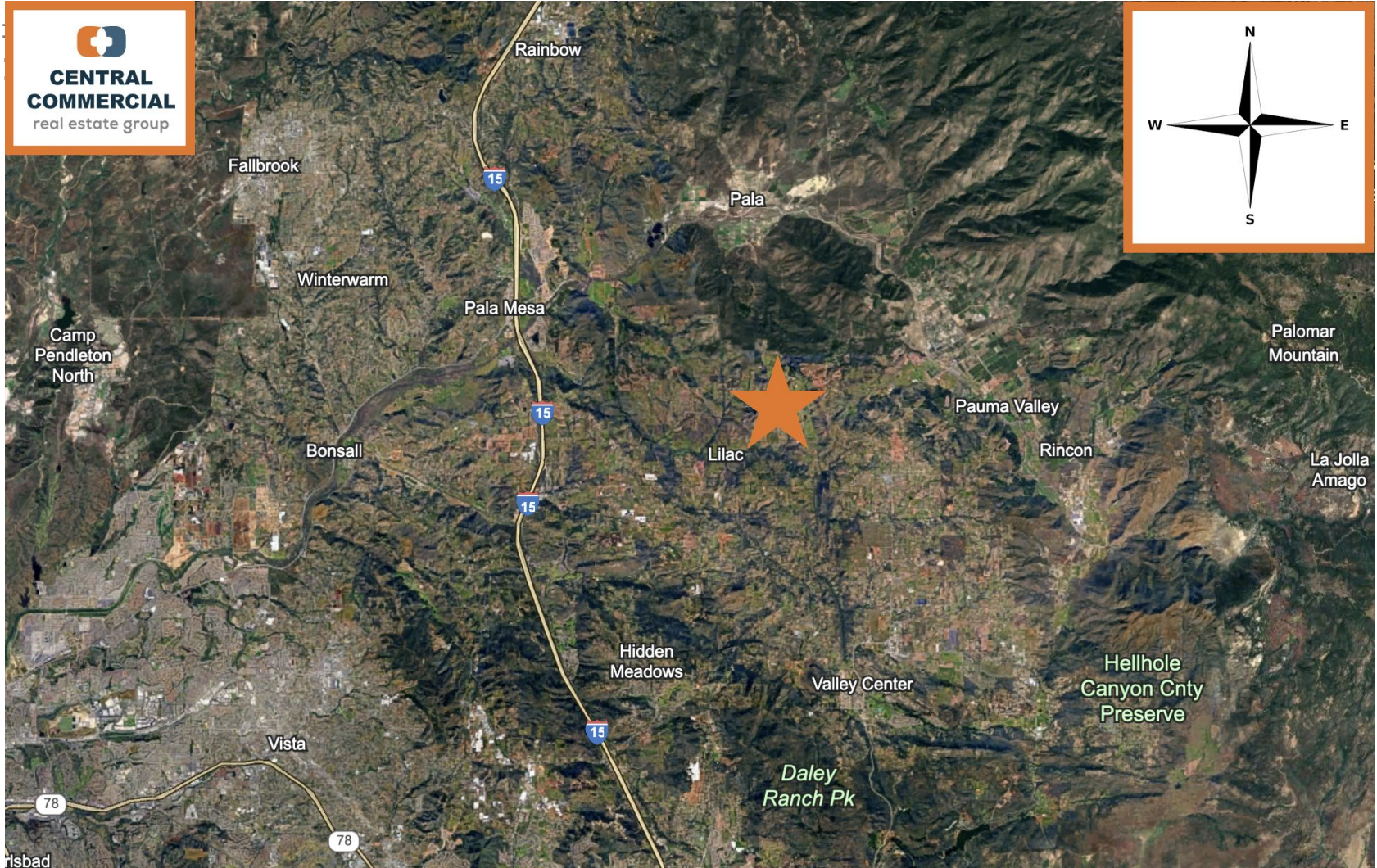
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A portion of the site plan rendering is shown, building permits still pending.

FOR SALE



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