

±100 ACRES ALISOS CANYON A.V.A.

0 ALISOS CANYON RD • LOS ALAMOS, CA 93440

PROPERTY VIDEO

<https://vimeo.com/177825245?share=copy&f=sv&f=cl>

NEW TO MARKET

**±100 ACRE ESTATE PARCELS
IN THE VINTAGE CHIC TOWN
OF LOS ALAMOS**

OFFERED AT \$2,950,000

PRESENTED BY

JON OHLGREN

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johnlgren@radiusgroup.com

CA LIC. 01464358



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RADIUSGROUP.COM

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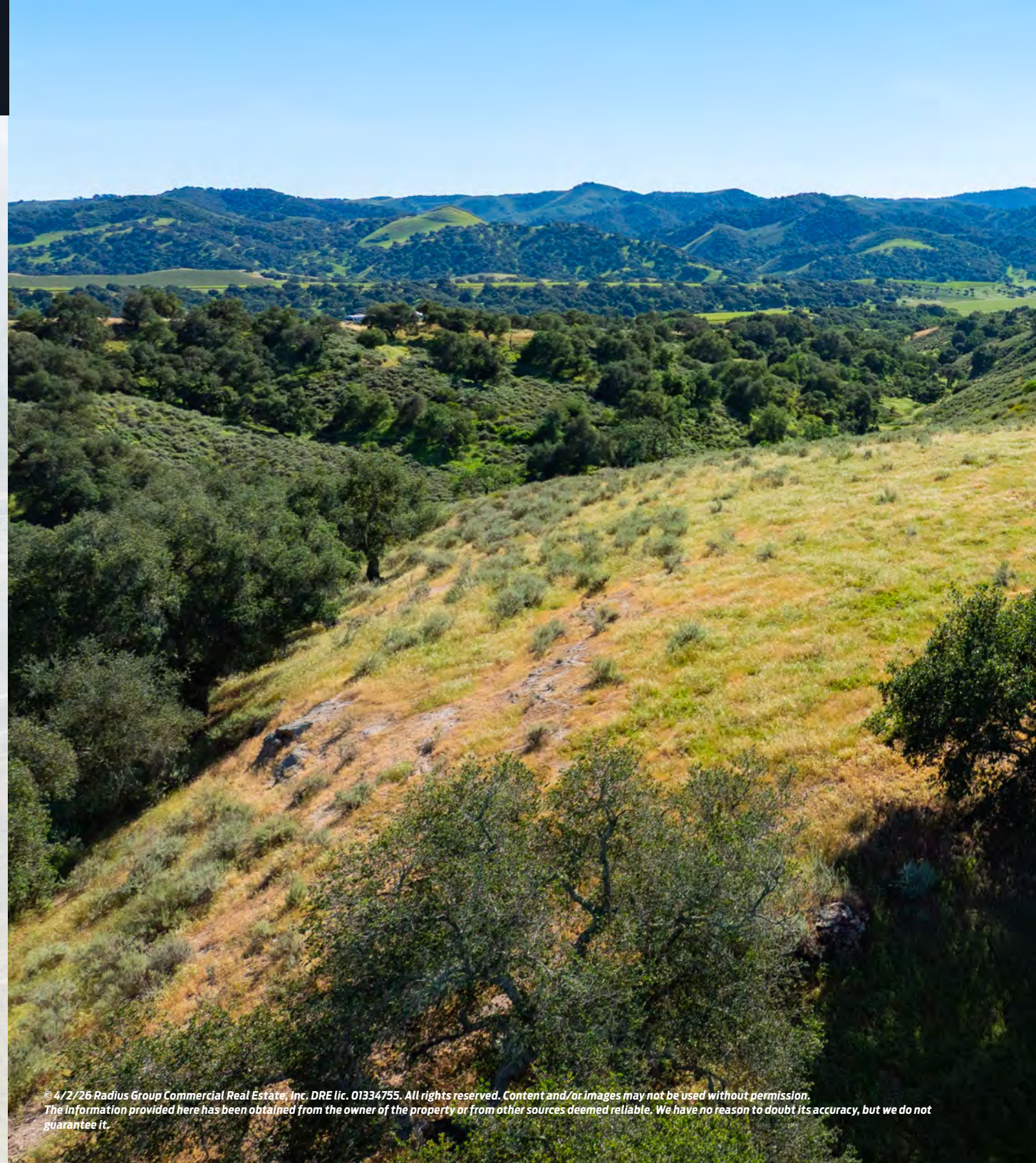
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MARKET OVERVIEW

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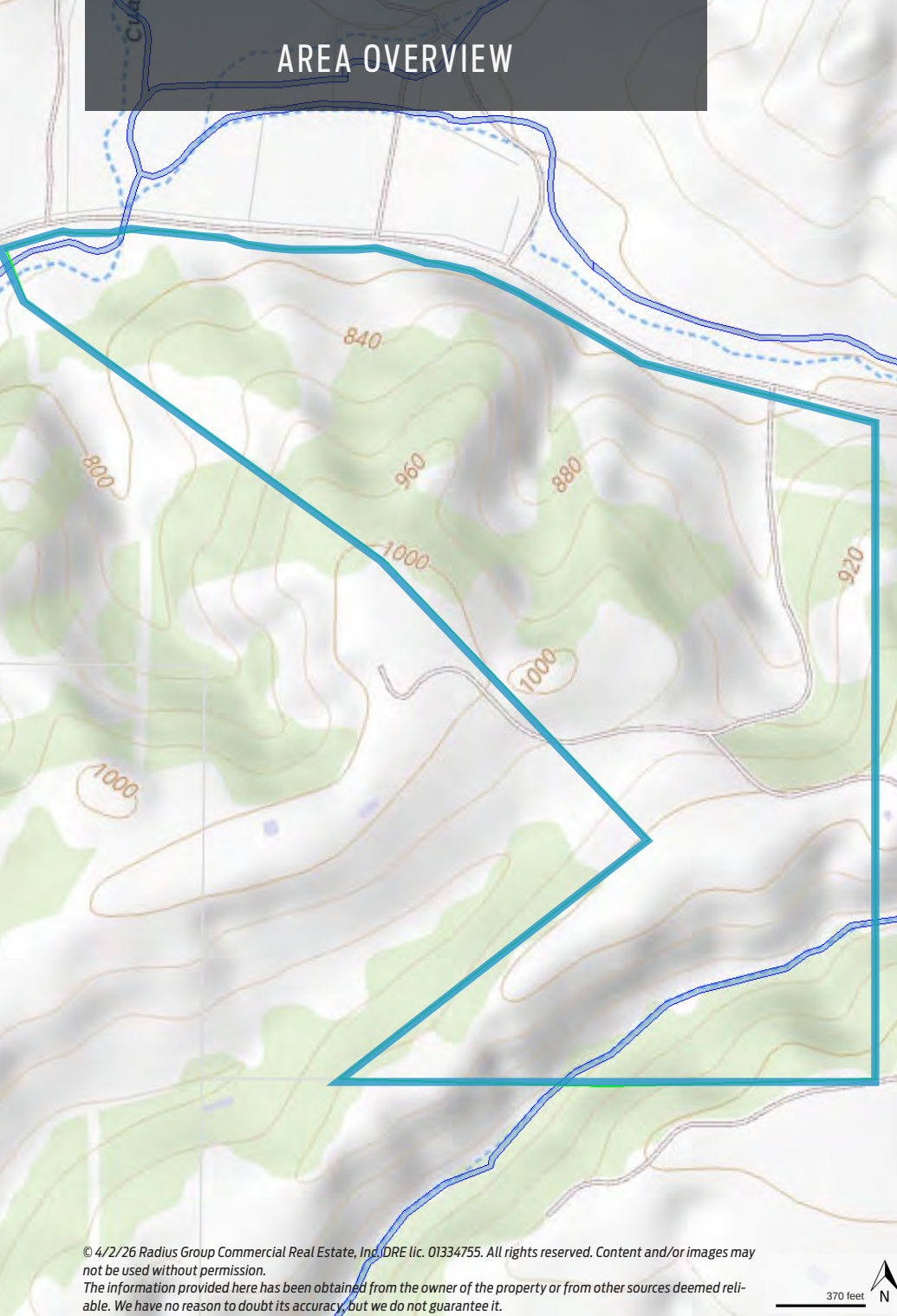
One of the finest undeveloped 100 acre estate parcels remaining in Santa Barbara County. Beautiful lay of the land, AG-II zoning, Alisos Canyon AVA, regional panoramic views, intimate meadows and trails throughout. This parcel is ready for your vision, or just enjoy it as-is for now. 2 wells (one large ag well cased and capped with estimated 500–800 gpm capability).

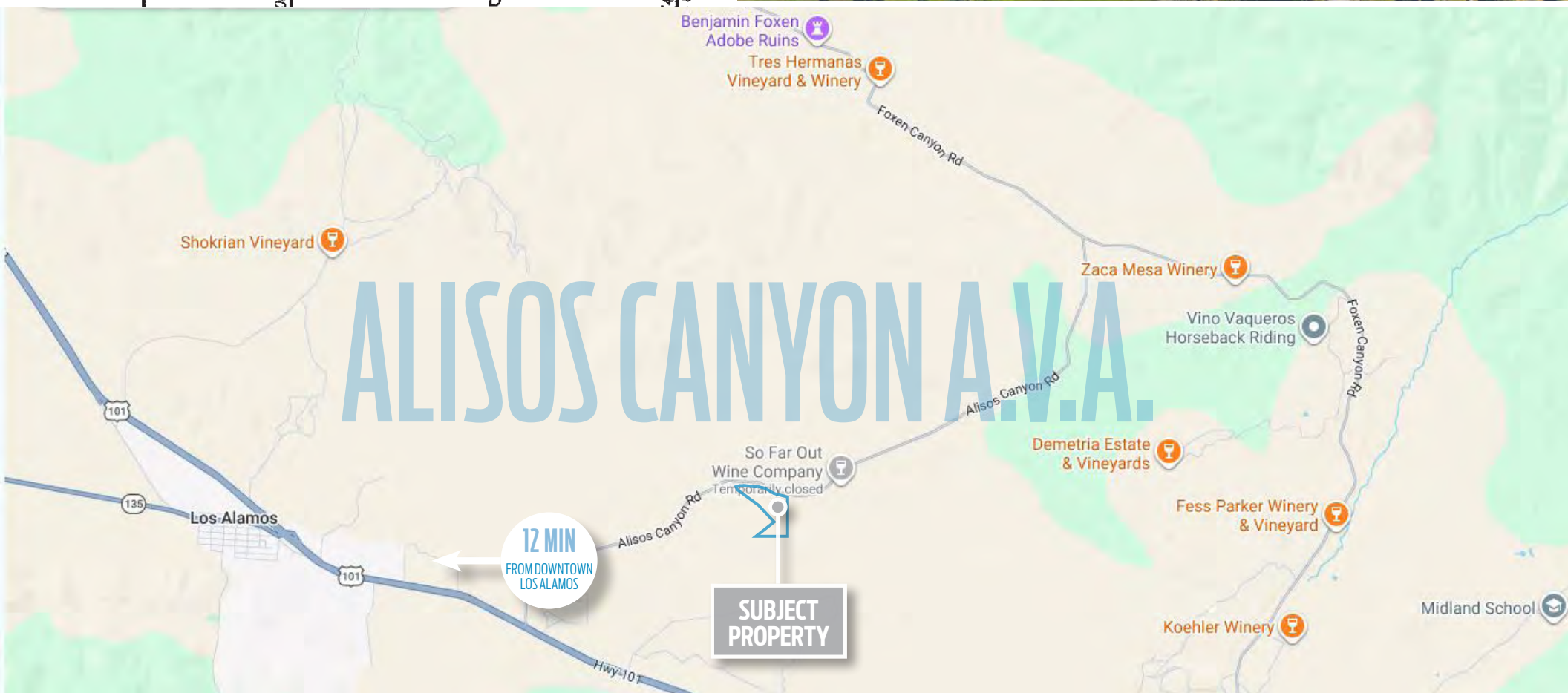
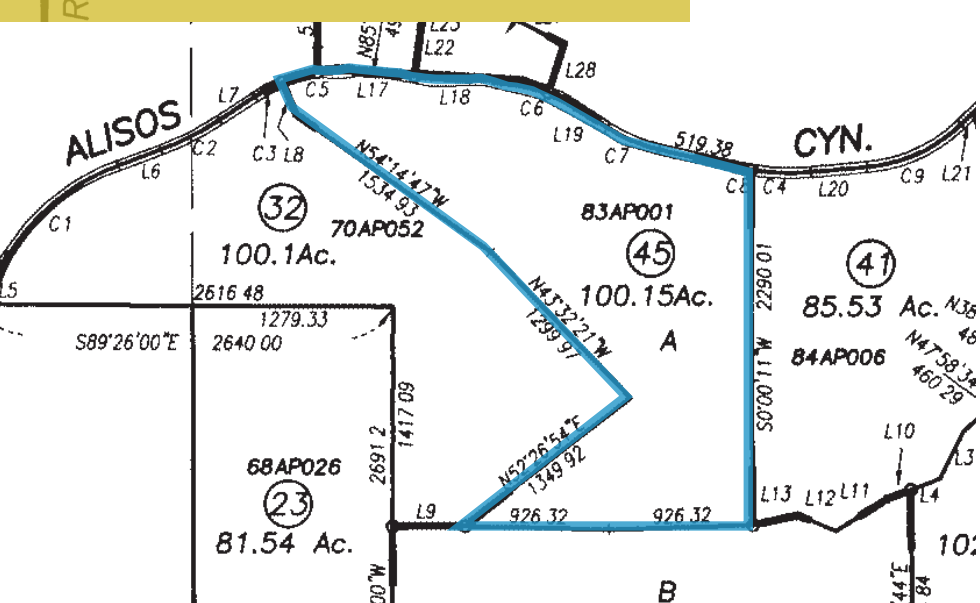
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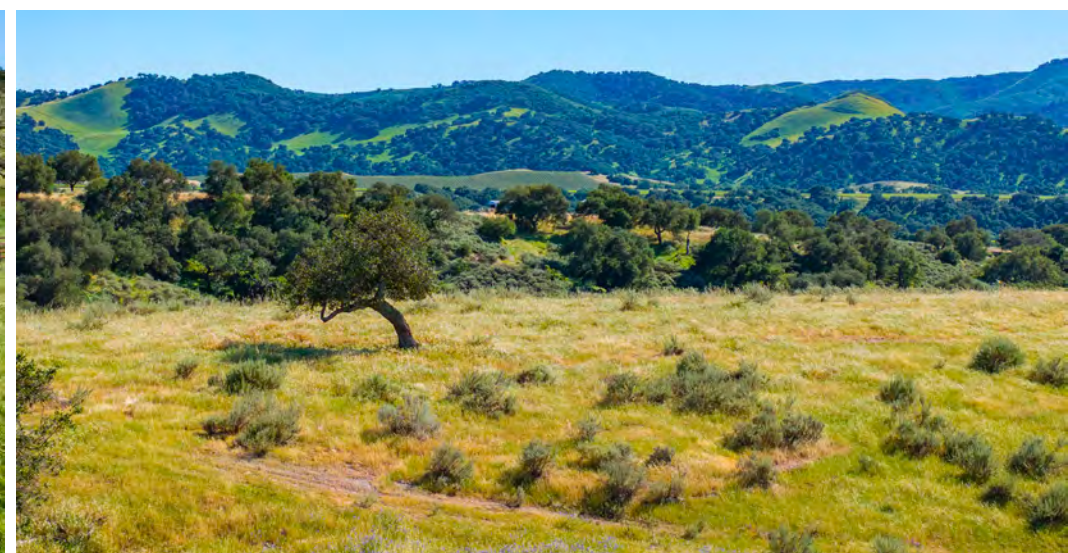
Offered at	\$2,950,000
Land Size	±100.15 AC (±4,362,534 SF)
Price/AC	\$29,456/AC
Price/SF	\$0.68/SF
APN	133-100-076
Zoning	AG-II
Power	On-Site

AREA OVERVIEW

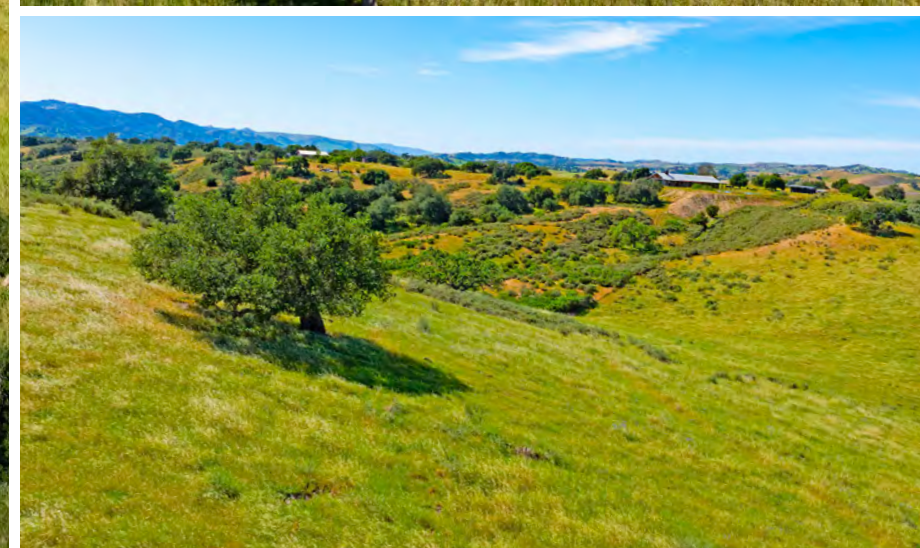




PROPERTY PHOTOS



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SANTA YNEZ VALLEY

GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



LOS ALAMOS



SANTA YNEZ



SOLVANG

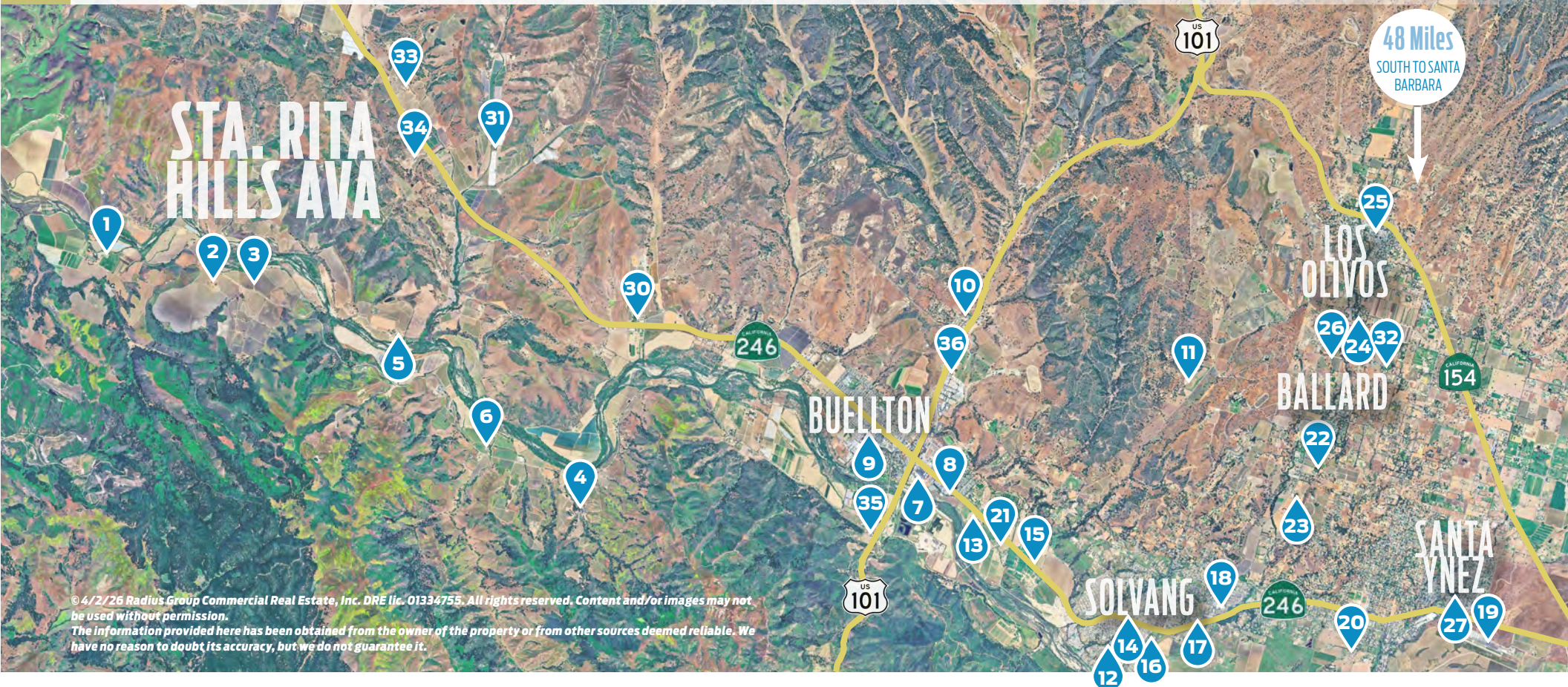
LOS
ALAMOS

SUBJECT PROPERTY

ALISOS CANYON A.V.A.

OUTLYING AREA

- | | | | |
|----------------------------|---------------------------------------|--|-------------------------------------|
| 1 D'Alfonso-Curran Wines | 10 The Tavern At Zaca Creek | 19 Santa Ynez Airport/Kunkle Field | 28 Bell's |
| 2 Sanford Winery | 11 Rusack Vineyards | 20 Brave & Maiden Estate | 29 Skyview Los Alamos |
| 3 Fiddlestix Vineyard | 12 Elverhøj Museum of History & Art | 21 Kaena at The Ranch | 30 Pence Vineyards & Winery |
| 4 Peake Ranch Winery | 13 Ostrichland USA | 22 Rideau Vineyard | 31 Dierberg Vineyard & Tasting Room |
| 5 Sea Smoke | 14 Mad & Vin | 23 Buttonwood Farm & Vineyard | 32 Beckmen Vineyards |
| 6 Lafond Winery& Vineyards | 15 Bella Cavalli Farms | 24 Olive + Lavender Farms | 33 Foley Estates Vineyard & Wine |
| 7 Albertsons | 16 Mission Santa Inés | 25 Bar Le Côte | 34 Spear Vineyards & Winery |
| 8 Hitching Post 2 | 17 New Frontiers Natural Marketplace | 26 Margerum Los Olivos Tasting Room | 35 Vega Vineyard & Farm |
| 9 Industrial Eats | 18 Santa Ynez Valley Cottage Hospital | 27 Brothers Restaurant at the Red Barn | 36 Dragonette Cellars |



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ALISOS CANYON A.V.A.

‘SHARE A COMMON SOUL’ • ALISOS CANYON BECOMES SANTA BARBARA COUNTY’S 7TH DESIGNATED AVA

The following excerpt is made courtesy by Lisa André of The Santa Maria Times:

The 5,774-acre Alisos Canyon AVA is home to nine producing commercial vineyards located on a combined 238 acres, all of which are part of the larger Central Coast AVA that stretches from Santa Barbara County to the San Francisco Bay Area and encompasses approximately 4 million acres.

According to Noah Rowles, winemaker and owner of Dovecote Estate Winery located in the Alisos Canyon AVA, the area is comparable to the 7,700-acre Ballard Canyon AVA featuring 550 acres of planted vineyard.

However, due to the intrinsic land features found in neighboring AVAs like Ballard Canyon, the trade bureau determined in their published report that the geography and topography of Alisos Canyon was less distinguishing than its standout climate and soils.

Its climate is influenced by a 25-mile proximity to the Pacific Ocean which produces cool air and fog, paired with the converging warmer inland climates that make for more moderate temperatures which are neither too hot or too cold. This phenomenon, referred to by petitioners as the “Goldilocks Rhone

Zone,” is known to be an ideal environment for successfully growing wine varietals like syrah and grenache.

Rowles foresees the new AVA benefiting the local economy as industry experts take notice, as well as local and visiting oenophiles who will no longer need to remember the names of different vineyards or ranches located within Alisos Canyon when looking for a wine that exhibits a specific profile.

“They’ll know that wines that come from the AVA will all share a common soul and all have similar characteristics,” Rowles said, “so they can be confident when purchasing Alisos Canyon wines.”

[Click here for more Santa Barbara County’s 7th designated AVA at the Santa Maria Times.](#)



Rainbow Over Dovecote Winery & Estate in the Alisos Canyon AVA

HIP SMALL TOWN, BIG OLD-WEST VIBES

With a thriving food & wine scene and vintage look & feel, Los Alamos—affectionately dubbed “Little LA” by its longtime fans—is perhaps Santa Barbara Wine Country’s best well-kept secret



Burgeoning food, wine, & arts scene plus one-of-a-kind lodging, including the historic 1880 Union Hotel, a Victorian-style bed & breakfast, an inn with a view, and a classic motor court... Buildings old and new house art galleries, antique shops, wine tasting rooms and a surprising variety of restaurants for every type of diner from locavore to carnivore. The Los Alamos Third Saturday Stroll every month offers themed special events. During the last weekend of September, Los Alamos Old Days honors the town's western heritage with a celebration including arts & crafts fair, BBQ, car show, dance and parade.



ALAMOS



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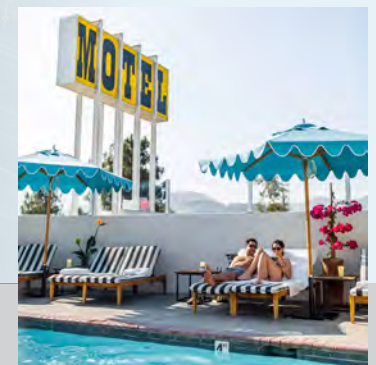
**“This Old West California Town
Is Hiding a Killer Wine
and Food Scene”**

**TRAVEL+
LEISURE**

**“This Tiny Town You’ve Never
Heard of Is Suddenly the Best
Place to Go Wine Tasting
in California”**

**ESCAPE
←LOS→
ANGELES**

**“Vineyards blend with Old West
vibes in this relaxed town perfect
for getting away from it all.”**



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