



NAVARRO GENERAL STORE

ANDERSON VALLEY, CA





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“The Anderson Valley is a cornucopia of sensory delights, sights, smells and tastes like no other place. We hope you come visit the valley and spend time enjoying our own slice of heaven on earth.”
-AV Brewing Co.

WHAT SETS ANDERSON VALLEY APART?

Ask the locals of Northern California's Anderson Valley what sets their sliver of Wine Country apart from the more expansive and popular haunts in the surrounding areas, and they'll tell you that Anderson Valley is what Napa and Sonoma were 20 or 30 years ago. About three hours from San Francisco, this 15-mile stretch of Mendocino County between Boonville and Navarro is quiet and unassuming—a place where children abound and many tasting-room employees bring their dogs to work. In other words: Wine Country in its purest form.

CALIFORNIA'S COOLEST NEW PINOT NOIR APPELLATION

The Anderson Valley has become a Pinotophile's paradise. In 1992, the year before they founded their influential winery, Littorai Wines, Ted Lemon and his then-fiancé, Heidi, traveled the length of the West Coast, from Walla Walla, Wash., to Los Angeles, looking for terrain suitable for Pinot Noir. Trained in Burgundy, with a two-year stint as the winemaker for Domaine Roulot under his belt, Mr. Lemon was looking for sites cool enough for Burgundy's signature red grape. They found something special in the Anderson Valley, a remote corner of Mendocino County, better known for cannabis than for grapes (the marijuana industry in Mendocino County is an estimated \$6 billion). Mr. Lemon recalled of their tasting of the few local Pinots available. "...there was a purity of expression that really resonated with us."

Twenty-two years later, the Anderson Valley is still sparsely populated and ruggedly beautiful. It's also arguably California's coolest new Pinot Noir appellation—literally and figuratively. Fifteen years ago, the Russian River Valley was the ne plus ultra of Pinot appellations. Today, many of California's most influential Pinot makers, like Eric Sussman of Radio-Coteau and Kevin Harvey of Rhys Vineyards, have flocked to this narrow valley, some 15 miles long.

By: Jay McInerney Published on March 21, 2014





UNCORKING THE PERFECT LONG WEEKEND

In California's Anderson Valley, the wineries, restaurants and unspoiled landscapes of the pocket-size valley are a sip away from San Francisco.

WINE COUNTRY

Known for its award winning Pinot Noir, the valley's three appellations are home to at least 36 wineries, including Navarro, Handley, Goldeneye and Roederer Estate. Make a day of touring the valley's tasting rooms, most of which are available for drop-ins.

ANDERSON VALLEY BREWING Co.

For over two decades, their award-winning hand-crafted ales have been growing in demand. Visit the Tap Room, three-story Bavarian-style brewhouse and brewery grounds, which include picnic groves, horse pastures and a famous disc golf course. Also known for their events and ecological commitment, they continue to be an Anderson Valley staple.

BOONEVILLE BEER FESTIVAL

The legendary festival celebrated its 20th anniversary this year by allowing patrons to sample from over 85 breweries with live music and eats at the Mendocino Fairgrounds.

CAMP NAVARRO

At the top of a hidden coastal valley, deep within an ancient redwood forest, you'll find this private 200+ acre retreat. The pristine camp is available to the public for the first time in over 100 years for custom camping trips, corporate retreats and weddings.

NAVARRO GENERAL STORE

231 WENDLING STREET, NAVARRO, CA 95463

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$800,000

Price / SF: \$281.49

Lot Size: 0.92 Acres

Building Size: 2,842 SF

PROPERTY HIGHLIGHTS

- Conveniently located on Highway 128, 30 minutes to the coast
- Full service Deli and Convenience Store
- On-Site Living Quarters
- Historic Music Venue



TODD SCHAPMIRE, REALTOR - W REAL ESTATE

707.570.9855 | todd@wrealestate.net | BRE# 01414195

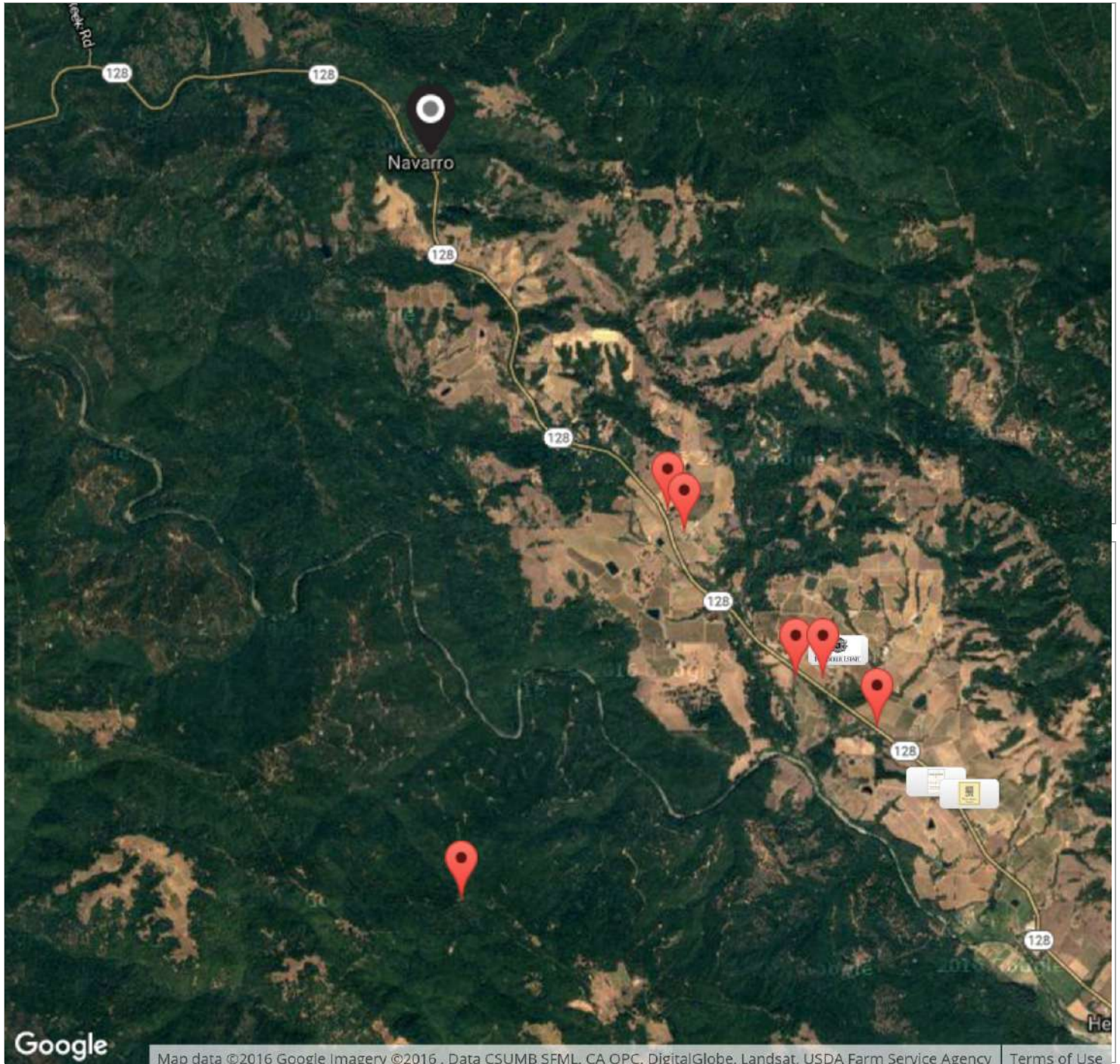
KARI HUTCHENS, REALTOR - RE/MAX FULL SPECTRUM

707.734.3434 | karihutchens@remax.net | BRE# 01943372

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VINEYARDS MAP



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NAVARRO GENERAL STORE, ANDERSON VALLEY, CA

The Historic Navarro General Store is located on Hwy 128 in the heart of the redwoods and Pinot Noir country on the way to the Mendocino Coastline. Full service deli, convenience store, gas station, living quarters and a renowned live music venue. Profitable, turnkey business opportunity with the real estate and all business FF&E, licenses and inventory included. Truly a one of a kind property!

2,842 +/- SQFT • .92 Acre Lot • **Priced at: \$800,000**



PRESENTED BY



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