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GROEZINGER ESTATE

6481 Washington St, Yountville, CA

RESTAURANT OPPORTUNITY

RHONDA DIAZ CALDEWEY

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Napa Valley...the Bay Area's backyard playground, and magnet to adventurous food and wine followers worldwide. With over 750 wineries up and down the valley, and Michelin starred restaurants, the Valley attracts over 3.3 million visitors annually.

Yountville is the epicenter of this activity, and often referred to as the *culinary capital of Napa Valley*, boasting more Michelin stars per capita than any other destination in the U.S. Downtown Youtville is an adventurous stroll down Washington Street of world famous restaurants, bakeries, tasting rooms, art galleries and ongoing events. The Groezinger Estate is located at the hub of this activity.

Originally, the Groezenger Mansion housed the family behind the historical Groezinger Winery (circa 1870). Mature landscaping and outdoor pavilions surround the future restaurant site, allowing for intimate dining as well as grand special events. The outdoor private patio offers brick firepits and an expansive lawn.

- The Valley Attracts Over **3.3 Million** Visitors Annually
- The Culinary Hub of Napa
- Expansive Outdoor Space
- Outdoor Fire Pits



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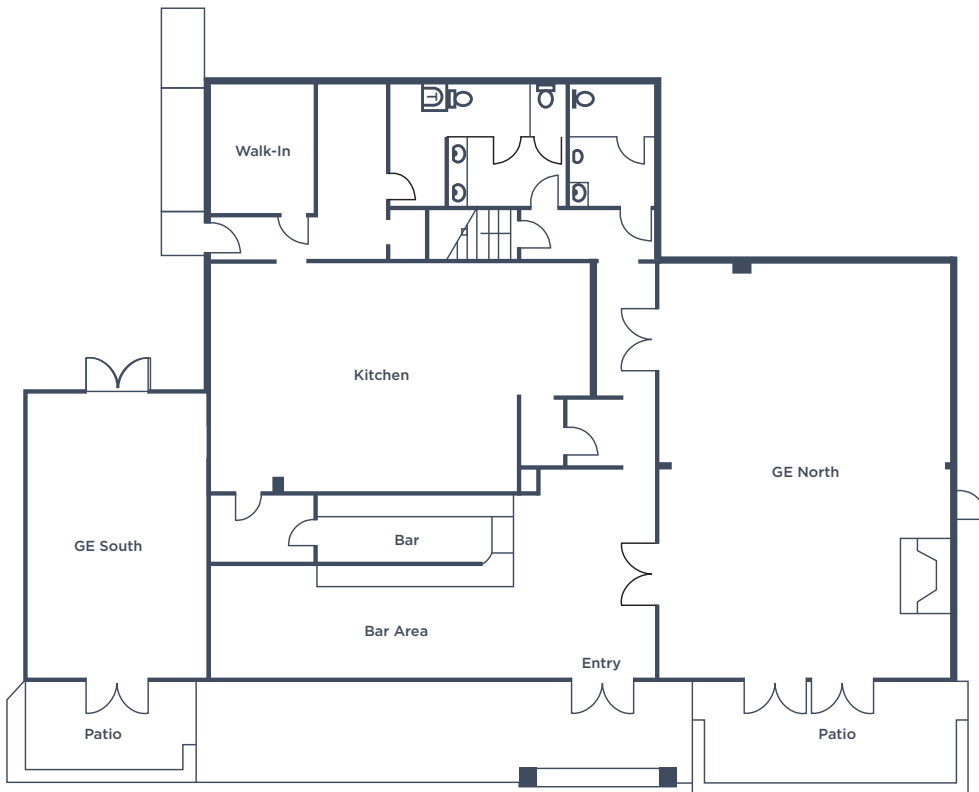


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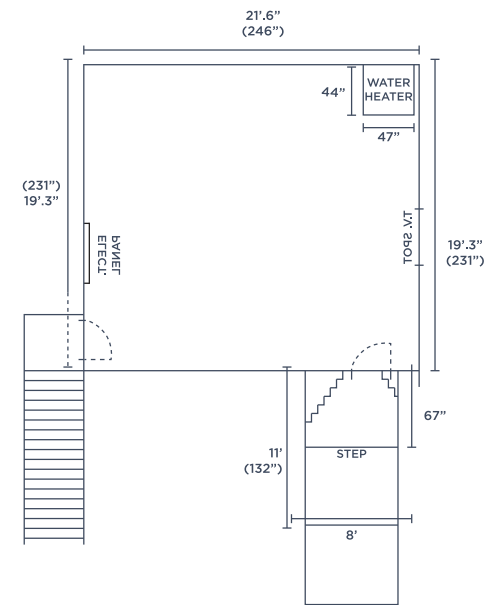
FLOOR PLANS

GROUND



- 4,207 Square Feet
- Outdoor Patio And Pavillon

BASEMENT



- XXXX Square Feet

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YOUNTVILLE & NAPA VALLEY STATISTICS



454

Napa Valley Restaurants



\$21.49

Average Tasting Fee



1838

First Vines Planted



330

Wineries



130

Napa Valley Hotels, B&Bs & Inns

Sources: Napa Valley Vintners, Wine Business Monthly, TripAdvisor, American Winery Guide



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6481 Washington St, Yountville, CA

DOWNTOWN YOUNTVILLE

REDD WOOD
6755
North Block
Yountville Ave

BURGUNDY WAY
6711
M A (I) SON RY
Napa Valley

BURGUNDY WAY

The French Laundry Garden
6601- 6639

WEBBER AVE



BOTTEGA
6525

CHARENULO
6525

Artistry In Gold
6525

Gallery 1870
6525

MARKET PLACE
6525

Yountville Coffee Caboose
6523

Napa Valley Railway Inn
6523

OVERLAND
6505

CORNERSTONE
6505

Callans

OAK CIRCLE

TRIDENT
6495

VILLAGLIO INN SPA
6481

OAK CIRCLE

PEDRONI STREET

2131
Chester House
Yountville

STARKEY AVENUE

CREEK STREET

6640
THE FRENCH LAUNDRY

Four Sisters Inns

2020

WEBBER AVE

HUMBOLDT STREET

6548

6540

6540

6534

6526

6528

6518

HURLEY'S RESTAURANT

BOUCHEON BAKERY

bardessono

BOUCHEON

Artistry In Gold

hope & grace

WESTAN VINEYARDS

6548

6540

6540

6534

6526

6528

6518

YOUNT STREET

6516
Yountville
Community Hall

6514
AGRICULTURAL SERVICE

MULBERRY STREET

6512
HILL FAMILY ESTATE

6510
BISTRO JEANTY

6498

6498
youngville DELI

6490
SOMERSTON WINE CO

6484

LEGENDARY NAPA VALLEY

OAK CIRCLE

6480

REDD



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