

# BERNARDUS

*Lodge & Winery  
Carmel Valley, California*



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Paramount Lodging Advisors has been exclusively engaged to sell Bernardus Lodge and Winery, a premiere destination resort and production winery in Carmel Valley, California. Located 12 miles from Carmel-By-The-Sea and Pebble Beach, the Forbes four-star resort offers 57 luxury guestrooms, two restaurants including the 5-diamond Marinus, a full service spa and 4,000 square feet of indoor meeting and event space. In addition to the resort, the interest offered includes over 50 acres of planted vineyards on three separate sites. Bernardus Winery currently produces 50,000 cases of renowned wine annually. The wines are produced from estate grown grapes and additionally from grapes sourced from select long-term contracted growers.

An exclusive pool of prequalified buyers has been selected as candidates for this rare and unique investment opportunity. A new owner will be favorably positioned to expand the resort, available unencumbered of brand affiliation and management.



## *World Class Location*

Carmel Valley and the surrounding Monterey Peninsula is one of the most sought after vacation destinations in the world for the sophisticated leisure traveler. Well-positioned resorts in the region have continually outpaced national trends as a result of limited new supply due to strong barriers to entry. Bernardus Lodge benefits from its Carmel Valley location, allowing more sunshine and stable weather versus the coastal competition.

## *Brand Recognition and Accolades*

Throughout the last decade, Bernardus Lodge has achieved some of the highest honors by the likes of Mobil, AAA, Travel + Leisure, Conde Nast and more. In addition, wine varieties produced by Bernardus Winery have received tremendous acclaim from Wine Spectator, Wine Enthusiast Magazine, and Robert Parker amongst others. Bernardus is one of the most recognizable entities in the region, yet there is opportunity to expand its greatness.

## *Expansion and Value Enhancement*

The property owns entitlement rights for 16 additional luxury units on the 25.5-acre site where the Bernardus Lodge currently stands. The design of these units allow some flexibility to meet a new owners objectives, however, the addition of new ultra-luxury units will position the resort to achieve one of the highest average daily room rates in Northern California.

## *Management and Brand Flexibility*

Considering the resort is being offered unencumbered of brand and management, a new owner may seek alliance with any of the premiere luxury hotel companies or choose to continue as an independent and leverage the already strong reputation of Bernardus.





*Bernardus Lodge & Ingrid's Vineyard*



*Bernardus Winery & Featherbow Vineyard*



## Property Information

### BERNARDUS LODGE

#### LOCATION

Carmel Valley, CA

#### YEAR OPENED

1999

#### RESORT ROOM COUNT

57 with entitlements for 16 additional luxury units

#### GROSS BUILDING SQUARE FOOTAGE

59,500 square feet

#### TOTAL ACREAGE

25.5 acre resort including a 10-acre vineyard

#### AMENITIES

Two restaurants (Marinus and Wickets), full-service spa, 4,000 sf meeting and event space, outdoor pool, fitness center, tennis courts, bocce ball & croquet courts, wedding pavilion and organic gardens

### BERNARDUS WINERY & VINEYARD

#### TOTAL ACREAGE

220 acres

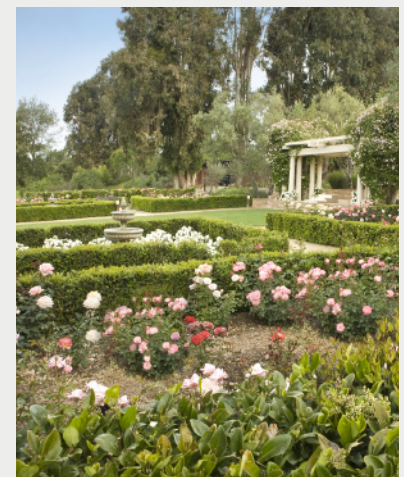
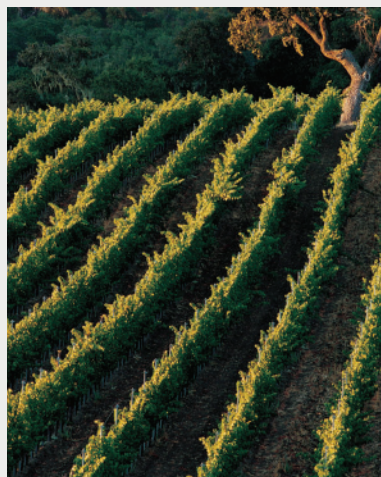
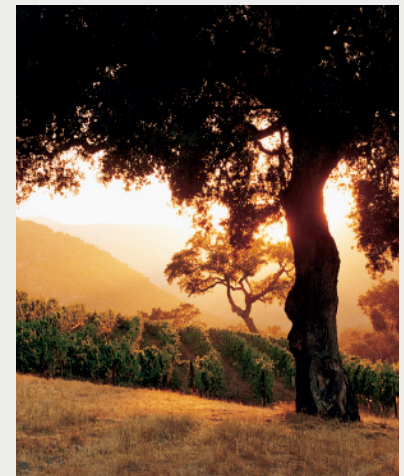
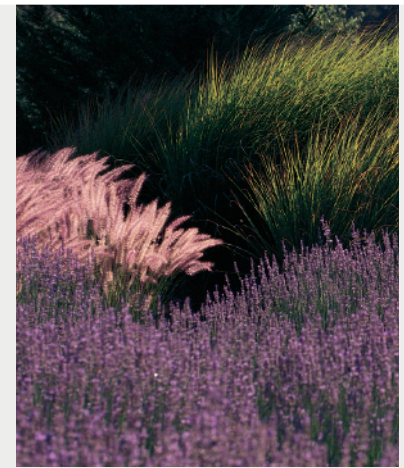
#### TOTAL PLANTED VINEYARD ACREAGE

54 acres

#### GROSS BUILDING SQUARE FOOTAGE

34,346 square feet

Stephen Mills  
Paramount Lodging Advisors West  
P: (303) 800-4482  
E: [smills@paramountlodging.com](mailto:smills@paramountlodging.com)



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