

RIO RAMAZA MARINA ±12.53 ACRES OF COMMERCIAL / RECREATIONAL ZONED LAND



Asking Price \$4,750,000.00

ACRES:

12.53

SQUARE FEET:

545,806

ZONING:

Commercial / Recreational

APN:

35-330-020 01

ADDRESS:

10,000 Garden Highway, Sacramento, CA 95837

Location:

Located Fifteen Minutes from downtown Sacramento, at the crossroads of Garden Highway and Riego Road. Situated Directly on the Sacramento River in South Sutter County.

Summary:

A Rare Deep-Water Marina & Premium RV Development Opportunity. Rio Ramaza Marina is a scenic 12.53-acre waterfront retreat along the Sacramento River, offering beautiful river views, direct water access, a convenient boat launch, and peaceful campsites just 15 minutes from Downtown Sacramento. It blends natural beauty with easy urban proximity, making it a standout destination for recreation and relaxation.

VRG

Virtual Realty Group
P.O Box 2650
Rocklin, CA 95765
United States

Michael R.Barron
Direct: 916.595.7300
License #: 01062850
mbarron466@gmail.com

OVERVIEW

The Gateway to the Upper Sacramento River.

The Last Deep Water Access Point on the Sacramento River.

Marina Store & Boat House will offer a central hub for fuel, snacks, and gear.

Several hundred linear feet of sturdy dock space catering to long-term tenants and transient boaters, significant upside development potential.

A modern, eco-friendly boat launch that simplifies access logistics and reduces noise pollution—a major draw for premium clientele.

Scaleable plans for up to 100 Riverside Camp and RV Sites.

Capitalize on the exploding outdoor hospitality market by converting riverfront acreage into high-margin nightly rentals.

Flat, accessible terrain along the Garden Highway corridor makes utility expansion and site leveling highly cost-effective.

As the final deep-water stop, Rio Ramaza is the "end of the line" for large vessels, making it a mandatory waypoint for Sacramento River navigation.

Proximity: 15 Minutes to Downtown Sacramento.

Direct access to the Delta waterways.

Located on the scenic and highly trafficked Garden Highway.

The logo for Virtual Realty Group (VRG) consists of the letters 'VRG' in a bold, blue, serif font, enclosed within a thin blue rectangular border.

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PROPERTY PHOTOS



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AERIAL MAP

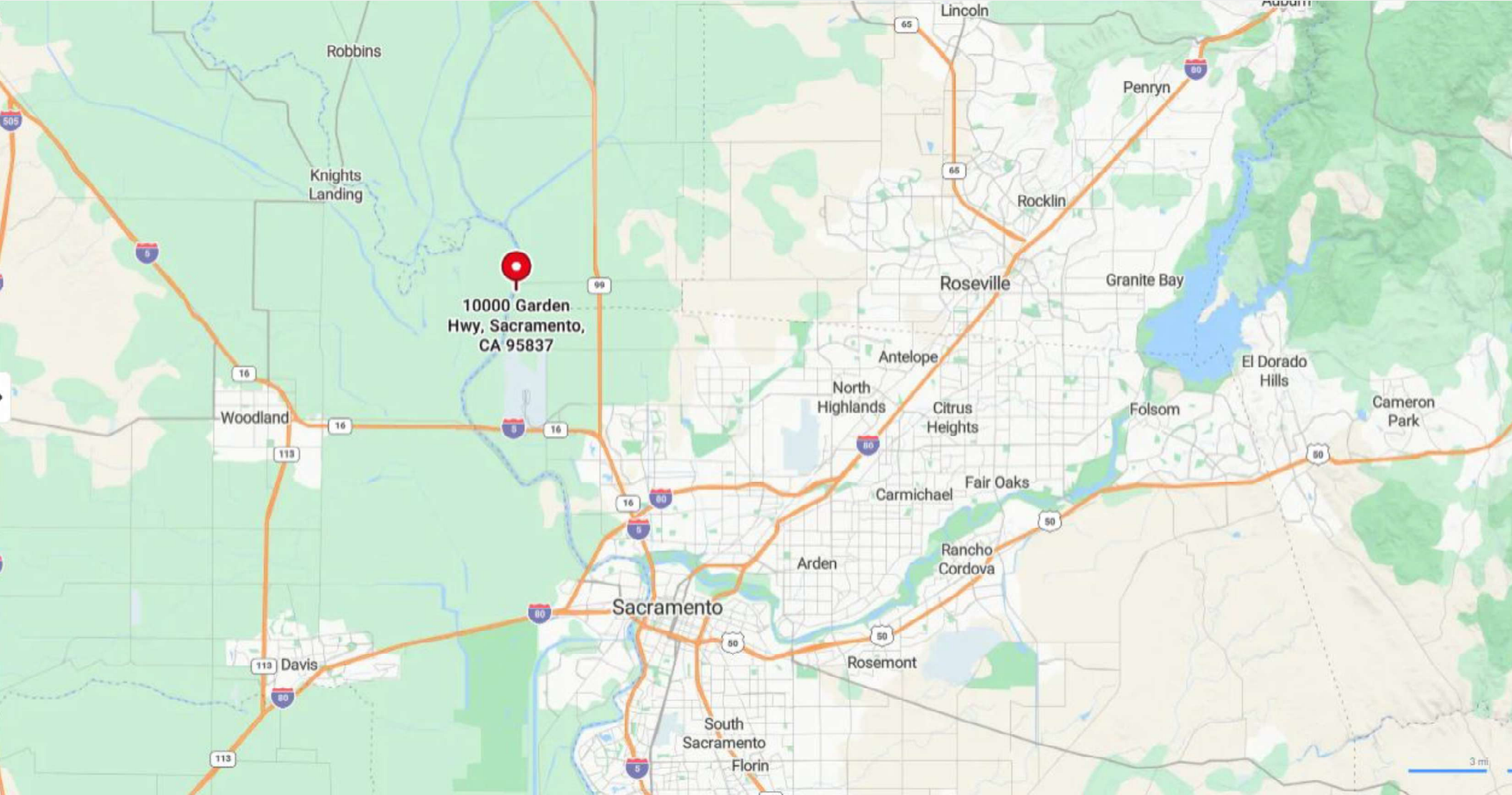


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AREA MAP



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DISCLOSURE

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