



OFFERING MEMORANDUM • MARINA / RV & TRAILER PARK

THE LAST RESORT & MARINA

2600 Dutch Slough Road, Oakley, CA 94561 | APN 032-330-003-8



FOR SALE | \$649,000 | MARINA + ENTITLED RV PARK DEVELOPMENT

Waterfront Delta Property on Dutch Slough — Active HCD Entitlements for 11 RV Spaces + Modular Home

\$649K
ASKING PRICE
≈\$499K/acre

11+1
ENTITLED SITES
RV spaces + modular home

1.3 AC
WATERFRONT PARCEL
T-1 zoned · marina

~\$100K
VALUE-ADD BUDGET
To complete RV park build-out

PRESENTED BY

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Executive Summary

BAM Team RE presents The Last Resort & Marina, a 1.3-acre waterfront property on Dutch Slough in Oakley (Bethel Island), Contra Costa County. The site combines an existing marina with active California HCD entitlements for 11 RV spaces and 1 modular home, expandable to approximately 15 spaces subject to approvals.

Offered at \$649,000, this ready-to-activate property suits an owner-user seeking a Delta live/work lifestyle or an investor building a diversified recreational portfolio. Zoned T-1 Mobile Home Park, the site already has city sewer, a private well, and PG&E service installed. An estimated \$100,000 in improvements would complete the RV park build-out. Income, expense, and occupancy detail is available to qualified buyers upon request.

— OFFERING SUMMARY

Property	The Last Resort & Marina
Address	2600 Dutch Slough Road, Oakley, CA 94561
Asking Price	\$649,000
APN / County	032-330-003-8 · Contra Costa County
Land Area	1.3 Acres (Assessor: 1.29 AC / 56,192 SF)
Zoning / Type	T-1 Mobile Home Park · Special Purpose (Harbor & Marine Transportation)
Current Use	Marina with approved RV park development
Building / Year Built	1,573 SF (est., per assessor) · 1965
Entitled Sites	11 RV spaces + 1 modular home (active HCD permits); expandable to ≈15 RV spaces
Utilities	Sewer: city main, multiple hookups · Water: private well · Electric: PG&E, onsite infrastructure
Flood Zone	AE

— INVESTMENT HIGHLIGHTS

- **Entitlements de-risked** — active HCD permits for 11 RV spaces + 1 modular home, expandable to ≈15 spaces, removing much of the risk typical of ground-up RV park development.
- **Infrastructure installed** — city sewer, private well, and PG&E service reduce build-out cost and timeline.
- **Quantified value-add** — ≈\$100,000 completes the RV park, unlocking combined RV, modular home, and marina income.
- **Waterfront access** — direct frontage on Dutch Slough, a navigable Delta channel.
- **Structurally scarce** — waterfront marina/RV/mobile-home combination assets rarely trade on the Delta.
- **Established visibility** — Bethel Island Rd carries roughly 6,000+ vehicles/day nearby.



The Opportunity — Owner-User or Investor

Combining existing marina operations, active RV/modular home entitlements, and installed utility infrastructure, the property fits two distinct buyer profiles.

— **IDEAL FOR AN OWNER-USER**

- **Live on-site** in the entitled modular home while operating the marina and RV park as a Delta lifestyle business.
- **Move in faster** with utilities already in place — city sewer, private well, and PG&E.
- **Build sweat equity** through the approved RV park build-out, at your own pace and budget.

— **IDEAL FOR AN INVESTOR**

- **Diversified asset** — marina, entitled RV park, and modular home rental under one waterfront parcel.
- **Entitlement risk cleared** — active HCD permits shortcut the years typically required to entitle from scratch.
- **Straightforward underwriting** — a ≈\$100,000 value-add budget offers a defined path to a stabilized, cash-flowing property.

— **ENTITLEMENTS & INFRASTRUCTURE**

HCD Entitlements	11 RV spaces + 1 modular home approved; expandable to ≈15 RV spaces subject to approvals
Marina	Operating marina/dock facility in place on the Dutch Slough waterfront
Sewer / Water / Electric	City sewer main, multiple hookups · Private well · PG&E, onsite infrastructure
Est. Value-Add Cost	≈\$100,000 to complete and modernize the RV park

— **WHY NOW**

Waterfront properties combining an operating marina with entitled RV and mobile home capacity rarely come to market on the California Delta. With permits already issued and key utilities installed, this offers a faster, lower-risk route to a stabilized recreational property than starting from raw land. Income, expense, and entitlement documentation will be furnished to qualified buyers as part of due diligence.



Property Description & Market

The Last Resort & Marina sits directly on Dutch Slough, part of the interconnected waterway system that defines Bethel Island and the broader California Delta. Continuously operated as a recreational/marine property since 1965, the site's waterfront frontage allows direct slough access — a primary driver of value where buildable waterfront parcels of this configuration are limited.

— BETHEL ISLAND & THE CALIFORNIA DELTA

Bethel Island is a waterfront community within the Delta's roughly 1,000-mile network of sloughs and rivers long favored by boaters and anglers. The CDP has a population of roughly 2,100–2,500 residents and median household income near \$75,000–\$78,000, with much housing tied to recreational and second-home use. Within a 5-mile radius drawing from Discovery Bay, Oakley, and Brentwood, median household income rises to approximately \$134,500, supporting a more affluent regional customer base.

— ACCESS & VISIBILITY

- **Bethel Island Rd frontage** — roughly 6,000+ vehicles/day within 0.1 mile, supporting visibility and access.
- **Delta waterway access** — direct frontage on Dutch Slough connects to the broader Sacramento–San Joaquin Delta system.
- **Regional access** — ≈1 hour from Oakland and the East Bay via Highway 4 and Bethel Island Road; convenient to Discovery Bay, Oakley, and Brentwood.



Contact & Disclosures

— OFFERING CONTACTS

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