

FOR SALE: 7000 HOLLAND TRACT ROAD

MARINA IN BRENTWOOD, CALIFORNIA

VALUE ADD INVESTMENT OPPORTUNITY

±50.76 ACRE MARINA PROPERTY



RENDERING



[View Video Tour](#)



Eric Rehn, CCIM

Senior Director
Industrial R&D

925-296-3307

eric.rehn@tricommercial.com

LIC: #013365367

Keith Serne

Director Industrial Services

925.296.3337

keith.serne@tricommercial.com

LIC: #02094384

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CONCEPTUAL SITE PLAN



HOLLAND RIVERSIDE MARINA

**MARINA FOR SALE
BRENTWOOD, CA**

Offering Summary

Sales Price:	\$2,500,000.00
Projected 2026 NOI:	\$160,000.00
Cap Rate:	6.4%

Fee simple, cash-flowing marina on the Sacramento-San Joaquin River Delta with slips just a few hundred yards from the fast water.

With most tenants on MTM lease agreements, there is the substantial upside to adjust lease structures and maximize revenue. Ancillary business was launched in Dec 2024, Riverside Storage, providing boat/RV storage and further enhancing revenue potential. The Marina is supported by the Delta's 500,000 residents and more than 12 million annual visitors.

- 280 berths
- Renovated in 2022
- Three standalone structures, five piers, and an assortment of sheds
- On-site septic system comprised of two filtration ponds and a leach field



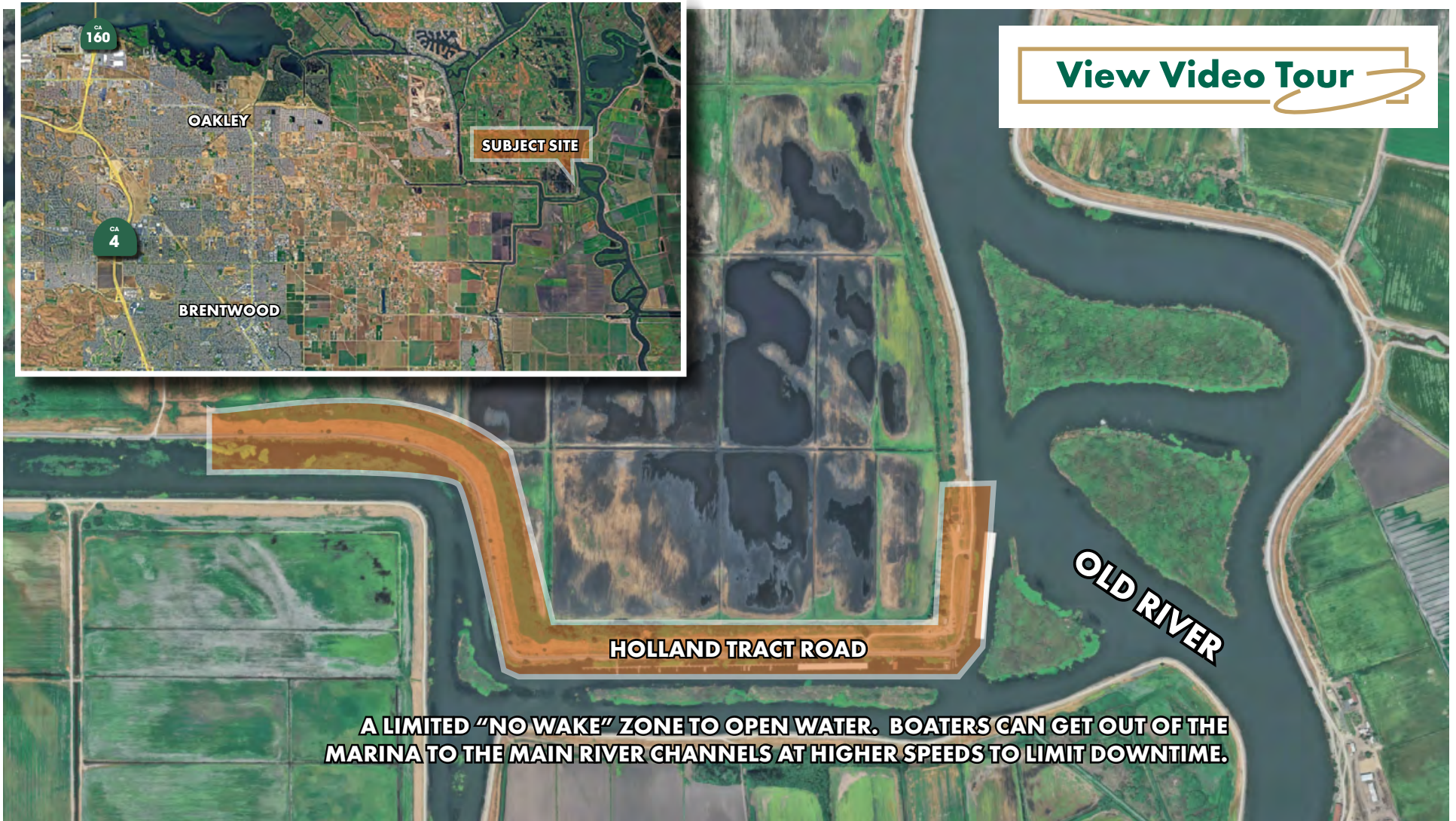
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www.tricommercial.com

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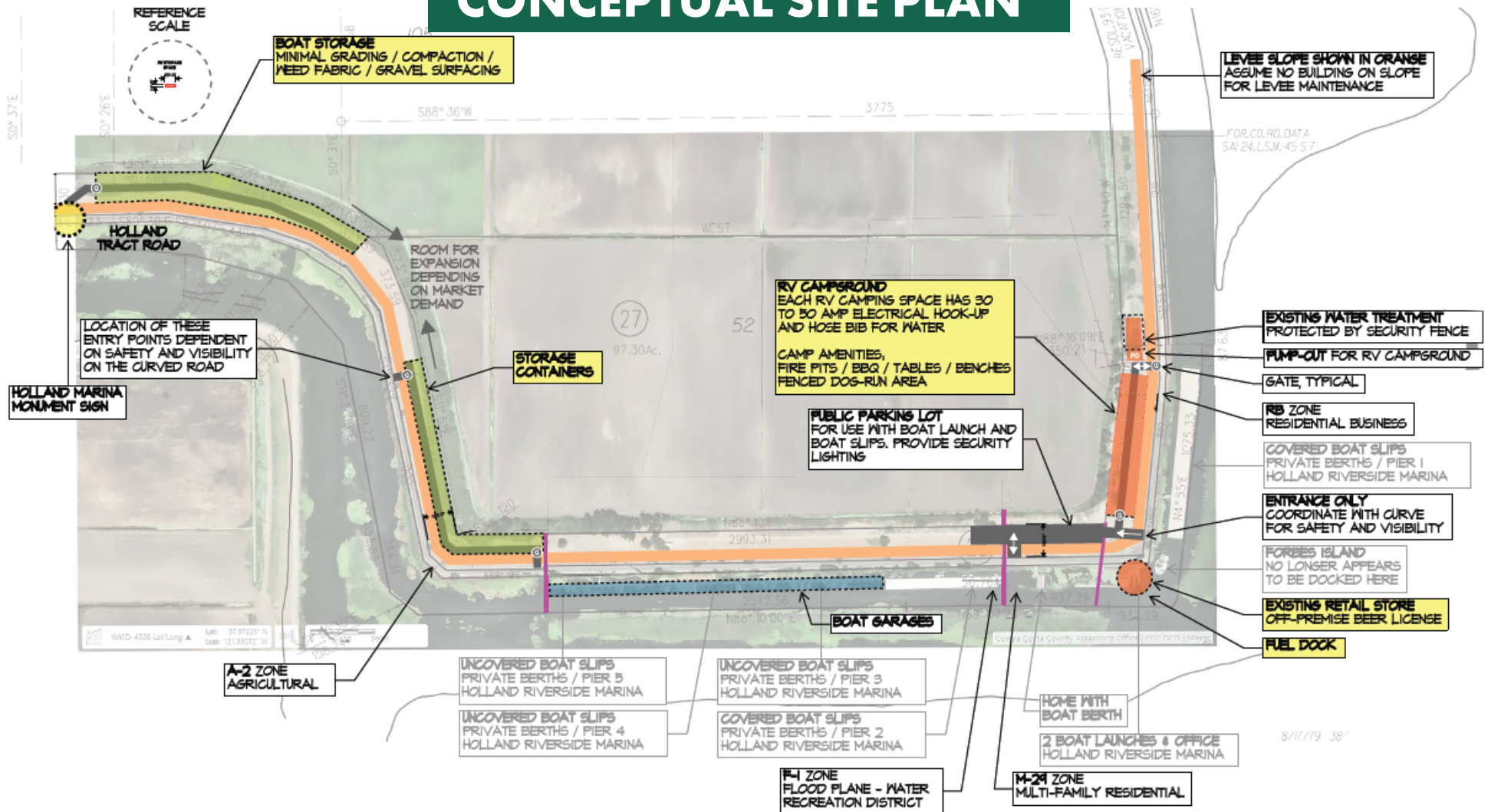
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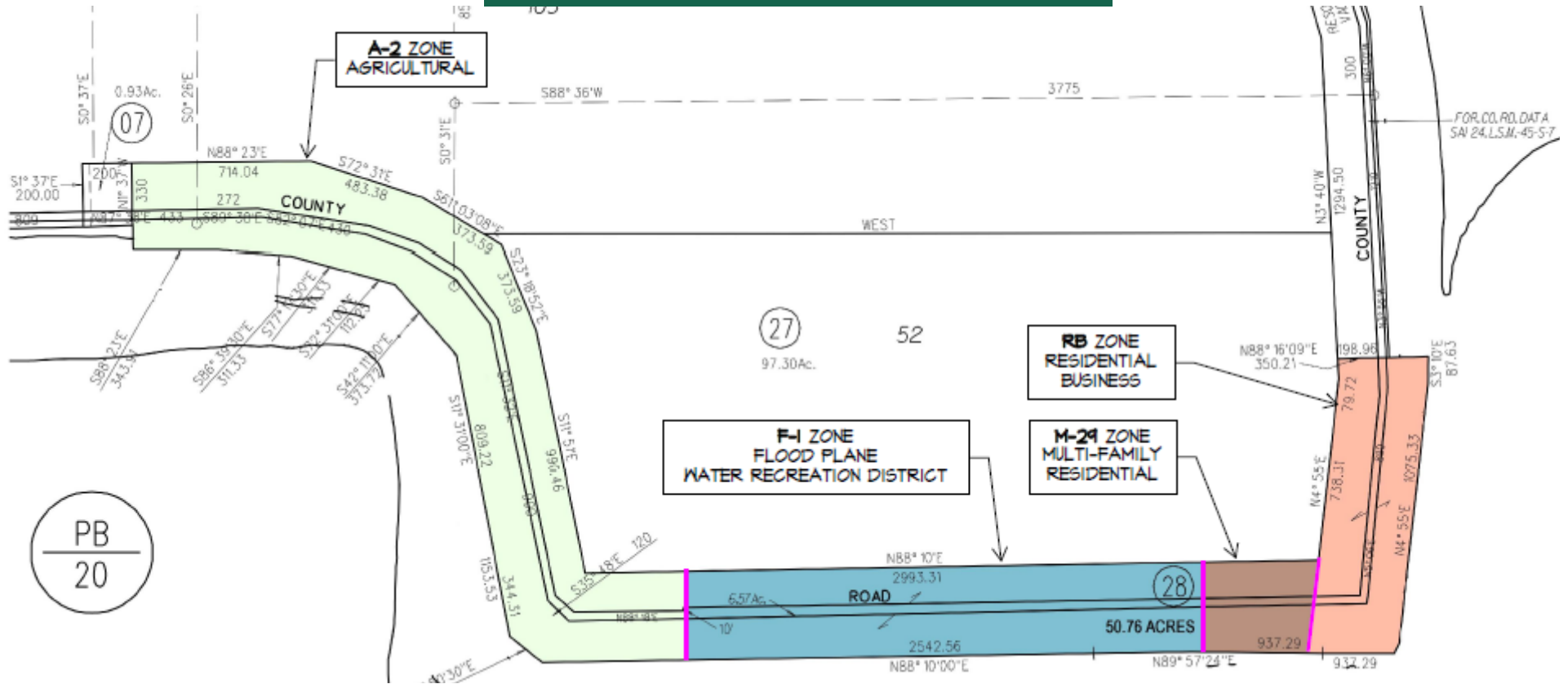


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ZONING BREAKDOWN



Eric Rehn, CCIM
925-296-3307
eric.rehn@tricommercial.com
LIC: #013365367

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keith.serne@tricommercial.com
LIC: #02094384

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HOLLAND RIVERSIDE MARINA

**MARINA FOR SALE
BRENTWOOD, CA**

ZONING TABLE

Table 1 – Summary of Current Zoning District Consistency

Proposed Improvement	Consistent with current Zone?	Zoning District
RV Campsites	Yes with LUP	R-B
Building	Yes	
RV Campsites	No	M-29
Boat & RV Storage	No	F-1
Boat & RV Storage	Yes with LUP ¹	A-2

¹Boat storage facilities within one mile by public road of a boat launching facility open to the public. Recreational vehicles may be stored in a boat storage facility as long as the number of recreational vehicles stored does not exceed 15% of the total number of storage spaces in the storage facility.

Table 2 – Consistency with General Plan

Proposed Improvement	Consistent with DR Designation (A-20 Zone)
RV Campsites	No
Building	Yes with LUP ¹
Boat Storage	Yes with LUP
RV Storage	No
Floating Restaurant	No

 [VIEW ZONING PAGE](#)

Table 3 – Consistency with Future General Plan

Proposed Improvement	Consistent with AL Designation?	Agricultural Zone
RV Campsites	Yes with LUP	A-2
Building	Yes with LUP	A-20
Boat Storage	Yes with LUP	A-2, A-20
RV Storage	Yes with LUP	A-2
Floating Restaurant	No	-

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DEMOGRAPHIC OVERVIEW

The 50 mile trade area spans portions of Contra Costa, Alameda, San Joaquin, Solano, and Sacramento counties, capturing a large, year round boating audience. Nearby Delta towns—Brentwood, Oakley, Discovery Bay, and Antioch—supply frequent users (day trips and weekenders). A second segment comes from East Bay suburbs (Walnut Creek, Danville, Dublin/Pleasanton, Livermore), where higher incomes and homeownership support boat and RV ownership.

A third segment arrives from the Central Valley (Stockton, Lodi, Tracy) with strong participation in freshwater fishing and tow sports. This market is reinforced by the Delta's ~500,000 residents and 12M+ annual visitors, while the site's limited "no wake" distance to open channels appeals to boaters who prioritize time underway over idle transit. The marina's ~280 existing berths and the recently added Riverside Storage (Dec. 2024) support both wet slip demand and trailerable boat/RV storage, broadening capture across segments.



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TRI CORFAC
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5 mile radius — Local Delta core

Communities: Discovery Bay, Bethel Island, parts of Knightsen/Byron and Holland Tract.

Resident profile: Year round Delta residents and weekenders; predominantly single family homes with driveway/yard storage; high truck/SUV penetration that supports trailered boats.

Boating behavior: Very frequent users (day trips and after work runs). Strong mix of pontoon boats, aluminum bass boats, small cruisers, and PWCs; anglers active at dawn/dusk; family cruising on weekends.

Storage & services: Balanced demand for wet slips + on site trailer/RV storage; high value on quick launch, fuel, bait/tackle, and light service.

Seasonality & spend: Year round usage with spring–fall peaks; spend skews to fuel, minor maintenance, snacks/food, and seasonal accessories.

Messaging angle: “Your closest, fastest path to the main channels”—emphasize the minimal no wake time and convenience for frequent outings.

10 mile radius — East Contra Costa feeders

Communities: Brentwood, Oakley, east Antioch, Knightsen, Byron, and the broader Discovery Bay area.

Resident profile: Family oriented, commuter households with strong homeownership; garages/driveways that make trailerable boat ownership practical.

Boating behavior: Mix shifts toward tow boats/wakesurf and runabouts alongside pontoons and fishing rigs; weekend heavy patterns with some weekday evening use.

Storage & services: Demand for short term/transient slips on peak weekends, secured outdoor storage, and convenience services (launch assist, ice, pump out).

Messaging angle: “More time underway, less idle time”—reinforce the quick run to fast water and pair slips + Riverside Storage in bundled offers for families.

25 mile radius — East Bay & Central Valley blend

Communities: Stockton, Tracy, Mountain House, Livermore/Tri Valley, Pittsburg/Concord, and the Walnut Creek edge.

Resident profile: Broad mix—from higher income suburban households (Tri Valley, Walnut Creek/Concord) to value driven Central Valley families (Stockton/Tracy)—expanding both premium and value segments.

Boating behavior: Wider craft sizes and budgets: higher HP tow boats, mid cabin cruisers, pontoons, and family runabouts for day long Delta trips.

Trip pattern: More weekenders/overnighters; interest in transient slips, event tie ins, and “mini vacation” packages.

Storage & services: Strong need for secured trailer/RV storage near the water, seasonal wet slips, and convenience add ons (concierge launch, detailing, canvas/upholstery referrals).

Messaging angle: “Delta getaways without Bay Marina headaches”—stress easy access, parking, and the limited no wake advantage versus alternative launches.

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