RIVER RUN RV PARK







81 TOTAL SITES ON CITY SERVICES

57 SITES BUILT IN 2021 & 24 RIVERFRONT EXPANSION COMPLETED 2024



Saundra Price

Commercial Real Estate Broker, Northwest Park Brokerage

Email: Saundraprice@nwparks.com

William Jackson

President, Northwest Park Brokerage

Email: Billj@nwparks.com

Northwest Park Brokerage

Office: 206.652.4100 Fax: 206.652.4540

Website: www.nwparks.com

7683 SE 27th Ste 315, Mercer

Island, WA 98040

205 SE Spokane St, Ste 300,

Portland, OR 97202



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River Run RV Park | Cosmopolis, WA

Executive Summary

River Run RV Park is a premier Pacific Northwest destination for Class A recreational vehicle travelers. Developed as an upscale RV resort with modern infrastructure and full city services, River Run began with 57 RV sites, all of which were fully occupied within two years of opening. In July 2024, the park completed a 24-site riverfront expansion along the Chehalis River, offering guests scenic views and a premium camping experience.

Today, River Run RV Park features a total of 81 spacious, full-hookup sites, on-site management, and top-tier amenities including a laundromat, shower and restroom facilities, public dump station, and a fully furnished one-bedroom apartment. Each RV site is built to accommodate luxury 40–46' Class A units with a strict quality standard requiring 2012 or newer models for long-term stays.

Strategically located along the iconic Highway 101 and just minutes from major tourist destinations such as Olympic National Park and Ocean Shores, River Run continues to grow its regional presence through targeted marketing and high guest retention. With robust infrastructure, reliable rental income, and a unique riverside setting.





Property Name	River Run RV Park
Address	316 1st Street, Cosmopolis, WA
County	Grays Harbor County
Total RV Sites	81 (57 Built in 2021 + 24 in 2024)
Site Type	Full Hookup – Water, Sewer, Power, Wi-Fi
RV Class Accommodation	Class A (40-46')
RV Age Requirement	2012 or Newer (for stays >30 days)
Rate Structure	\$850/month, \$350/week, \$55/night
Apartment Unit	1-Bedroom, Rented at \$2,500/month
Caretaker Compensation	Free Rent + \$1,000/month (OT)
Amenities	Office, Laundromat, Restrooms, Showers
Year Built	2021
Expansion Completed	July 2024
Zoning/Flood Risk	Protected by Army Corps Levee – No Flood Insurance Required
Utility Infrastructure	City Water, Sewer, and Electrical (Installed 2021)
Access	Direct access from Pacific Coast Highway 101
Nearby Attractions	Olympic National Park, Ocean Shores, Chehalis River Boat Launch, Highlands Golf Course



Financial Analysis







PROPERTY HIGHLIGHTS

RECENT RIVERFRONT EXPANSION

24 premium riverfront RV sites completed in July 2024, adding substantial income potential and enhanced waterfront value.

STRONG LEASE-UP DEMAND

Initial 57 sites were fully leased within two years of opening in 2021, demonstrating strong regional demand and operational success.

TURNKEY INFRASTRUCTURE

All utilities (water, sewer, electric) newly installed in 2021 and tied into city services, eliminating infrastructure risk and ensuring reliability.

FULLY OPERATIONAL WITH ONSITE MANAGEMENT

Onsite caretaker manages bookings, cleaning, and guest services. Included 1-bedroom apartment leased to traveling nurses for \$2,500/month.

CLASS A RV ACCOMMODATION

All sites built for 40–46' Class A RVs with 29–32' of spacing, black crushed rock pads, and strict 10-year RV age requirement for extended stays.

STUNNING NATURAL LOCATION

Situated on the Chehalis River, near Olympic National Park and just 20 miles from Ocean Shores. Accessible from Highway 101—a major tourism corridor.

HIGHLY AMENITIZED SITE

Includes management office, public dump station, Wi-Fi, restrooms, showers, laundromat, and premium park rules for long-term guests.

BUILT FOR CASH FLOW GROWTH

Attractive rate structure: \$850/month, \$350/week, \$55/night. With minimal overhead, low vacancy risk, and high seasonal traffic, the park offers strong cash flow growth potential.

Investment Overview

River Run RV Park, a fully operational and upscale RV resort located on the Chehalis River in Cosmopolis, Washington. Originally developed in 2021 with 57 sites, the park quickly achieved full occupancy and completed a 24-site riverfront expansion in July 2024. The park features full city utility connections, robust infrastructure, and a comprehensive set of amenities catering to Class A RV travelers.

All sites are equipped with water, sewer, power, and Wi-Fi, with crushed rock pads and generous space between units. The property includes a management office, public dump station, restrooms, showers, a laundromat, and a fully leased 1-bedroom apartment generating \$2,500 per month. The park is managed by an on-site caretaker who handles all bookings, maintenance, and daily operations. With a current rate structure of \$850/month, \$350/week, and \$55/night, the park offers dependable income and long-term growth potential.

The subject property is located just off the iconic Pacific Coast Highway 101, with close proximity to top tourist destinations including Olympic National Park (50 miles) and Ocean Shores (20 miles). River Run benefits from direct access to the Chehalis River, with nearby recreation options such as boating, golf, and hiking trails. A levee constructed by the Army Corps of Engineers protects the site, ensuring low flood risk and eliminating the need for flood insurance.

This is a rare opportunity to acquire a stabilized, cash-flowing RV resort with built-in upside through continued marketing of the riverfront expansion. The park's strict quality standards, including a 10-year RV age limit for long-term stays, further enhance its appeal to high-end travelers. With strong demand, professional onsite management, and an irreplaceable location, River Run RV Park offers investors a compelling acquisition in the growing outdoor hospitality sector.

















Location Overview

River Run RV Park | Cosmopolis, WA



Location Overview

The subject property is located along 1st Street in Cosmopolis, Washington, with direct access to the highly traveled Pacific Coast Highway 101, a major north-south route frequented by tourists year-round. River Run RV Park is just a short walk from the Chehalis River Boat Launch and adjacent to natural recreational amenities, including the Basich Trailway and the 18-hole Highlands Golf Course. The park benefits from strong visibility and accessibility, drawing both short-term and long-term RV travelers seeking high-guality, riverside accommodations.

Cosmopolis is centrally positioned in Grays Harbor County and borders the larger cities of Aberdeen and Hoquiam. The property is within 50 miles of Olympic National Park—one of the most visited national parks in the country—and only 20 miles from the popular Pacific beach destinations of Ocean Shores and Westport. These surrounding attractions generate consistent regional traffic from outdoor enthusiasts, vacationers, and seasonal travelers.

Grays Harbor County serves as a gateway to Washington's Pacific coast and Olympic Peninsula, offering a scenic and accessible location for nature-based tourism and travel. The county has seen steady growth in RV tourism in recent years due to its proximity to iconic destinations and the increasing popularity of mobile, adventure-based lifestyles. The region's demographic and tourism trends support continued demand for well-maintained, high-amenity RV destinations such as River Run RV Park.

WITHIN 5 MILES OF SUBJECT PROPERTY

TOTAL POPULATION

AVERAGE HOUSEHOLD INCOME

DAYTIME POPULATION

TOTAL HOUSEHOLDS









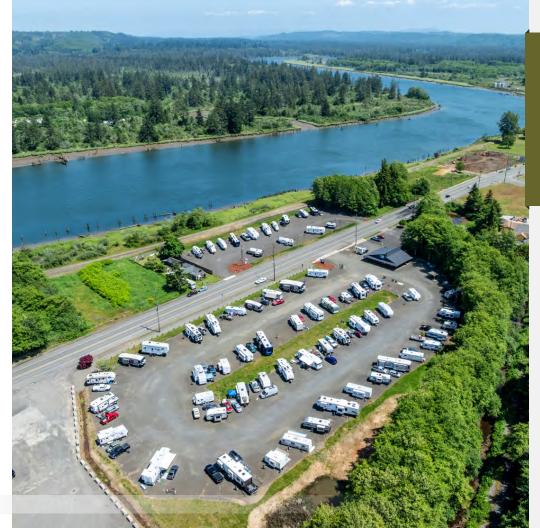


51,342

\$63,785

48,910

20,814



Location Overview

Market Overview

The RV park and outdoor hospitality industry has seen significant growth in recent years, fueled by rising domestic travel trends, a growing population of remote workers, and increased interest in mobile, nature-based lifestyles. As travelers seek out flexible, scenic, and cost-effective vacation options, RV parks across the U.S.—especially those with high-end amenities and strong locations—have emerged as highly attractive investment assets.

River Run RV Park is strategically located in Cosmopolis, Washington, a gateway to the Olympic Peninsula and Pacific Coast tourism corridor. Its position along Highway 101, one of the most iconic routes in the U.S., ensures a steady stream of traffic from vacationers, RV clubs, and long-haul travelers. The surrounding Grays Harbor County market benefits from proximity to outdoor destinations including Olympic National Park, Ocean Shores, Westport, and numerous hiking, fishing, and boating venues. Washington State continues to rank among the top destinations for RV travelers, with annual increases in RV registrations, campground bookings, and extended-stay RV use. The Pacific Northwest's natural beauty, moderate climate, and accessibility from Seattle, Portland, and Vancouver, BC make it a year-round hub for tourism.

Locally, the region is supported by a mix of healthcare professionals, seasonal workers, retirees, and traveling nurses—many of whom seek long-term RV stays with reliable services. River Run's strict quality standards, competitive pricing, and modern infrastructure cater directly to this growing demand base.

As investor interest continues to rise in alternative lodging and hospitality assets, River Run RV Park offers strong upside potential, operational efficiency, and access to a durable and expanding traveler demographic. The property's stabilized occupancy, scalable marketing, and proximity to multiple natural attractions position it favorably in a market with long-term tailwinds.

Financial Summary

River Run RV Park | Cosmopolis, WA

Financial Summary

PROPERTY CHARACTERISTICS	
Price	\$5,950,000
Down Payment – 35%	\$2,082,500
No. of Spaces	81
Scheduled GRM	10.21%
Scheduled Cap Rate	6.96%
Approx. Acreage	6.34
Price Per Unit	\$73,457
Approx. Age	2021

NEW LOAN	
Balance	\$3,867,500
Fixed Interest	6.00%
# Payments	360

P&I	Payment	\$23,188

INCOME SOURCE	# OF SPACES	RENT/SPACE	MONTHLY RENT
RV Monthly Income	57	\$850	\$48,450
Riverfront Expansion	24	\$850	\$20,400
Apartment Rental	_	_	\$2,500
Propane Sales	_	_	\$841
Laundry Income	_	_	\$150

Total Monthly Gross		\$72,341
Total Annual Income		\$868,092

Financial Summary

ANNUALIZED EXPENSES	AMOUNT
Property Taxes	\$23,751
Liability Insurance	\$12,433
Utilities	\$104,978
Management	\$23,743
Office Expense	\$1,500
Landscaping**	\$5,000
Licenses/Screening	\$114
Advertising*	\$3,500
Dues & Subscriptions	\$4,848
Propane Expense	\$8,836
Repair & Maintenance	\$5,000
Total Expenses	\$193,703
Percent of Gross	32%

ANNUALIZED OPERATING DATA	AMOUNT	NOTES
Scheduled Gross Income	\$868,092	
Less Vacancy Rate	\$260,428	30.00%
Gross Operating Income	\$607,664	
Less Expenses	\$193,703	
Net Operating Income	\$413,961	6.96%
Less Loan Payments	\$278,251	
Total Return Before Taxes	\$135,710	6.52%

Additional Notes

- * Property yet to be fully marketed due to seller completing riverfront expansion.
- ** Owner handles landscaping currently.

Manager Compensation: Manager receives free space rent and approximately \$1,000 in overtime on an as-needed basis.

- 81 Space Quality RV, Operates on City Services, Only accepts incoming RV's that are 10 years or newer
- RV Resort built in 2021 that was fully opened 2022 with riverside expansion open for residents as of July 2024
- Building On-site Includes: 1 Bd Apartment, Office, Shop, Laundry & Mens/Womens Shower & Bathroom Areas



CONTACT US

EXCLUSIVE BROKERS

William Jackson

Associate Broker

Billj@nwparks.com 206.652.4100



www.nwparks.com

Saundra Price

Managing Broker

Saundraprice@nwparks.com 206.652.4100