

# 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**  
916.595.7300 Mobile  
916.258.5001 Office  
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.

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

**Michael R. Barron**  
916.595.7300 Mobile  
916.258.5001 Office  
mbarron466@gmail.com

# PROPERTY PHOTOS

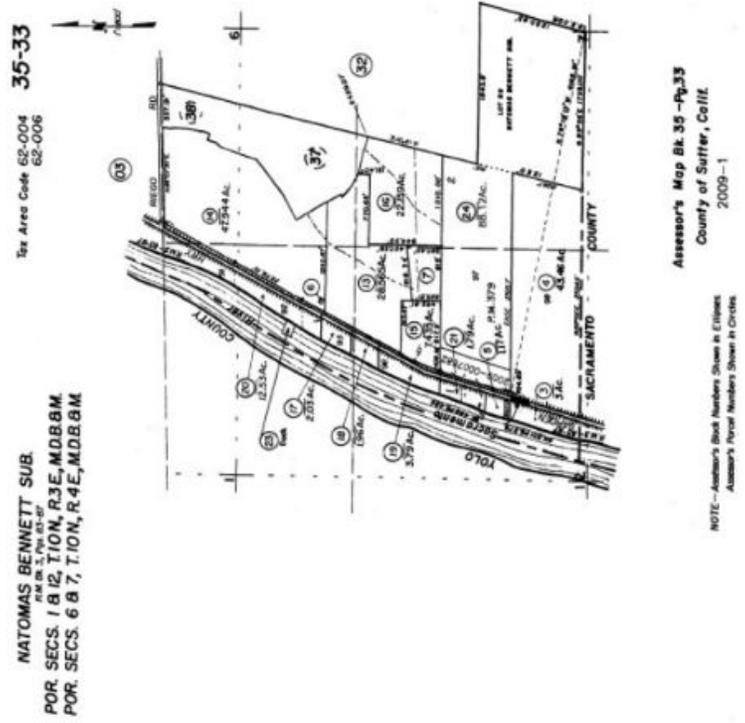


**VRG**

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

**Michael R. Barron**  
916.595.7300 Mobile  
916.258.5001 Office  
mbarron466@gmail.com

# PLAT MAP



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

**Michael R. Barron**  
 916.595.7300 Mobile  
 916.258.5001 Office  
 mbarron466@gmail.com

# AERIAL MAP

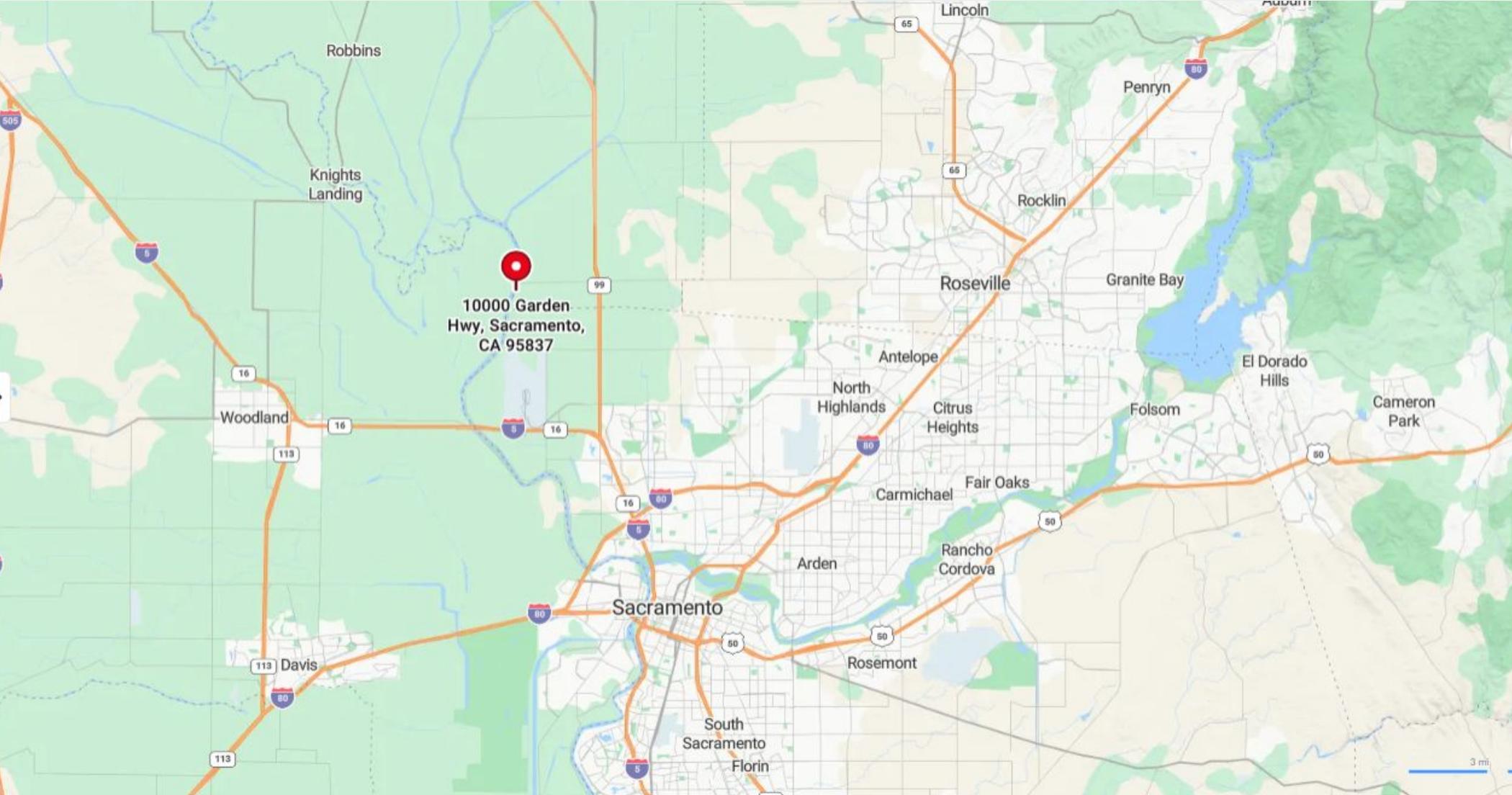


**VRG**

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

**Michael R. Barron**  
916.595.7300 Mobile  
916.258.5001 Office  
mbarron466@gmail.com

# AREA MAP



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

**Michael R. Barron**  
916.595.7300 Mobile  
916.258.5001 Office  
mbarron466@gmail.com

# DISCLOSURE

*The information contained in this brochure has been obtained from sources believed to be reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy, completeness, or reliability of such information. All square footages, measurements, financial figures, property descriptions, and projections are approximate and subject to verification by the recipient.*

*Prospective buyers, tenants, and their advisors are strongly encouraged to conduct their own independent investigation, including but not limited to verifying zoning, permits, building conditions, market data, and any other information material to their decision.*

*The broker and property owner disclaim any liability for errors, omissions, or changes that may occur prior to sale or lease. This brochure is provided solely for general informational purposes and does not constitute a guarantee, offer, or contract.*



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

**Michael R. Barron**  
916.595.7300 Mobile  
916.258.5001 Office  
mbarron466@gmail.com