

**BELLE VIE VINEYARD & EVENT CENTER**  
19900 SHERMAN ISLAND CROSS RD  
RIO VISTA, CA 94571 [SACRAMENTO COUNTY]

**ACQUISITION OPPORTUNITY**  
ASKING PRICE \$5,689,000

## Hospitality, Retreat & Entertainment Venue Estate



**Where Hospitality meets Waterfront and Vineyard.**  
A popular destination for unforgettable experiences.

**Cash Flowing, Fully Operational, Business - now ready to Scale  
with attractive Real Estate**

---

Presented by: Carmen Gray & Peter Gray | 707-410-5399

**EliteClubPartners.com**

Vintage

**Sotheby's**  
INTERNATIONAL REALTY

COMMERCIAL



THE ELITE CLUB



**Welcome to Sherman Island**

# Executive Summary

---



Unique Investment Opportunity - Enchanting Sacramento Delta Events Venue - Prepare to be captivated by Belle Vie Vineyard, a premier waterfront venue nestled along the serene banks of the Sacramento Delta. This picture-perfect property presents an extraordinary turnkey business opportunity for the savvy investor seeking to own and operate an established events enterprise, in a breathtaking setting, that is now ready to be scaled.

From the moment guests arrive, they are enveloped in a world of natural beauty and curated elegance. The meticulously landscaped grounds span over 18 acres and feature enchanting gardens, tranquil vineyards, and stunning views of the Delta waterways, along with a 40' pier out into the San Joaquin River. The crown jewels are the approximately 7,500 square foot events villa (housing the ballroom/banquet hall, restaurant-grade kitchen, pre-function areas, bridal preparation suite, and administrative offices) accompanied by the neighboring accommodation building with 10 ensuite bedrooms, 2 kitchens and open plan living areas, and multiple balconies which capture the mesmerizing views of the river.





The property is a licensed and permitted winery with a limited annual production quantity allowed. How many couples dream of being able to get married at a winery? The facility also has a Type 47 liquor license, which encompasses a huge portion of the grounds, including the pier, and allows for extensive options for locating exterior dining and guest bars.

There are an additional 19 acres over two other APNs which are ready to be planted to vineyard, or laid out as additional outdoor event spaces, and each is able to put an approved structure on.

The ballroom showcases chandeliers, and a seamless flow to the outdoor terrace and several event areas, from a manicured lawn to a cypress tree lined patio for ceremonies as well as for celebrations and dancing. Its flexible design can seamlessly accommodate events up to 300 guests, providing an ideal setting for weddings, corporate functions, galas, and celebrations of all kinds.

The 10 bedroom/ 10 bath home is perfect for guests or even for a family compound! The magnificent views allow for guests to retreat into an oasis of their own. Accommodates up to 20 people or more. Guests wake up feeling rested., as they soak in the beautiful water setting while sipping on coffee. It is like owning your very own island! You can't help but feel at peace. Grab your yoga mat and head to the dock!

Private, yet so close to nearby civilization. The BART Station is only 8.5 miles away. Concord Airport is just 25 miles away for private planes and JSX flights! Moments away from the thriving East Bay portion of the San Francisco Bay Area, the property is nestled amongst State and County owned lands that have mostly been returned to wilderness and that are now thriving with local wildlife. Once guests step onto this property the world fades away. With few if any direct neighbors, the property can handle celebrations well into the evening without risking troublesome noise complaints.





Millions have been invested into creating one of the most coveted event destinations in the region. With an award-winning design, audio/visual systems, and infrastructure to support any production requirement, Belle Vie Vineyard offers an unparalleled upscale experience for clients. This exceptional property has built an outstanding reputation for flawless execution, culinary mastery, and best-in-class service. The partnerships with elite vendors create seamless events tailored to each client's vision. Belle Vie Vineyard's extensive marketing reach and growing brand attract a coveted clientele year after year.

Currently operating under an owner-operator management model, Belle Vie Vineyard presents a forward book of business for 2024. The business also has operations manuals and established checklists which will aid in a seamless ownership transition. Situated just 60 minutes from downtown Sacramento and the Sacramento International Airport, and the same for San Jose and San Jose International airport, and less than that from Oakland and Oakland International Airport, Berkeley and Walnut Creek, this 5-star venue resides in a thriving region drawing from a diverse catchment area with a total population of over 10.0 million. The surrounding Delta towns provide a delightful backdrop for wedding festivities and weekend getaways.

Don't miss this exceptional opportunity to acquire an award-winning luxurious events enterprise in a spectacular waterfront setting. Belle Vie Vineyard is an Event Center that is ready to be scaled, and which presents an incredible value proposition and potential for sustained growth under new visionary leadership and ownership. Request a confidential information memorandum today for complete financial analysis and projections.

# HIGHLIGHTS



- A Popular Event Center / Social Club / Wedding Venue / Health Retreat
- Profitable, Turnkey and Ready-To-Scale
- The 2 additional parcels are 18+/- (Proposed Future Vineyards and Residences)
- All operational licenses and permits in place
- Commercial Kitchen / Restaurant Permit
- Type 2 and 47 liquor licenses
- Indoor Conference Center 275 guest occupancy / Outdoor No Limit
- Directly through the private gates -100 paved Parking spots
- Additional gravel parking up to 250 cars
- Located on Sherman Island overlooking the San Joaquin River & Mt. Diablo
- 3 parcels totaling 37.19 +/- acres (Williamson Act)
- 2+/- Acre Vineyard
- 7,500+/- SF Indoor Events Building
- 4,800+/- SF Residence overlooking the water with 10 Bedrooms with ensuites, two full Kitchens, dining rooms, living rooms, elevator
- Man Cave / Game Room
- Cypress Courtyard
- Pavilion Lawn
- Pier with room for floating dock
- Majestic views
- Zoned AG80

Vintage

**Sotheby's**  
INTERNATIONAL REALTY

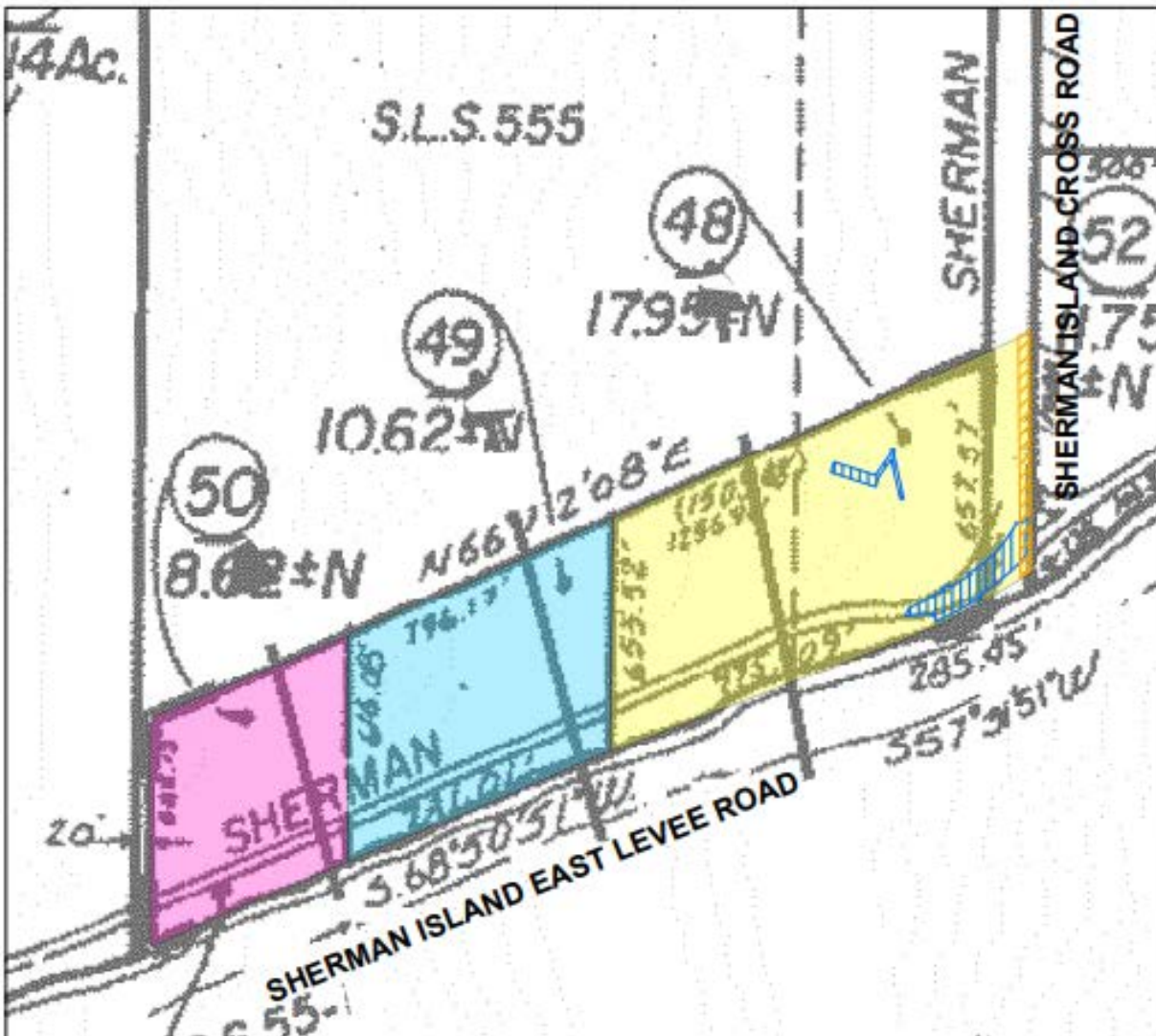
COMMERCIAL



THE ELITE CLUB



# The Land & Maps







# 2 ADDITIONAL PARCELS

## PROPOSED FUTURE VINEYARDS AND RESIDENCES

18 +/- ACRES



# Accolades



**Donya Nikseresht**

3 reviews

★★★★★ 8 months ago

Mara was absolutely fabulous and so very patient as we worked through wedding details. The space is stunning and a whole vibe.



**Melissa Macco**

Local Guide · 14 reviews · 7 photos

★★★★★ a year ago

I honestly cannot rave enough about this venue. Mara was very straight forward and transparent since we did the initial tour. I absolutely had my heart set on a vineyard setting, we even did some venue tours near Sonoma area. Everything was WAY overpriced and not to mention I would have had to find individual vendors/rents/etc.

Enter Belle Vie Vineyards, they had some great and affordable prices, we choose the Premier Packages which included Venue, Bar, Dj and Day of Coordinator. We added on a photobooth and lighting options as well. The process was seamless and Mara along with DJ Mike and Alexa (our coordinator) just really helped so much that my parents nor the groom had to help set anything up at all. I was even able to bring my 15lbs Mini Aussie and keep her in the bridal suite.

The property is quite secluded so there is no need to worry about noise complaints! My family is big on the dancing so that was important! Thank you Belle Vie!!!



**Suzanne Howard**

3 reviews · 1 photo

★★★★★ a year ago

We held a big birthday party at Belle Vie and it was just perfect. The service was wonderful. The food was great, but most of all the venue was lovely. The staff went out of their way to give us a great event. Thank you Belle Vie!



**Leo Lee**

Local Guide · 43 reviews · 89 photos

★★★★★ a year ago

Love the place. The housing was very nice with an amazing view.





## Mama Bear

14 reviews · 2 photos

★★★★★ a year ago

Absolutely gorgeous property!! Owner is super personable and is up front about everything. So much space and options for weddings, vendors fair, and events. Love love this venue!!



## Ashley Teasley Photography

9 reviews · 158 photos

★★★★★ 3 years ago

Belle Vie is an absolute gem of a venue for any couples who come across it. Not only is the venue a photographers wonderland, its tucked away in your own little oasis without nearby neighbors. To top it off Mara is fantastic. We recommend this venue to nearly all of the couples we find asking for a venue.



## Kimberly Gambrall

1 review · 6 photos

★★★★★ 4 years ago

We were so impressed from the moment we arrived at Belle Vie. The venue itself is beautiful and spacious. It has amazing views and a perfect canvas which offers the opportunity for various event layouts so you can personalize your event to make it exactly how you envision. Mara's expertise, professionalism and ability to coordinate all the tasks that need to be done in planning a wedding are exceedingly above and beyond par. She did so much to make the day perfect—including handling my dad's particular requests and preparing an array of snacks, water and bubbly for me and my girls getting ready. Additionally, we are so appreciative for her being there for us when we had our prior booked wedding venue cancel on us. We are blessed to have found Mara and Belle Vie—and our wedding was so much more than we imagined it would be because of it.







**Lisa D.**

San Lorenzo, CA

@ 158 ⭐ 4

★★★★★ Feb 28, 2021

I have been to two events at Belle Vie Vineyards and both were exceptional! My son got married there in September 2020 and everything was beautiful, the food was very good, the staff was very nice and the night was just gorgeous. Yesterday I went to a Celebration of Life. Mara was so helpful in helping with this difficult situation. She was very sympathetic and she and her staff went above and beyond to help make the arrangements easier for my friend. The event turned out beautifully! The price is right, the place is gorgeous and the staff really treats everyone like family! I would highly recommend this event center! Nothing but praise and great things to say about both experiences!



Helpful 0



Thanks 0



Love this 0



Oh no 0



**Jeffrey L.**

Sacramento, CA

@ 62 ⭐ 18

★★★★★ Dec 27, 2018

📌 First to Review

This is one of the best event venues you will find in the area! I would venture to say that it's beyond amazing! They have several areas for your event including inside space and a beautiful courtyard with large pillars! They have breathtaking views of the delta for your photos including their own boat dock. The staff is extremely helpful and you can tell they truly enjoy what they do. I would highly recommend checking them out!



# Marketing & Special Events





# THE COMMERCIAL KITCHEN RESTAURANT





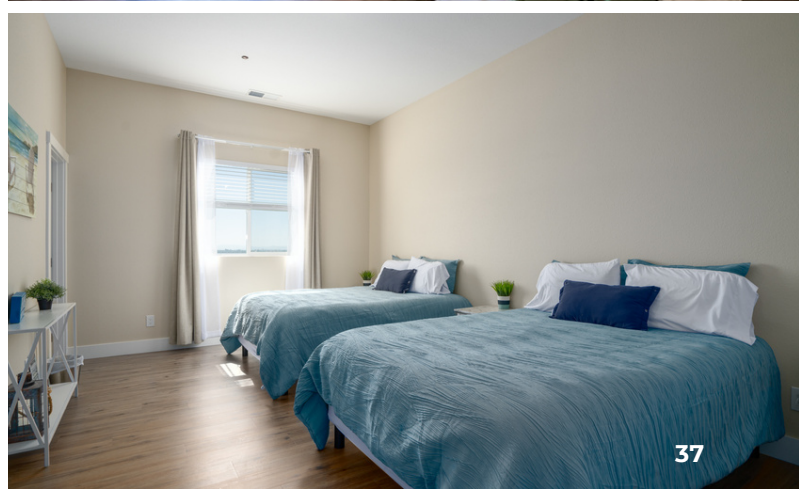
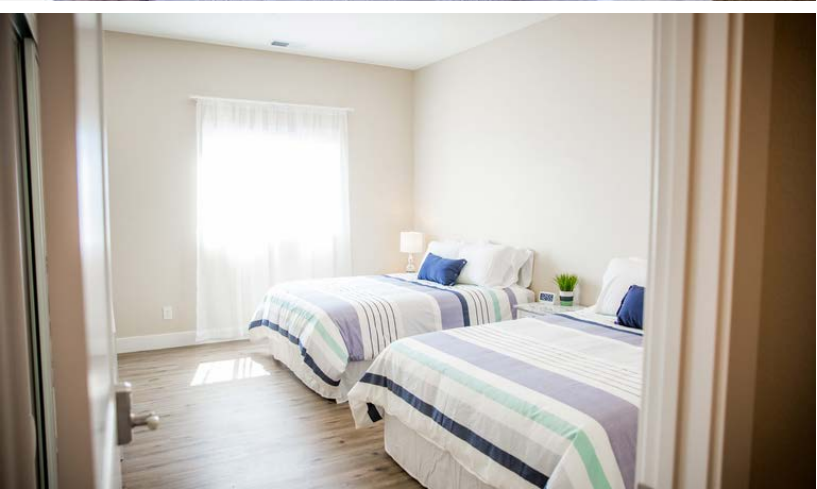
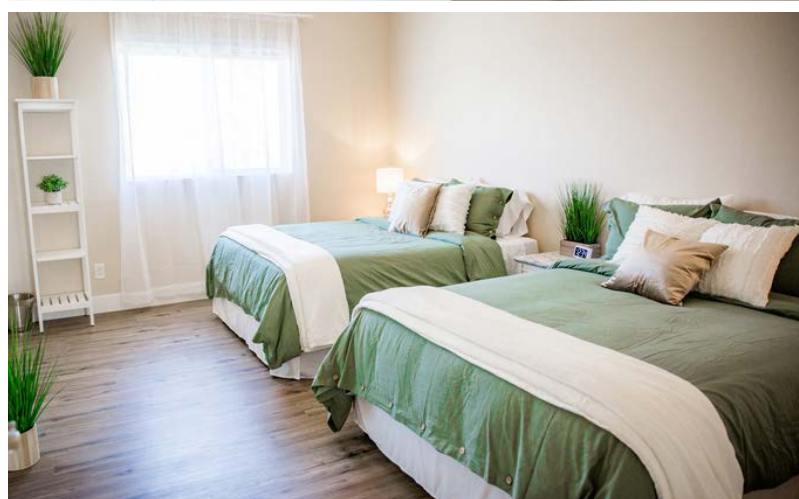
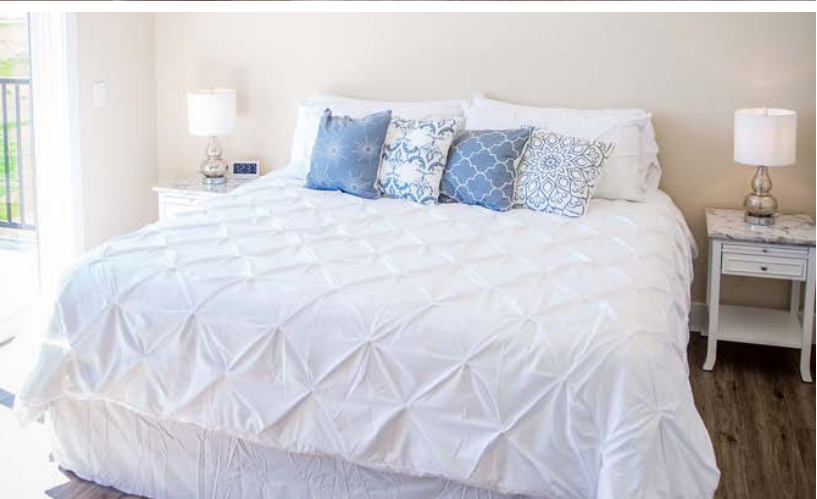
10 Bedroom / 10 Bathroom / 2 kitchens / 1 Elevator  
Residence for Guests & Family









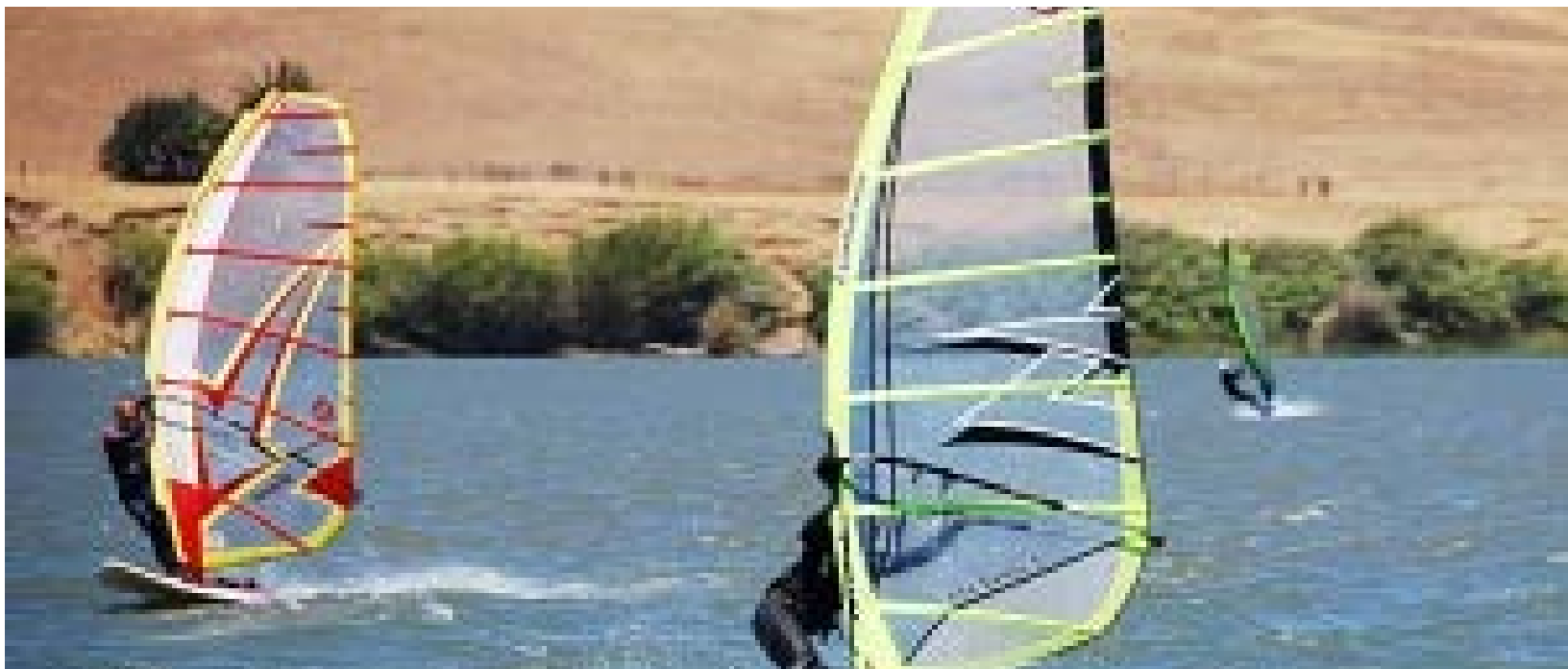




# Up to 250 Parking Spots



# SHERMAN ISLAND ACTIVITES







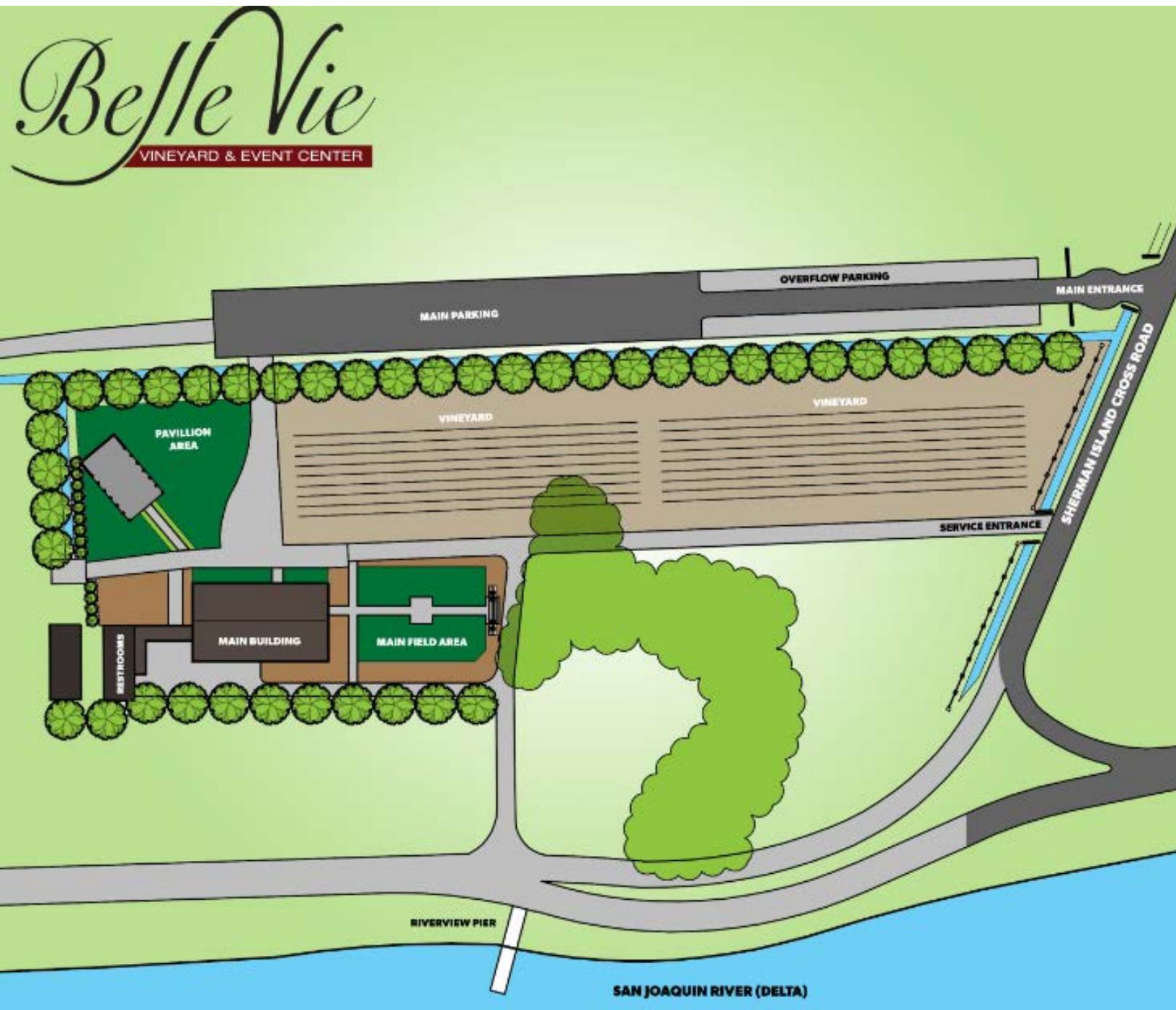




Restaurant License



# Maps





Belle Vie Vineyard  
19900 Sherman Island Crossing Road  
Rio Vista, CA 94571

APN 158-0070-048

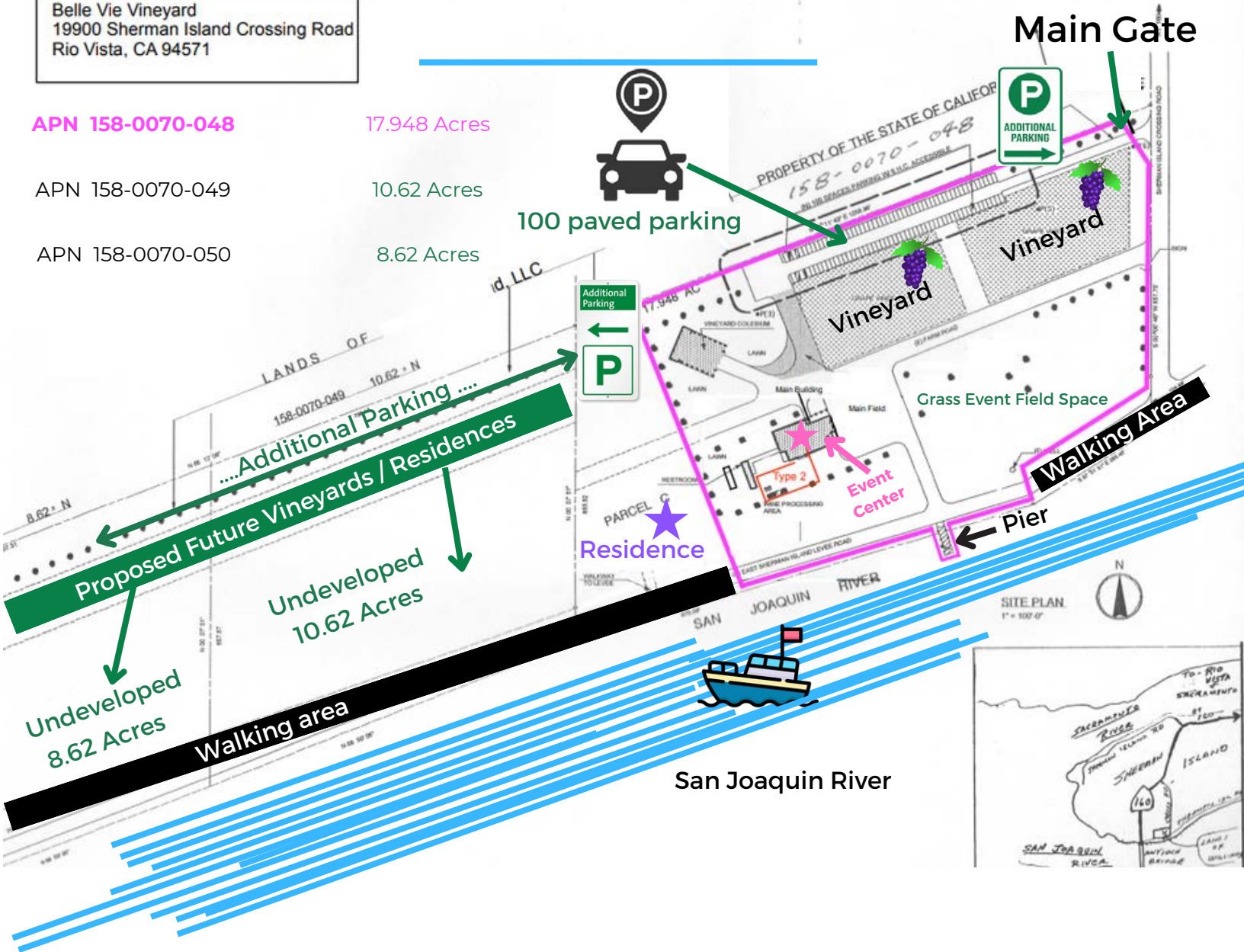
17.948 Acres

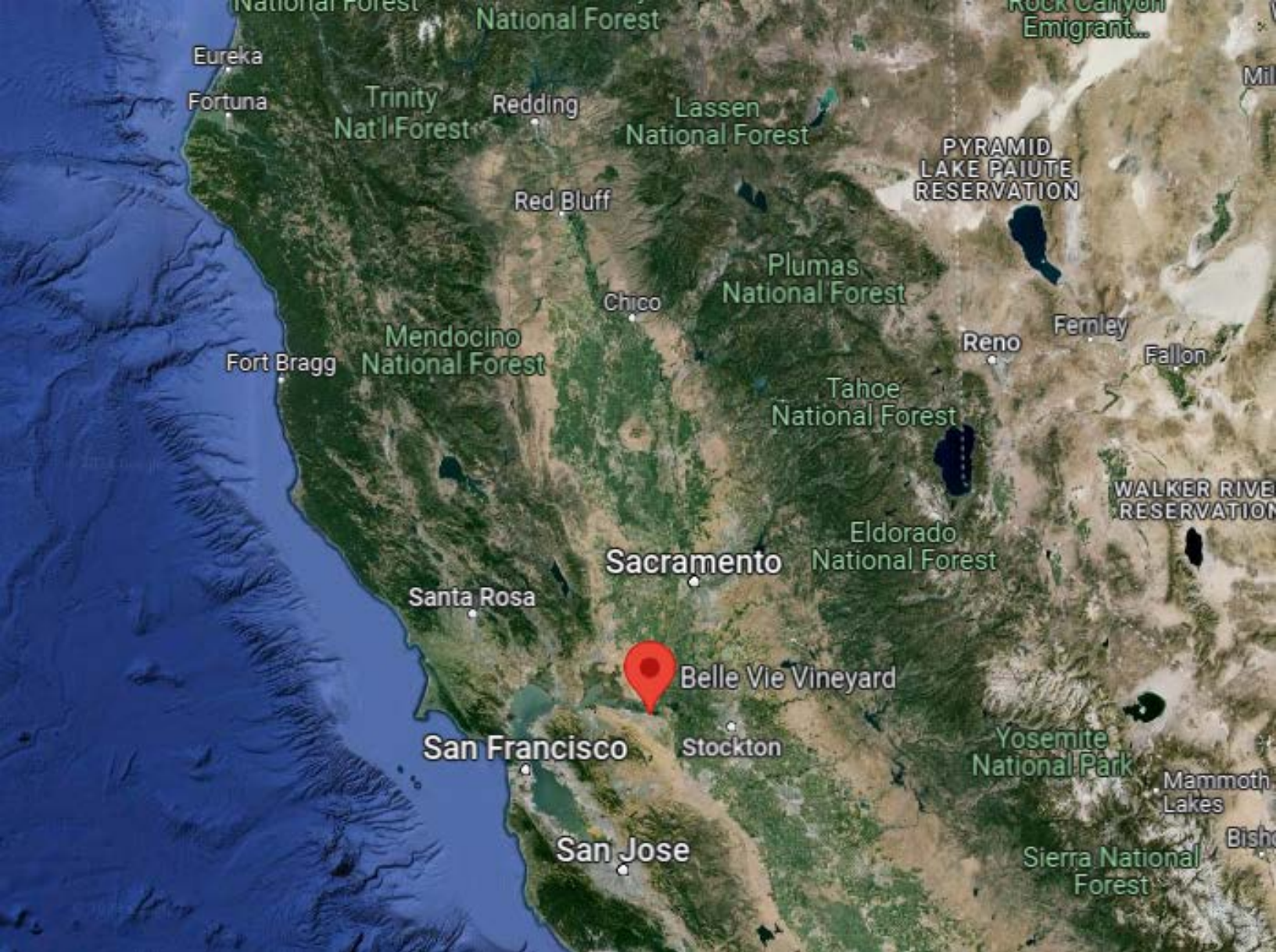
APN 158-0070-049

10.62 Acres

APN 158-0070-050

8.62 Acres





**So Private .....**

**yet so close**



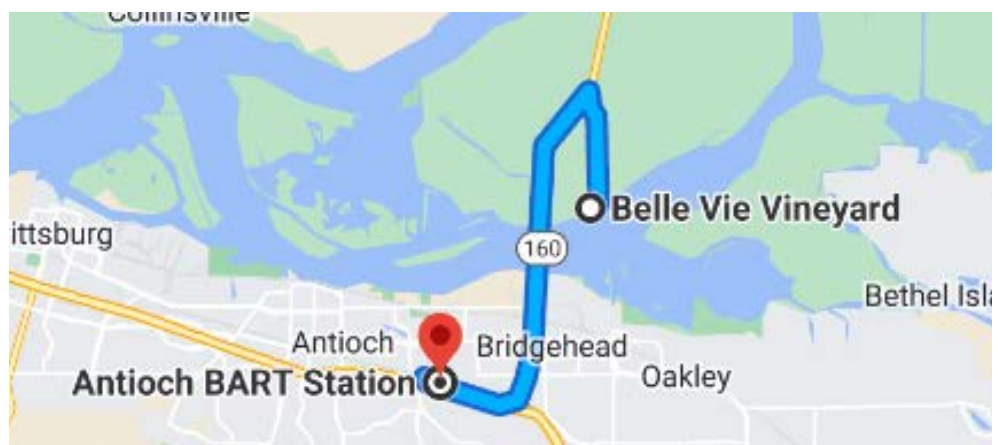
## Airport Drive Times:

Napa (APC):	50 Miles
Concord (CCR):	25 Miles
San Francisco (SFO):	65 Miles
Sacramento (SMF):	64 Miles
Oakland (OAK):	54 Miles
Santa Rosa (STS):	91 Miles



Page 17

## 8.5 Miles to Antioch BART Station



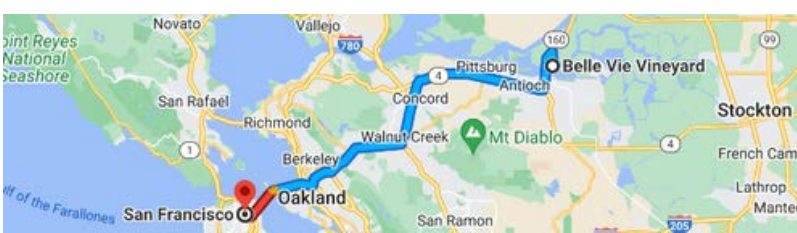
Arrive by car, limo, helicopter or  
offer a Belle Vie water taxi!



14.8 Miles to Brentwood, CA



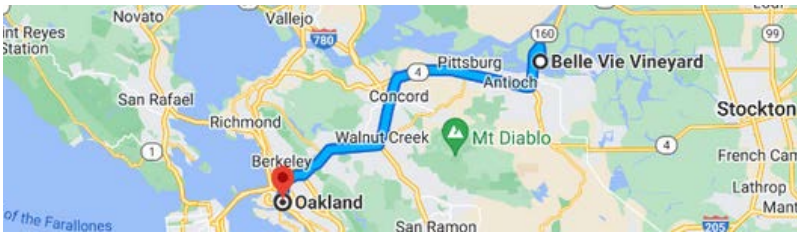
54 Miles to San Francisco, CA



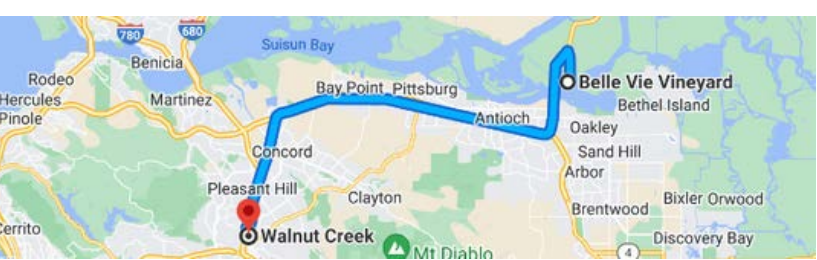
53 Miles to Sacramento, CA



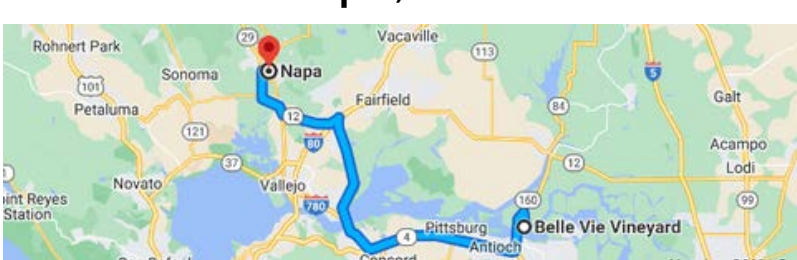
46 Miles to Oakland, CA



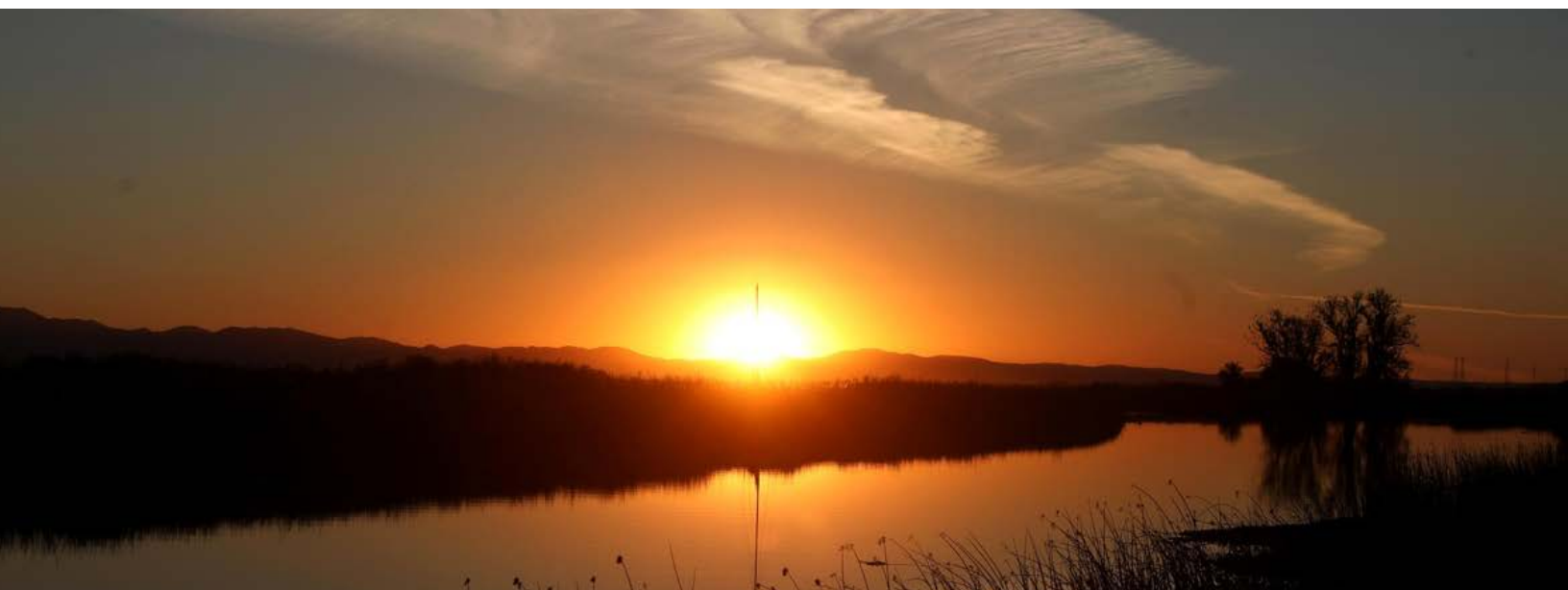
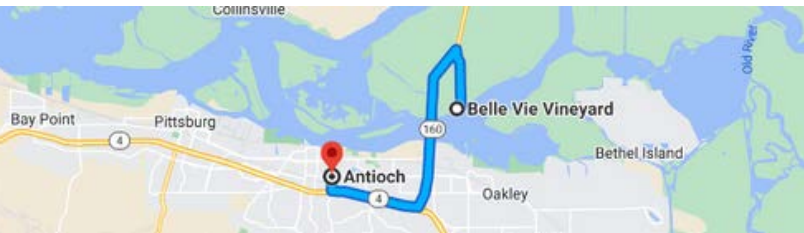
30 Miles to Walnut Creek, CA



57 Miles to Napa, CA



10 Miles to Antioch, CA





# Additional Activities







# Fishing











# Health Club & Retreat





# Private Social Club



# Picnics





# Weddings



Vintage

Sotheby's  
INTERNATIONAL REALTY

COMMERCIAL



THE ELITE CLUB







**ENDLESS POSSIBILITIES**







**Carmen Gray**, Managing Partner  
Office: 707.410.5399  
Cell: 925.785.0532  
Email: carmen@carmengraycre.com



**Peter Gray**, Managing Partner  
Office: 415.839.8339  
Cell: 248.935.9853  
Email: peter@carmengraycre.com

## Please Contact us for **Confidential** Information Memorandum/Financials

### Offices

#### **Napa**

6550 Washington Street  
Yountville, CA 94559

#### **Suisun City**

333 Sunset Avenue, Suite 110-A  
Suisun City, CA

Vintage | Sotheby's  
INTERNATIONAL REALTY



THE ELITE CLUB

Elite Club Partners + Commercial | Luxury-Residential | Business M&A "We are Full Spectrum Real Estate"

**Disclaimer:** This Offering Memorandum contains sensitive information that is privileged & confidential. Buyer must verify accuracy of all data & information pertaining to entire offering memorandum. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this Offering Memorandum in error, please notify Carmen Gray immediately by email at: Carmen@CarmenGrayCRE.com. The information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein. THIS INFORMATION IS PROVIDED TO YOU WITH THE UNDERSTANDING YOU WILL NOT DISTURB OR TALK TO THE OWNER, CUSTOMERS, EMPLOYEES WHILE VISITING THE BUSINESS. Seller, Broker and Agents make no representation of the Property, and it is the Buyer's responsibility to perform and pay for all due diligence the buyer requires, including, but not limited to all; inspections, studies, and surveys.

Vintage Sotheby's International Realty DRE# 02040799 / 02035568 / 01874685