

An aerial photograph of a golf course in Solano Hills, CA. The image shows a large, irregularly shaped pond in the lower-left quadrant, surrounded by green grass and scattered trees. A clubhouse is visible near the pond. The golf course extends across the middle ground, with various green fairways, sand traps, and clusters of trees. In the background, a road curves through the landscape, and a large body of water is visible under a clear blue sky. The overall scene is bright and sunny, with long shadows cast by the trees.

# BLUE ROCK SPRINGS HOTEL & GOLF RESORT OPPORTUNITY

UP TO 57 ACRES HOTEL/RESORT PARCEL SURROUNDED BY  
RENOWNED BLUE ROCK SPRINGS GOLF COURSE

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SOLANO HILLS, CA

# BLUE ROCK SPRINGS HOTEL AND GOLF RESORT OPPORTUNITY

## 655 COLUMBUS PARKWAY, SOLANO HILLS



### PROPERTY DESCRIPTION

The Blue Rock Springs Hotel and Golf Resort Opportunity offers significant flexibility as a mixed-use project, including the option for up to 15,000 SF of retail, as well as executive style, residential development, all tightly integrated for architectural continuity and the preservation of luxury open space and greenbelt ambience consistent with a golf course environment. The existing golf course to be redesigned by one of the most prolific designers in golfing history!

### OFFERING SUMMARY

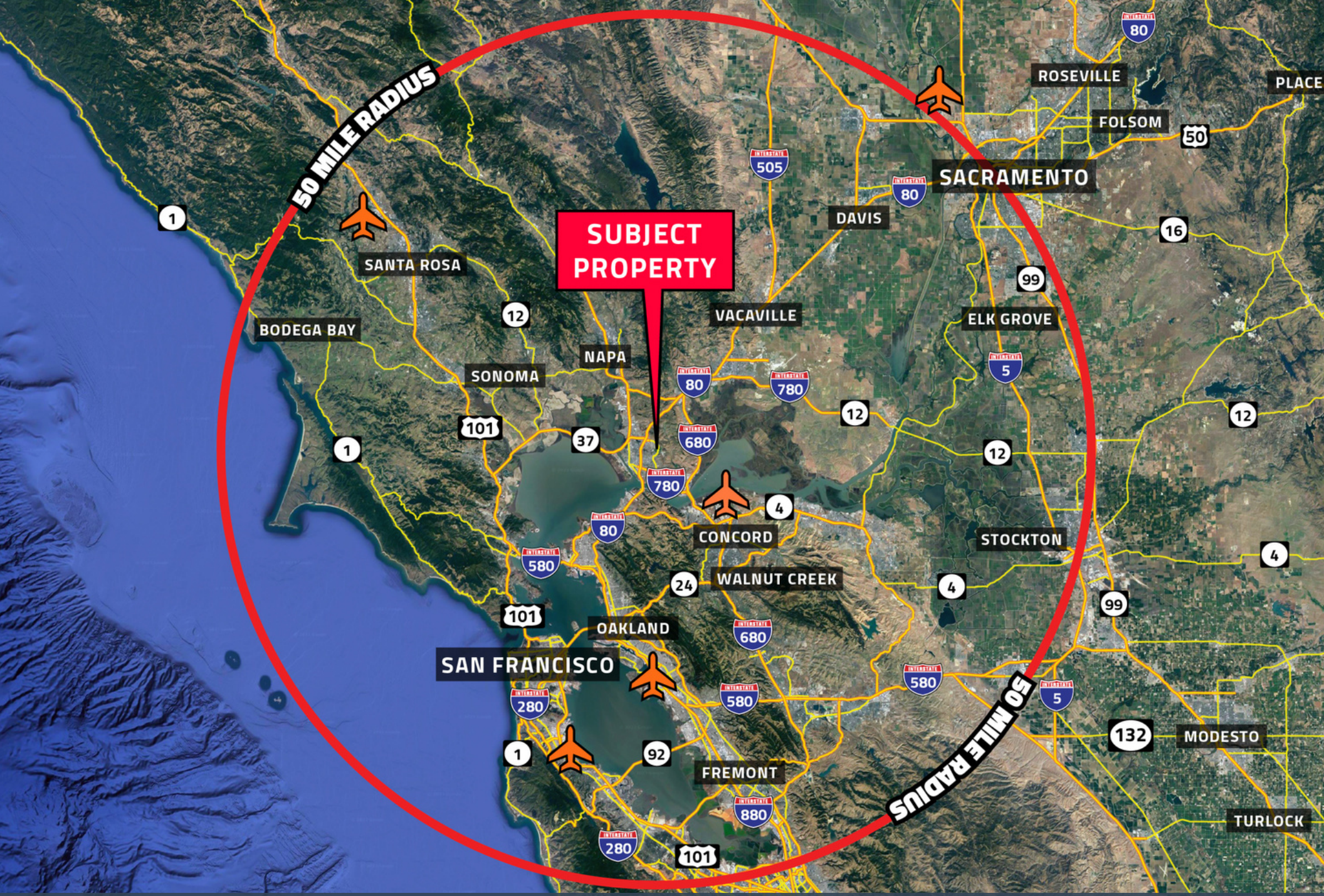
Address: 655 Columbus Parkway  
Solano Hills, Vallejo CA  
Use: Hotel/Resort  
Land Size: Up to 57 Acres

**CALL TO SCHEDULE A TOUR TODAY!**

# LOCAL ATTRACTIONS



- 17 Miles to Downtown Napa
- 10 Miles to the Napa Airport
- 15 Miles to Concord Airport
- 27 Miles to the Sonoma Town Square
- 35 Miles to Downtown San Francisco
- 39 Miles to Oakland International Airport
- 59 Miles to Sacramento International Airport
- 55 Miles to Downtown Sacramento
- 16 Miles to Sonoma Raceway
- 35 Miles to Oracle Park (Home of the San Francisco Giants)
- 36 Miles to Chase Center (Home of the Golden State Warriors)
- 55 Miles to Golden One Center (Sacramento Kings)
- 63 Miles to Levi Stadium (Home of the San Francisco 49ers)
- 43 Miles to Muir Woods National Monument
- 45 Miles to Point Reyes National Seashore



# LOCATION MAP



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# REGIONAL OVERVIEW

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Solano Hills in Vallejo, California, Gateway to the Wine Country, is centrally located in the Northern San Francisco Bay Area. Just 30 miles North of both San Francisco and Oakland, this prime location is a short 20 minute drive to the heart of California's famous Napa wine region, and 30 minutes to the Sonoma town square, both high-demand tourist destinations. Home to 122,000 residents, this beautiful waterfront city was named in 2023 among the best places to live in California by Forbes Magazine. Vallejo is a prime location for living, working, and playing and host city to popular Six Flags Discovery Kingdom, the California State University Maritime Academy and historic Mare Island.

Travelers will find this location easily accessible to San Francisco, Oakland and Sacramento International Airports, as well as only 20 minutes from both Concord's Buchanan Field, home to Jet Suite X and extensive private aircraft accommodations and Napa Airport which caters to private and business jet aircraft.

Vallejo's public transit includes the San Francisco Bay Ferry, which regularly runs from downtown Vallejo to the San Francisco Ferry Building. Vallejo is accessible via Interstate 80, located between San Francisco and Sacramento. Interstate 780 connects the city to neighboring Benicia to the east and via Interstate 680, to points south such as Walnut Creek and San Jose. Highway 37 provides a direct route west to Marin County. Highway 29 originates in Vallejo and travels north through the heart of the Napa Valley wine country. This small slice of heaven is home to more than 500 wineries and world-renowned fine dining.

This region of the Bay Area and Northern California enjoys a highly desirable year-round Mediterranean climate. While September and October are the busiest and warmest months, offering the chance to experience the annual grape harvest in action, the winter months have their own appeal. Mild winter temperatures are typically in the 50's and 60's, while summer and fall range from the 70's - 90's. Historic Gold Rush adventures are nearby in Sacramento and the Sierra foothills, with pristine Lake Tahoe and numerous ski resorts only 3 hours away.

This location is at the center of Northern California attractions. Guests will have an immense variety of unique excursion options ranging from nearby Six Flags Discovery Kingdom, to boating, hiking, camping, live music events, Michelin star fine dining and a wide range of professional sports. There's truly something for every kind of traveler, which makes this such a popular tourist destination.



# GOLF STATISTICS

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**119 MILLION**

More than one-third of the U.S. population over the age of 5 played golf, followed golf on television or online, read about the game, or listened to a golf-related podcast in 2022. This is up 12% year-over-year.

**74 MILLION**

There were over 74 million rounds of golf posted in the U.S. in 2022. For three consecutive years, the U.S. has registered over 74 million rounds of golf played.

**41.1 MILLION**

An estimated 41.1 American's played golf, both on-course and off-course in 2022. This record-setting total includes 25.6 million people who played on a golf course and another 15.5 million who participated exclusively in off-course golf activities.

**9,027,345**

California ranks second among the 50 US states with 9,027,345 rounds of golf played in 2022.





# STRONG & HAYDEN

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# TRAVEL STATISTICS

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In 2022, California travel spending grew to \$134.4 billion, a 31.7% increase from the prior year.

The California travel industry supported approximately 1.09 million jobs in 2022, a 16.8% increase from the prior year.

Travel-generated state and local tax revenue increased to \$11.9 billion in 2022, an increase of 21.6% from the prior year.

Visitor air travel on domestic flights to California destinations increased by 66% in 2022, from 21.4 million to 35.5 million arrivals.

Travel related spending in Napa, Sonoma and Solano Counties total over \$4.8 Billion per year.

Napa, Sonoma and Solano Counties are host to an estimated 20 Million visitors per year.

