

20250 CA-116, MONTE RIO, CA 95462



LUXE PLACES
INTERNATIONAL REALTY
COMMERCIAL

RIVER VIEW GARDEN

Monte Rio

Executive SUMMARY

20250 CA-116, MONTE RIO, CA 95462
PARCEL NUMBER: 094-130-007-000

List Price	Provided on request
Number of Buildings	2
Number of Floors	1 two-story 1 Three-Story
Guest Rooms	9 + managers quarters + office
Lot Size	5+ acres (217,800+ SF)
Year Built	1948
Zoning	RRD
Separate Meditation/Yoga Tree House	
Kitchenettes + Fireplaces in Some Rooms	
Direct Beach/River Access	
Parking + On-Site Storage	

Land Use	Hospitality
Number of Buildings	2
2 Building Resort Property	5+ acres with riverfront access in Monte Rio, CA
Ideal for investor or user	
Lot Size	5+ acres (217,800+ SF)
Potential venue for weddings, corporate retreats, and special events	
Great access to outdoor activities and area attractions	



INVESTMENT OVERVIEW

Luxe Places International Realty has been selected as the exclusive advisor to represent the River View Garden Resort (the "Property") in Monte Rio, CA on the Russian River. The popular destination offers river and beach recreation as well as other notable activities in Sonoma County.

Situated on more than five (5) acres (per county records) along the Russian River, this unique hospitality resort offers beautiful gardens, majestic redwoods, and scenic river views, beach and river access.

The property includes nine guest units, as well as an owner and managers accommodations, on-site parking, storage sheds, and beach and river access. Potential exists for new operators to create their own vision for a destination wedding venue, host live events and parties, and incorporate glamping. (consult with Sonoma County building and permits division).

Monte Rio and the surrounding Sonoma county area offer visitors and guests an abundance of activities including river kayaking and swimming, beach relaxing, hiking, dining and wine tasting, entertainment in the nearby Rio Theater, visiting the Armstrong Redwoods State National Reserve, and golfing at the nearby Northwood Golf Course.

INVESTMENT HIGHLIGHTS

- 2 building resort property on 5+ acres with riverfront access in Monte Rio, CA
- Ideal for investor or user
- Potential venue for weddings, corporate retreats, and special events
- Great access to outdoor activities and area attractions
- Zoning: RRD
- Land Use: Hospitality



MONTE RIO, CA

VACATION WONDERLAND

Along the banks of Sonoma County's Russian River, the hamlet of Monte Rio (pop. 1,152) knows how to roll out the welcome mat with flair. Tourists flocked by train starting in the 1870s, then came by the thousands in the 1930s and '40s to hear Big Bands play in the town's outdoor pavilions. Today, a historic 1950s-style neon sign arches overhead, proclaiming "Welcome to Monte Rio Vacation Wonderland."

That slogan still rings true for those who want to enjoy splashing or paddling on the river, taking in fabulous views, visiting nearby world-class wineries, enjoying local theater, biking along winding roads lined with redwoods, fishing, hiking, or having picnics on a sandy river beach.

Located on the north end of the 10-mile scenic stretch known as the Bohemian Highway, this little burg spreads out on both sides of the river. It's home to the Monte Rio Amphitheater, an outdoor showcase for concerts, theater under the stars, and other events.

The area offers a variety of restaurants, while lodging options vary from quaint cottages on the river to luxury bed and breakfast inns, and historic small hotels.

Boho Manor, built in 1906 as a private home, served as the site of several scenes in the Hollywood film *Holiday Inn*, starring Bing Crosby and Fred Astaire. The Highland Dell Hotel, also built in 1906, hosts the local OktoberFest.



DRIVING HERE

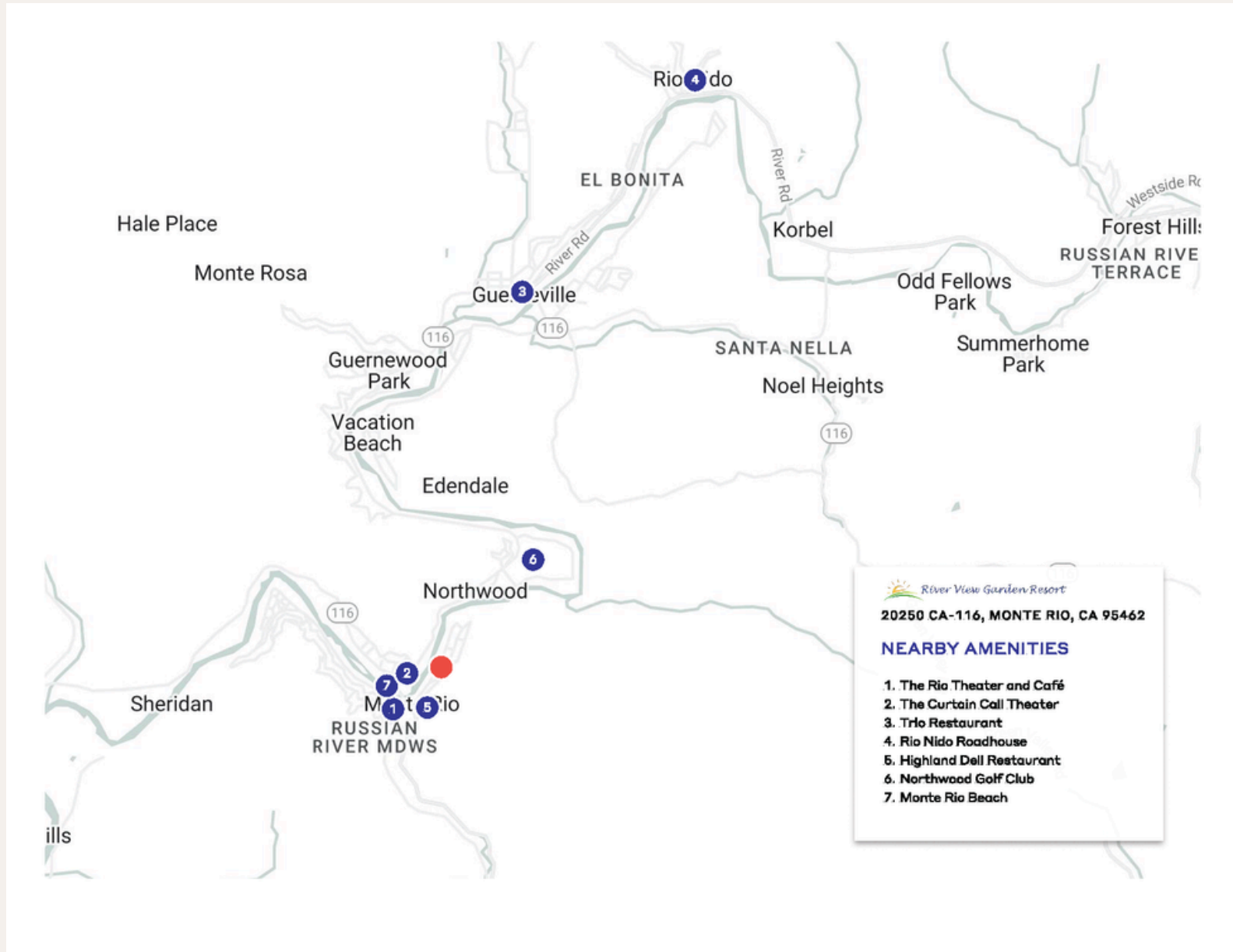
Just a 70 mile drive from San Francisco over the scenic Golden Gate Bridge



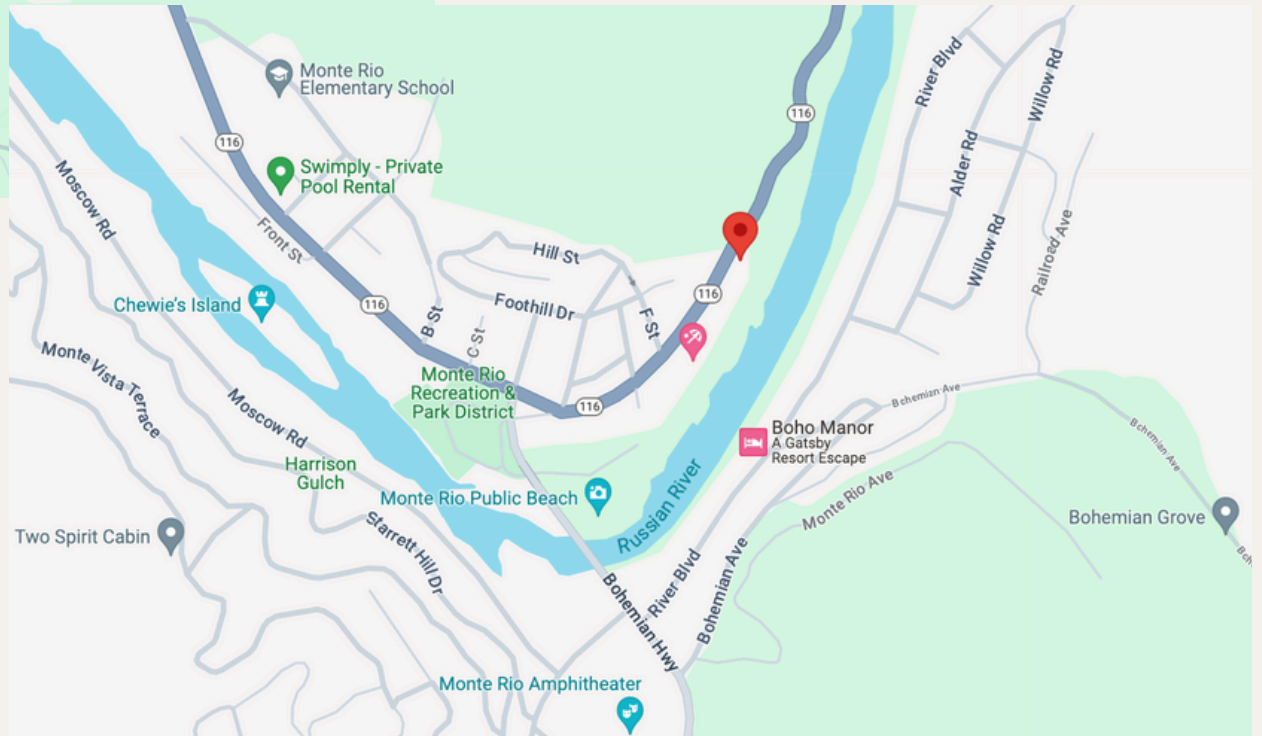
FLYING HERE

The Sonoma County Airport is centrally located and just a short drive to any city in Sonoma Wine Country. (STS)

Area AMENITIES



Local MAP





MONTE RIO, CA

COMMUNITY HIGHLIGHTS

Education

The area is served by the Monte Rio Union Elementary School District and the West Sonoma County Union High School District, providing education from kindergarten through high school.

Transportation

Monte Rio has limited public transportation options, making it a car-dependent community. However, its scenic roads and trails are favorable for biking and walking.

Recreation

Monte Rio Community Beach, located along the Russian River, offers various outdoor activities such as canoeing, kayaking, and paddle boarding. The beach also features picnic areas, volleyball courts, and horseshoe pits, making it a popular spot for both locals and visitors.

Climate

The area is known for its mild climate, with risks of natural disasters like flooding and wildfires due to its location near the river and forested areas.

REAL ESTATE

Property Types

The area primarily consists of single-family homes, with some properties offering additional dwelling units (ADUs) and commercial zoning possibilities.

Market Trends

Real estate prices in Monte Rio can vary significantly, with recent sales ranging from modest single-family homes to more upscale properties. The market reflects the appeal of living close to nature and enjoying a tranquil environment.





ECONOMY

Overall, the hospitality market near River View Garden Resort benefits from the area's natural beauty and recreational opportunities. It continues to attract a steady stream of visitors, particularly during peak seasons, and offers a diverse range of accommodations and activities to meet varying tastes and preferences. Monte Rio, like much of the Russian River Valley, has an economy that is largely driven by tourism, hospitality, and small local businesses.

Tourism and Hospitality

As a picturesque destination along the Russian River, Monte Rio attracts many visitors, especially during the summer months. The hospitality sector, including hotels, resorts, vacation rentals, and campgrounds, plays a significant role in the local economy. Dining establishments, wineries, and craft breweries also benefit from the influx of tourists.

Agriculture

Sonoma County is renowned for its wine production, and although Monte Rio itself is not a major hub for vineyards, it is close enough to benefit from the wine tourism industry. Many visitors to the area come to experience wine tastings and tours, which supports related businesses like restaurants and boutique shops.

Recreation

Outdoor recreational activities are a major draw for the area. The Russian River offers opportunities for kayaking, canoeing, and fishing. Additionally, the surrounding forests provide ample hiking and biking trails. Rental shops, guided tours, and sporting goods stores cater to these outdoor enthusiasts.

Small Businesses

Small, locally-owned businesses form the backbone of the community. These include art galleries, gift shops, cafes, and specialty stores. Many of these businesses rely heavily on tourist dollars, especially during peak travel seasons.

Real Estate and Vacation Rentals

The real estate market in Monte Rio is influenced by its appeal as a vacation destination. There is a robust market for vacation homes and short-term rentals, which contributes to local economic activity. Property management companies and maintenance services also benefit from this trend.

Events and Festivals

Local events and festivals, such as the Monte Rio Variety Show and various music and arts festivals, attract additional visitors and provide a boost to the economy. These events often involve local vendors, entertainers, and service providers, creating a ripple effect of economic benefits.



DEMOGRAPHICS

Population

The population of Monte Rio is relatively small, contributing to a close-knit community atmosphere.

Age Distribution

The area has a diverse age range, with a mix of families, retirees, and younger individuals attracted by the scenic beauty and recreational opportunities.

Household Income

The median household income in Monte Rio is somewhat lower than the national average, reflecting its rural, relaxed lifestyle. Events often involve local vendors, entertainers, and service providers, creating a ripple effect of economic benefits.

Types of Visitors

Nature Lovers and Outdoor Enthusiasts: Many visitors are drawn to the area's natural beauty, including its redwood forests, scenic river views, and numerous outdoor activities. Popular activities include canoeing, kayaking, paddle boarding, hiking, and fishing. Monte Rio Beach, the largest public beach on the lower Russian River, is a significant attraction offering a variety of water sports and family-friendly amenities (Sonoma County Tourism) (Sonoma County Tourism).

Wine and Culinary Tourists: The region is part of Sonoma County, renowned for its world-class wineries and culinary experiences. Tourists often visit local wineries, enjoy wine tastings, and explore the farm-to-table dining options available in the area (Sonoma County Tourism).

Event-Goers: Monte Rio hosts several events throughout the year that attract visitors, such as the Fourth of July celebrations, which include BBQs, live music, a water parade, and fireworks. The town also features an antique auto show, seasonal activities, and local theater performances at venues like the Monte Rio Amphitheater (WikiTravel).

History and Culture Buffs: The historic charm of Monte Rio, with its vintage 1950s-style neon sign and landmarks like the Bohemian Grove, appeals to those interested in local history and cultural experiences. The town has a rich history of being a popular vacation spot since the late 19th century (Wikipedia) (Sonoma County Tourism).

Demographics of Visitors

Age Range: Visitors span a wide range of ages, from families with children to retirees.

Geographic Origin: Tourists come from various locations, including nearby cities like San Francisco and regions beyond California, attracted by the picturesque setting and recreational opportunities.

Interests: Visitors generally have a keen interest in outdoor activities, local culture, wine, and culinary experiences, reflecting the diverse offerings of the region (Data USA) (Sonoma County Tourism).



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