

ALBION RIVER CAMPGROUND AND MARINA

34500 N. Albion River Rd., Albion CA

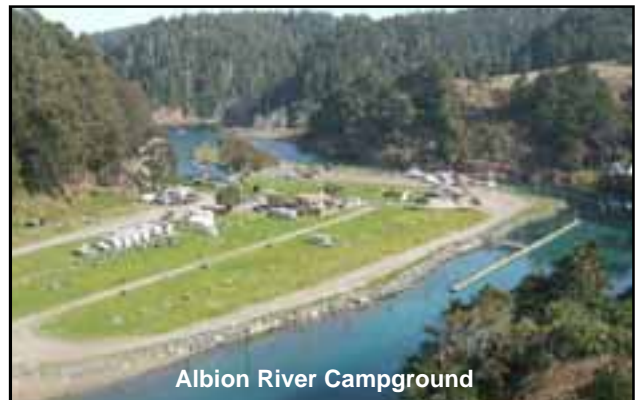


Albion River Campground and Marina is a 22+ acre Campground, RV Park, Marina and Beach at the mouth of the Albion River on the Mendocino Coast. The Campground was built on the site of one of the first redwood sawmills on the West Coast, and is highlighted by the historic wood trestle bridge above the beach; the last of it's kind in the state. The Campground has been under the same ownership for over 35 years, and is one of only two harbor/ boat-launch locations between Bodega Bay, 85 mi. to the south, and Eureka, 135 mi. north.

The Campground's Marina facilities provide access to one of only two federally classified "Navigable Rivers" between San Francisco and Oregon. The Marina's launching and dock facilities are patronized by divers and fishermen from around the world, attracted by the abundance of prized Abalone, Salmon and Rock-cod in near-shore waters.



Mendocino Bay



Albion River Campground

The Campground has direct access from Highway 1, the main tourism corridor between the San Francisco Bay area and popular Mendocino destinations, and is just a 30 min. drive from the tasting-rooms of the Anderson Valley Wine Region and within walking distance of Zagat-rated restaurants and inns. The art galleries and restaurants of Mendocino Village are a scenic 10 min. drive north along the shoreline.

Launching facilities provide kayak and canoe access to the pristine Albion River Estuary, with 5 miles of flat-water paddling along protected wilderness lagoons, Redwood forests, and meadows teeming with wildlife.



Campground:

83 campsites w/water, elect.,
Picnic Tables, and Fire Rings
18 full hook-up sites w/ septic/TV
3 - 27ft. rental travel-trailers
Cinderblock restroom/showers
w/shop area, mech. room
16 acre: parcels comprising
Campground and Marina
Separate 6.2 acre parcel,
comprising Albion Beach
and River-mouth



Marina:

50 tie-up spaces for sport boats
up to 24 ft. at floating docks
Launch Ramp and Mooring
Basin for 30 boats
Commercial Pier: 30'x100'
Loading Dock, Office, hoist, forklift
Boat and trailer storage yard
Day Use Parking for fishing
Kayak/Canoe Rental Business
Kayaks and all equipment



Albion Flats Cafe, and Store/office: built 1998

Albion Flats Cafe: All required
permits, inspections and
approvals current
Campground Store, firewood, bait,
beverages, fish/dive equipment
Reservations Desk computer
station, phones, cash register
Fully approved commercial kitchen
serving breakfast and lunch menus
Handicap access bathroom
River-view outdoor dining deck

Manager's House:

2500 sq. ft. manufactured home on perimeter foundation built in 1998
Open floor plan with large kitchen/dining rm.
BR, 3BA with office, or bonus bedroom
Over-size tub in Master Suite
Front entrance deck and covered porch/mud-room
Hot Tub on sheltered back-yard beach-view deck

Improvements:

A new septic system was installed in 1998, with new utility service to RV sites and the manager's house
A new water well, storage tank and treatment system were installed in 2004 with 18k gal. storage

Planned Improvements:

Approval has been obtained from the California Coastal Comm. for a 4800 Sq. Ft. Multipurpose building modeled after an original sawmill building from the 1890's. The 80ft. x 48 ft. two story building would house: a 30ft. x 80ft. Conference Room with an interpretive Lobby/Reception Room, a new Campground Business Center, laundry, new showers and restrooms including separate men's and women's handicap accessible bathrooms. All the new restrooms would be accommodated by the existing (new1998) septic system. The recreation hall will include a Game Room, with French Doors to a deck and common Barbeque Area. A Utility and Tractor Garage are included in the permit.

Additional opportunities for sports and Eco-Adventure tourism development include: an on site Salmon and Rock-fish charter boat, which could be booked for Whale-watching tours; expansion of the canoe/ kayak rentals; and increased advertising and publicity. The dock and gang-way complex at the Commercial Docks could be used as logistic support for additional kayak and canoe launching, sales, and a Tour Center.

The Clientele:

Reservations are available starting Jan. 1, and by opening day of Salmon season, the Campground has become "Fish-Camp", a recreational hub for Families and Friends. The Campground location, away from public roads provides safe beach access for children and pets. Some clientele are third generation Albion River campers and share memories around the fish-cleaning table of family summers at Albion dating from the 1960's. The docking and launch facilities are popular with local fishermen and nature-lovers for ocean-fishing, Abalone-diving, and exploring the wilderness estuary by kayak, canoe or small boat.

Abalone Divers launch outboard powered "Zodiac" boats in the River to access prime local Abalone and spear fishing areas. Dive Clubs from around the state sponsor annual gatherings at the campgrounds. From early spring to late fall visitors and local fishing families pursue the abundance of Salmon, Bottom Fish, Dungeness Crab and Abalone available within minutes of the harbor.

A favorite excursion is a kayak or canoe trip to the upper reaches of the Albion Estuary, where a variety of wildlife and water-fowl may be observed, including otters, seals, ospreys, king-fishers, herons, cranes and sea-lions, all sharing the undisturbed, protected habitat.

The Commercial Dock provides landing service for Rock Fish, Sea Urchin, and Live-fish buyers and sellers. The Marina is a "Harbor of Refuge" for boats up to 32 ft. in length, caught along the coast in bad weather.

Floating docks along the Albion River can accommodate up to 70 boats. Short term boat and RV storage is available for the many return-clientele, who wish to leave boats and trailers at the Campground between weekend fishing trips.

Boaters who use the Campground enjoy the proximity of the campsites to the sport docks a few yards away where their boats are tied, and often gather at the Flats Cafe for breakfast before setting out.

A full service grocery store, post office, hardware supply and gas station are conveniently located across the river in Albion village.

Financial Information:

Campsite rates: Full hook-up:	\$32 per night,	\$720 per month
Water and electric:	\$30 per night,	\$675 per month
Launching: Boat Ramp:	\$10	
Tie-up, Sport Docks: 18ft. and over:	\$10 per night	\$5 per ft. per month
Tie-up Commercial Docks or under 18ft.:	\$8 per night	\$4 per ft. per month

Gross Revenues 2006: \$300,000.00+
Price: \$6.25M

For more information or to view the Campground please contact:

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