



**River District**

# 2024 Q4/ANNUAL **REPORT**

APRIL, 2025

Sacramento, CA



[riverdistrict.net](http://riverdistrict.net)



# ABOUT THE RIVER DISTRICT

The River District is a private, nonprofit business association charged with managing and promoting programs to strengthen the economic and cultural well-being of the area.

The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

The PBID was approved for a ten-year term in 2024. The 2025-2034 Management District Plan outlines three categories of services to be provided by the PBID: safety & maintenance; planning, advocacy & communication; and administration & reserve. The services and programs provided by the PBID are above and beyond those provided by the City and County of Sacramento.

**Location:** Approximately 830 acres bounded roughly by the American River to the north; Sacramento River to the west; Union Pacific rail berm and C/D streets to the south; and 27th Street to the east.

**Activities:** *Safety & Maintenance* provides daily private security patrol, weekday trash abatement and on-call graffiti removal, regular liaison with the Sacramento Police Department, and occasional weed abatement. *Planning, Advocacy & Communications* activities facilitate a strong and organized voice to represent and convey a positive image of the assessed parcels. This program will advocate to advance the design and implementation of new roadway, transit, utility, and streetscape projects and advocate for open space, amenities, and other projects which specially benefit assessed parcels. The activities will aid in the attraction and retention of businesses, jobs, and employees.

Administration of District programs and activities is provided by The River District professional staff and Board of Directors.



**Our Vision:** *A vibrant, mixed-use urban community with an eclectic mix of residential and commercial land uses topped off with riverfront views and a variety of parks, plazas and open space.*

## EXECUTIVE DIRECTOR'S MESSAGE

What a year 2024 has been! We have seen extraordinary progress in the district, with the grand opening of the May Lee State Office Complex - the largest all-electric, carbon neutral building complex in the country - as well as the Hanami Line, home to over 100 cherry blossom trees right on the banks of the Sacramento River.

We celebrated the first match in the Sacramento Roller Derby's new Bearhouse, where they will be hosting teams from all over the world! This new sports and entertainment facility has brought positive energy to the historic North 16 Street District. This stretch, once part of the first transcontinental road for automobiles in the United States (Lincoln Highway), has been neglected for far too long.

Our first newly constructed luxury apartment homes opened at The Hayley at Township 9, bringing new residents to the district, along with a beautiful clubhouse, two dog parks, and a brand new city park. New units have been completed at Mirasol Village, with just one block remaining under construction.

Along with the growth in residential and workforce populations, our district is seeing an increased need for commercial businesses and public transportation. Construction began on the Dos Rios Light Rail Station late in the year, and Wilton Rancheria - Sacramento's only federally-recognized Native American tribe - announced they are investing in Sacramento Republic FC and building its new soccer stadium in the Railyards.

As an organization celebrating our 25th anniversary, we successfully renewed the River District PBID for another ten year term, and completed our first strategic plan, "Confluence: The Joining of Sacramento and its River Front," which provides a vision for the future of our neighborhood. As the city embarks on its project to update the River District Specific Plan, we aim not only to bring our vision to fruition, but to ensure that it is enshrined within the planning documents. This is the only way we can guarantee that our collective vision for this place becomes a reality.

**Devin Strecker, LPM**  
**Executive Director**



*Taiko drummers perform at the dedication of the public art project created by Reed + Madden Designs at Hanami Line at Matsui Waterfront Park on October 23, 2024.*



## River District Board of Directors

**Ahmed Hamdy, President**, MatriScope

**Eric T. Crane, Vice President**, SMUD

**George Bernabe, Treasurer**, Blue Diamond Growers

**Greta Lacin, Secretary**, Lacin Family Trust

**Gina Albanese**, First Pointe Management Group

**Spencer Applegate**, Applegate Properties

**Andrea Durham**, SMUD Museum of Science & Curiosity

**Mark Dutrow**, US Glass

**Ernie Gallardo**, Meadows Asset Management

**Sam Greenlee**, Alchemist CDC

**Kesha Harris**, July Forward

**Lisa Nava**, County Supervisor Serna - D1

**Diane Ortega**, Touchstone Climbing/Pipeworks

**Patrick Stelmach**, CBRE

### 2024 Departing Members

**Rob Hedrick**, 29th Street Capital

**Josh Kohlenbrener**, Bauen Capital

**Ryan Loofbourrow**, Sutter Health

**David Padgham**, Separovich/Domich Real Estate

**Ryan Robinett**, ZGF Architects LLP

## River District Staff

**Devin Strecker, LPM**, Executive Director  
devin@riverdistrict.net

**Cristina Navarro**, Program Manager  
cristina@riverdistrict.net

**Maurice Scott**, Business Development Manager  
maurice@riverdistrict.net

### Public Spaces Team

Jesse Yniguez, Team Leader; Darrell "Mo" Moore, Shene Pruitt

This report was composed by Devin Strecker, LPM. Photography by Caroline Winata, Maurice Scott, Dylan Tucker, Rebekah Evans, Cristina Navarro, Tia Gemmell, and Devin Strecker. Copy editing by Cristina Navarro. If you have inquiries related to the data and information presented in this document, please email [info@riverdistrict.net](mailto:info@riverdistrict.net).

### SOURCES:

The River District; LoopNet; Sacramento County Department of Airports, Sacramento Regional Transit, Visit Sacramento, Sacramento Protective Services, the City of Sacramento.



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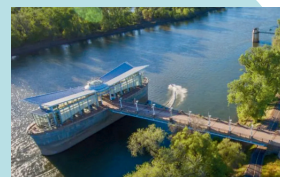
10 | Clean, Safe & Admin



The River District held its annual holiday mixer at Touchstone Brewing Co. on December 4, 2024. Business owners, community members, employees and friends of the district gathered to celebrate another year of progress moving our neighborhood closer to our collective vision.

## ON THE COVER

The Sacramento River Water Intake Facility is a crucial infrastructure component in Sacramento that helps supply drinking water to the city. Located along the Sacramento River near the confluence with the American River, this facility pumps river water into the municipal water treatment system.



The facility includes state-of-the-art fish screens to prevent harm to local aquatic life, particularly protecting species like Chinook salmon and steelhead trout.





# River District

## DEVELOPMENT MAP + SUMMARY

Recently Completed

Under Construction

Proposed

The Hayley Apartments

Mirasol Village Early Childhood Education Center

I-5/Richards Blvd Interchange

Dos Rios Light Rail Station

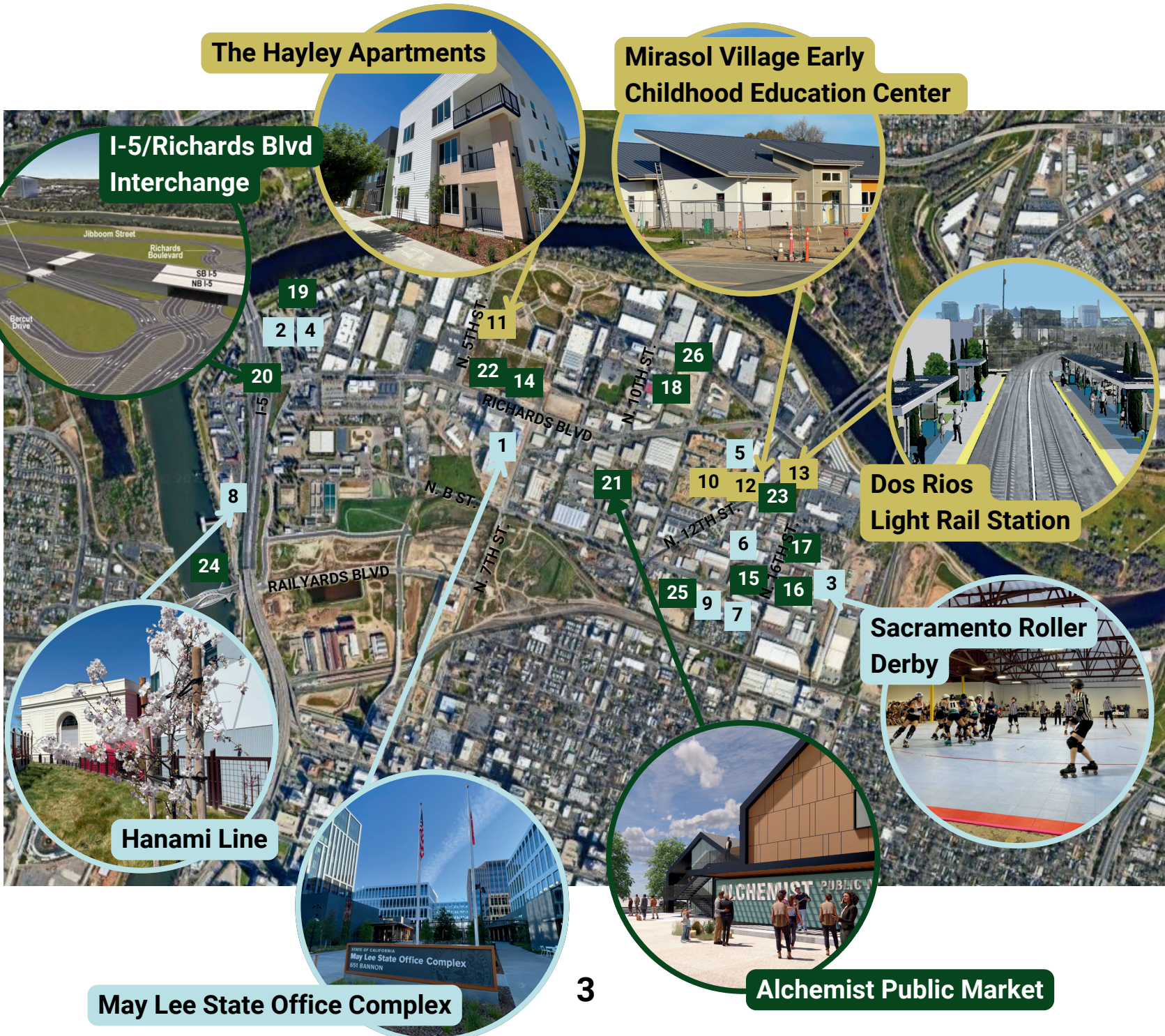
Sacramento Roller Derby

Hanami Line

May Lee State Office Complex

Alchemist Public Market

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# DEVELOPMENT SUMMARY

## Recently Completed

1	May Lee State Office Complex	651 Bannon St.	1.25M SF	Office	Completed Q1 2024
2	ExtraSpace Storage	400 Bercut Dr.	149,346 SF	Commercial	Completed Q3 2023
3	Sacramento Roller Derby	1701 Thornton Ave.	19,289 SF	Venue	Completed Q3 2024
4	Track 281 Apartments	321 Bercut Dr.	155,074 SF	Residential	Completed Q3 2023
5	Mirasol Village + Community Garden*	1390 Swallowtail	100,000 SF	Residential	Completed Q3 2022
6	Sactown Eats	1501 N. C St.	11,376 SF	Commercial	Completed Q3 2023
7	Pintworks @ Touchstone Brewing	116 N. 16th St	2,600 SF	Restaurant	Completed Q2 2024
8	Hanami Line at Matsui Park	450 Jibboom St.	65,640 SF	Park	Completed Q2 2024
9	Fire Station 14	1400 N. B St.	10,374	Municipal	Completed Q4 2022

\*Blocks A, B, C & E, 311 Units Complete as of 1/1/25

## Under Construction

10	Mirasol Village Block D	1390 Swallowtail	100,000 SF	Residential	2025 Completion
11	The Hayley Apartments (Phase 1)	775 N. 6th St.	1M SF	Residential	2025 Completion
12	Early Childhood Education Center	475 Pipevine St.	600 SF	Educational	2025 Completion
13	Dos Rios Light Rail Station	515 N. 12th St.		Transit	2026 Completion

## Proposed

14	Caption by Hyatt Hotel	Township 9	110,468 SF	Hotel	Q2 2025 Start
15	Grower's District (Site 200)	200 N. 16th St	375,000 SF	Mixed Use	Unknown
16	Grower's District (Site 211)	211 N. 16th St.	130,000 SF	Residential	Unknown
17	Grower's District (Site 215)	215 N. 16th St.	80,000 SF	Residential	Unknown
18	Hobby Condos	601 Dos Rios	50,000 SF	Residential	2025 Start
19	American River One	450 Bercut Dr.	693,913 SF	Mixed Use	Unknown
20	I-5/Richards Blvd Interchange			Roadway	Unknown
21	Alchemist Public Market	341 N. 10th St.	10,000 SF	Commercial	Q3 2025 Start
22	Township 9 Office	500 Richards Blvd.	4.5 AC	Commercial	Unknown
23	Mirasol Village Block F	515 N. 12th St.	n/a	Residential	Unknown
24	New I Street Bridge	Railyards Blvd.	n/a	Municipal	Unknown
25	SMUD Station J (new substation)	1220 N. B St.	448,668 SF	Municipal	2026 Start
26	The Village at Dos Rios	701 Dos Rios	181,645 SF	Residential	2025 Start

Source: The River District



River District



# A YEAR OF PROGRESS

Celebrating 25 years of the River District (previously known as Capitol Station District), the renewal of the District for another ten-year term, and the many milestones made throughout 2024.



*Jerry Kennedy and Erds Mabilog participated in the Sac Valley College Corps fellows program, working on climate sustainability projects for the District.*

In May, 2024, the River District office relocated to the May Lee State Office Complex as one of its first tenants (and only non-state agency). The new office is located at the corner of Richards Blvd. and North 7<sup>th</sup> Street in the heart of the District and now hosts our regular board meetings, clean and safe working group, and other activities as well as space for the staff to work on a daily basis.



*Touchstone Brewing Co. opened its kitchen in June, 2024. Dubbed "Pintworks," the location is a brewpub offering a full menu, rotating craft beers, and a calendar of events with music and trivia nights.*



Councilmember Mai Vang, District 8, visited with the River District's Public Spaces Team on June 14, 2024. Members of the team were able to share stories of their lived experience, recovery, and ultimately their work within the River District - and their goals for the future!



*Capital Protection Group, Inc., became the River District's security partner in October, 2024.*

On June 20, 2024, the Sacramento Tree Foundation proudly unveiled the Hanami Line at Robert T. Matsui Park. Over a decade in the making, this stunning cherry blossom park along the Sacramento River is a vibrant gathering space that honors the rich cultural contributions of the Japanese American community. A testament to collaboration, this project was made possible through a partnership with the City of Sacramento and the dedicated efforts of all those who brought this vision to life.







The Sacramento Roller Derby completed construction on their warehouse at 1701 Thornton Ave. and opened their doors for their first home tournament in the new space, dubbed "The Bearhouse" on October 4, 2024. The inaugural Bridges and Boardwalks Tournament included visiting teams Bay Area Derby, Minnesota Roller Derby, Santa Cruz, Rose City, and CalSquad.

The River District debuted a new event, the Development Update, on November 12, 2024. Taking place at the brand new May Lee State Office Complex, the event included an overview of development in the district with presentations from SMUD, Alchemist Community Development Corporation, Downtown Railyards Ventures, Sacramento Republic FC, SHRA, and the City of Sacramento.



Mayoral candidate Dr. Flo Cofer visited with the Public Spaces Team in July, 2024. She is pictured here with Team Leader Jesse Ynigez.



The River District celebrated National Night Out by handing out root beer floats at Mirasol Village with Sac PD's LGBTQ Liason Unit



Late in 2024, it was announced that Sacramento Republic FC and city leaders plan to construct a long-awaited soccer stadium and entertainment venue in the Railyards. The proposal came to fruition with a major investment from Wilton Rancheria, which was announced as the new majority ownership group of the team. City Council unanimously approved a term sheet outlining plans to accelerate the stadium's construction in November. The current plan is for the stadium will be completed in time for the 2027 season.



Kimberly Garza, Atlas Lab, presented the River District's Strategic Plan at the 2024 State of the River District. The plan is available to download from the district's website (see more below).

## CONFLUENCE: The Joining of Sacramento and its Riverfront



Strategic Plan, 2024

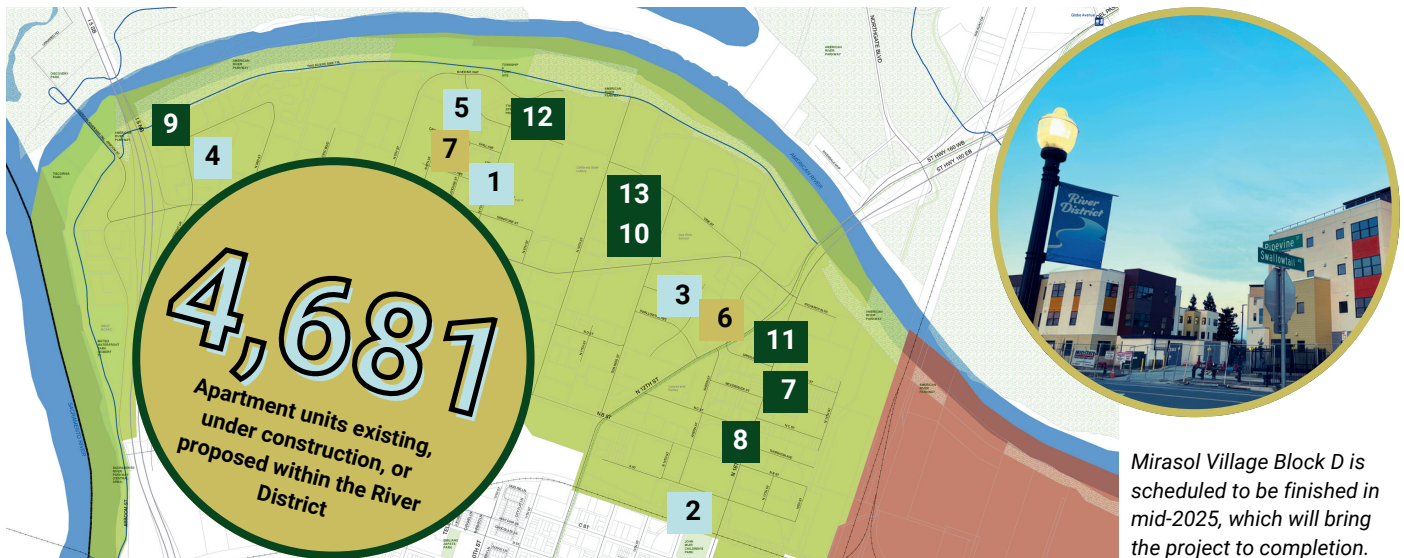
The River District released its strategic plan, produced over the course of a year through a partnership with Atlas Lab, at its 2024 annual event. The document prescribes a vision for the future of the River District as a sustainable, innovative,

mixed-use neighborhood. The plan aims to unite Sacramento with its lost waterfront; eddy the rivers natural features to support a healthy and connected district; and grow towards the river for a distinct, diverse and inclusive River District



[www.riverdistrict.net](http://www.riverdistrict.net)





# RESIDENTIAL MARKET

The River District is evolving from a predominantly industrial and commercial distribution center into a lively, mixed-use neighborhood. The most noticeable sign of this transformation is the expanding residential market.

## Multi-Family Residential

1,010  
units

TOTAL

1	Cannery Place Apartments	Township 9	180 units	\$477 avg rnt	Affordable
2	Quinn Cottages	1500 A St	60 units	\$498 avg rnt	Affordable
3	Mirasol Village Blocks A, B, C & E	1390 Swallowtail	311 units	\$1,460 avg rnt	Mixed
4	Track 281 Apartments	321 Bercut Dr	281 units	\$1,447 avg rnt	Market Rate
5	The Hayley Apartments	775 N. 6th St.	178 units	\$2,416 avg rnt	Market Rate

## Under Construction

1,010  
units

TOTAL

6	Mirasol Village Block D	1390 Swallowtail	116 units	na	Mixed
7	The Hayley at Township 9	571 Cannery Ave	194 units	na	Market Rate

## Proposed

3,361  
units

TOTAL

8	Grower's District	N. 16th St.	540 units	na	Market Rate
9	American River One	450 Bercut Dr	787 units	na	Market Rate
10	Hobby Condos	601 Dos Rios St	52 units	na	Condo
11	Mirasol Village Block F	515 N 12th St	95 units	na	Affordable
12	Township 9 - A2 (72 Units) + B	Township 9	1,692 units	na	Market Rate
13	The Village at Dos Rios	Township 9	195 units	na	Market Rate



Source: The River District

# INDUSTRIAL/COMMERCIAL

The River District's abundance of large lots and warehouse spaces presents a compelling opportunity for developers and investors seeking their next project. These underutilized properties are increasingly being repurposed for high-demand uses.



## Featured Properties for Sale

1	851 Richards Blvd	100% Leased Warehouse	Industrial	22,320 SF	\$3,300,000
2	601-649 Vine St and North 5 <sup>th</sup> St	Land	Residential	±9.79 acres	Negotiable
3	455 Bannon St	Truck Terminal	Industrial	4.06 acres	\$5,000,000

## Featured Properties for Lease

4	477 Sequoia Pacific Blvd	Warehouse/Office	Industrial	34,200 SF	\$4.20/SF/YR
5	241 N 10th St	Warehouse	Industrial	11,376 SF	\$6.96/SF/YR
6	1106 N D St	Flex Space	Industrial	2,208 SF	\$10.2/SF/YR
7	Grower's District	Warehouse	Industrial	70,887 SF	Negotiable

### 601-649 Vine St and North 5<sup>th</sup> St



With The Hayley Apartments recently completed, the Phase B infill development site of the Township 9 master-planned community is now available for sale through CBRE. Township 9 is a 63-acre mixed-use, transit-oriented community entitled for up to 2,350 residential units.

### 241 N 10th St



±7,556 SF warehouse available with two restrooms, lighting, one drive-in grade level door, 15' clear height in warehouse and 11 dedicated parking stalls. Building features high security systems, excellent freeway access, immediate access to downtown Sacramento.



Sources: LoopNet, CoStar, Sacramento Business Journal, The River District

## RECENT SALES

**\$7.6M**  
**(\$195.10**  
**/SF)**

**630 Sequoia Pacific Blvd:** 38,827 SF flex building fully occupied by the California Governor's Office of Emergency Services Headquarters. Buyer: Sequoia Pacific Investments LLC / Alexander (Sasha) Frid

**\$6.6M**  
**(\$61.84**  
**/SF)**

**221-261 Richards Blvd:** 60,864 SF Warehouse for expansion of Schetter Electric's fabrication work. Buyer: Schetter Electric

**\$5.8M**  
**(\$100.00**  
**/SF)**

**600-610 Sequoia Pacific Blvd:** 58,160 SF Warehouse fully occupied by WCP Solutions. Buyer: Sequoia Pacific Properties LLC / Fourth Street Capital Inc.





# TOURISM & HOSPITALITY

Just ten miles from Sacramento International Airport and steps away from the vibrant attractions of Old Sacramento, Capitol Mall, DOCO, and the Golden 1 Center, the River District’s central location offers an unbeatable hub for an exciting visit to the region.



A Caption by Hyatt Hotel is expected to break ground at Township 9 in 2025.

## Hotel Market Conditions

Downtown Sacramento	Oct 24	Nov 24	Dec 24	YTD	% CHG YTD
Occupancy	73.8%	66.5%	58.2%	68.5%	+0.7%
ADR	\$212.94	\$175.41	\$173.47	\$182.20	+1.1%
RevPAR	\$157.06	\$116.64	\$100.92	\$124.89	-0.4%

Source: Visit Sacramento

## Sacramento Air Travel

Sacramento International Airport (SMF) saw a record number of passengers in 2024, with over 13.6 million travelers, representing a 5.1% increase over the previous year. The increase was partially attributed to added flights and destinations, as well as recognition from travelers outside of the community. Sacramento was recently named one of the 50 best places to travel by Travel & Leisure, taking into account the airport’s large-scale expansion project currently underway.

Passenger Traffic	Q4 2024	Q3 2024	Q4 2023	QoQ% CHG	YoY% CHG
Domestic	3,376,460	3,542,070	3,226,142	-4.68%	+4.66%
International	104,345	115,529	89,971	-9.68%	+15.98%
Total	3,480,805	3,657,599	3,318,113	-4.83%	+4.9%

Source: Sacramento County Dept. of Airports



The SMUD Museum of Science and Curiosity hosted Master Chef Martin Yan, known for his Emmy Award-Winning television series “Yan Can Cook” at its 2024 Sip and Support event. The evening included wine tastings, cooking demonstrations and activities.

# EVENTS & PROGRAMMING

The River District PBID and Community Foundation hosted a variety of events throughout the year, including bi-monthly River District Rendezvous happy hour mixers. As the neighborhood’s residential population continues to grow, these gatherings play a vital role in building a sense of community, promoting healthy lifestyles, and fostering civic engagement among new and longtime residents alike.

### River Cleanups



Volunteers helped removed 1,272 lbs of litter from our waterways in 2024.

### Park Play Days



Kesha Harris and Sean Wright participate in Park Play Days in July.

### Art Party



Above: Growers District hosted an art party in June. Right: Local businesses donated candy for a neighborhood trick-or-treat at Mirasol Village.

### Halloween Trick-or-Treat



# CLEAN & SAFE

Private security patrols of the River District are provided through a contract with Capital Protection Group, which took over from Sacramento Protective Services in October, 2024. Support from the City of Sacramento and 29<sup>th</sup> Street Capital enables our in-house Public Spaces Team to keep our district looking its best, while offering training and full time employment to our crew members who are transitioning out of homelessness and addiction.

Public Spaces Teams Report	October	November	December	Q4 Total	2024 Total
Bags of Trash Collected	1,063	1,158	1,117	3,338	16,099
Bags of Green Waste Collected	33	42	71	146	1,043
Bulky Items Collected	384	504	407	1,295	7,130
Hazardous Items Collected	20	23	43	86	734
Security Dispatch Calls	116	103	98	317	2,489
Security Officer Observations	395	294	346	1,035	4,834
Incident Reports & Arrests	4	3	5	12	49



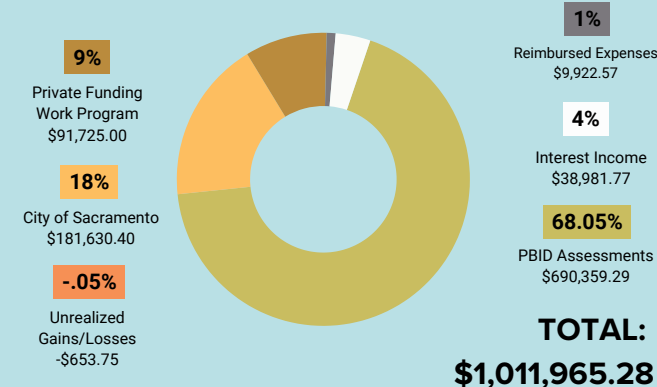
Original Public Spaces Team Leader Shawna Bowman pictured with Rep. Ami Bera.

Sources: The River District, Sacramento Protective Services, Capital Protection Group

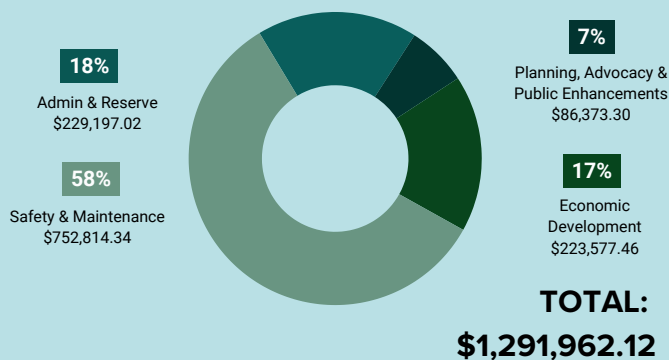
## ADMIN & BUDGET

The River District's programs are provided directly to assessed parcels above and beyond those currently provided by the City of Sacramento and other public agencies. Service levels to individual parcels are based on the amount paid into the District. Financial oversight is provided by the Executive Director and the Board of Directors.

### 2024 River District Income



### 2024 River District Expense



Funds saved in previous years for projects including the PBID renewal and the strategic plan, as well as office relocation, filled in the budget deficit.

## SAFETY & MAINTENANCE

Having been awarded the Downtown Achievement Award of Excellence from the International Downtown Association and a resolution from the City of Sacramento, the Public Spaces Team continued to keep the district clean and safe while providing workforce training and skills



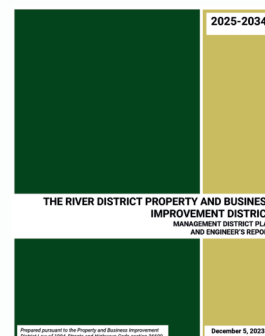
to its members with lived experience of homelessness and/or addiction. The team was supported by grant funding from the City of Sacramento and private contracts with property owners, as well as the PBID. Original Team Member Shawna Bowman graduated from the program in January.

## ECONOMIC DEVELOPMENT

The River District presented a Development Update event in the fall, hosted at the brand new May Lee State Office Complex. The presentation, which was livestreamed, included an overview of all projects currently in the pipeline, along with speakers representing several featured projects. In addition, the River District's quarterly market reports provided insights for investors, developers, retailers and brokers.

## PLANNING, ADVOCACY & ENHANCEMENTS

The River District was successful in adopting its first Strategic Plan, "Confluence: The Joining of Sacramento and its Riverfront," as well as renewing the district for another ten-year term. Both of these accomplishments offer a vision and plans for the future of the district.



The River District's new Management District Plan is available on the district's website.

[www.riverdistrict.net](http://www.riverdistrict.net)





## River District

The SMUD Museum of Science and Curiosity (MOSAC), pictured below at right, is Sacramento's premier science center, offering interactive exhibits and programs that delve into science, technology, engineering, arts, and mathematics (STEAM). Located at 400 Jibboom Street in Sacramento, California, MOSAC aims to ignite curiosity and inspire learning among visitors of all ages.

