



River District

2025

Q2 Market Report

Sacramento, CA

July, 2025



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SOURCES:

The River District; LoopNet; City of Sacramento Office of Innovation & Economic Development, Sacramento County Department of Airports, Sacramento Housing & Redevelopment Agency, Sacramento Regional Transit, Visit Sacramento.

River District

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ON THE COVER and above: San Francisco-based events producer Non Plus Ultra (NPU) worked with Visit Sacramento, the City of Sacramento, and the River District to bring an outdoor concert to the district that attracted nearly 6,000 attendees. The concert featured singer/songwriter Gabito Ballesteros and DJ Deorro as well as several other acts.

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.

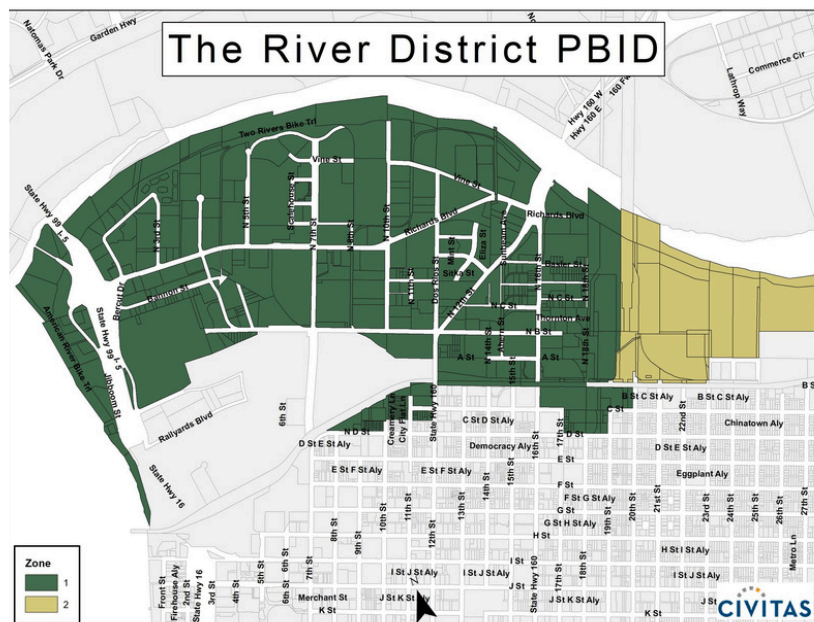
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

The River District celebrated its recent renewal for another ten years, and all the progress that has been made in the past year, at our third annual State of the River District on April 15, 2025. We were thrilled that Blue Diamond Growers hosted the event in their historic headquarters right here in the District, utilizing the porte-cochère, lobby, and employee theatre. The event featured a moderated panel that included Sacramento Mayor Kevin McCarty, Councilmember Phil Pluckebaum, and County Supervisor Phil Serna. The panel was moderated by Michelle Bandur, a reporter with KCRA News which is now a member of the River District after our expansion which went into effect at the beginning of this year (as part of our renewal).

Later in April, we participated in Celebrate Trails Day with our Trails in Bloom event. Celebrate Trails Day is an annual spring celebration of America's trails, started by Rails to Trails Conservancy in 2013. Trails in Bloom was one of over 275 events across the county aimed at recognizing the importance of exercise, as well as the culture and history of our environments. At Trails in Bloom, we cleaned up a stretch of our river parkway at Township 9, hosted three social bike rides and a festival at Hanami Line, in addition to celebrating Earth Day.

In June, we hosted our second quarterly Friends of the River District Block Party, which also featured a pop-up market. This event was hosted at The Hayley, the River District's newest apartment community, at Township 9. Residents participated in games and activities, as well as patronizing local vendors and a fresh produce stand. We look forward to our next Block Party to encourage our neighbors to get to know one another.

Lastly, we were proud to support the Sacramento Tree Foundation's Evening at Hanami Line event. Since its opening, the Hanami Line has reinvigorated the portion of our waterfront on the west end of the River District, bringing a beautiful new forest of cherry blossom trees that already produced some blooms this spring. It will only grow more breathtaking in the future!

Devin Strecker, LPM
Executive Director



River District

DEVELOPMENT MAP + SUMMARY

Recently Completed

Under Construction

Proposed

American River One

Mirasol Village

Dos Rios
Light Rail Station

Sacramento Roller Derby

New I Street Bridge

Pintworks

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	Sactown Eats	1501 N. C St.	11,376 SF	Commercial	Completed Q3 2023
6	Pintworks @ Touchstone Brewing	116 N. 16th St	2,600 SF	Restaurant	Completed Q2 2024
7	Hanami Line at Matsui Park	450 Jibboom St.	65,640 SF	Park	Completed Q2 2024
8	The Hayley Apartments (Phase 1A)	775 N. 6 th St.	1M SF	Residential	Completed Q1 2025

Under Construction

9	Mirasol Village Block D	1390 Swallowtail	100,000 SF	Residential	2025 Completion
10	Early Childhood Education Center	475 Pipevine St.	600 SF	Educational	2025 Completion
11	Dos Rios Light Rail Station	515 N. 12th St.	±18,000 SF	Transit	2026 Completion

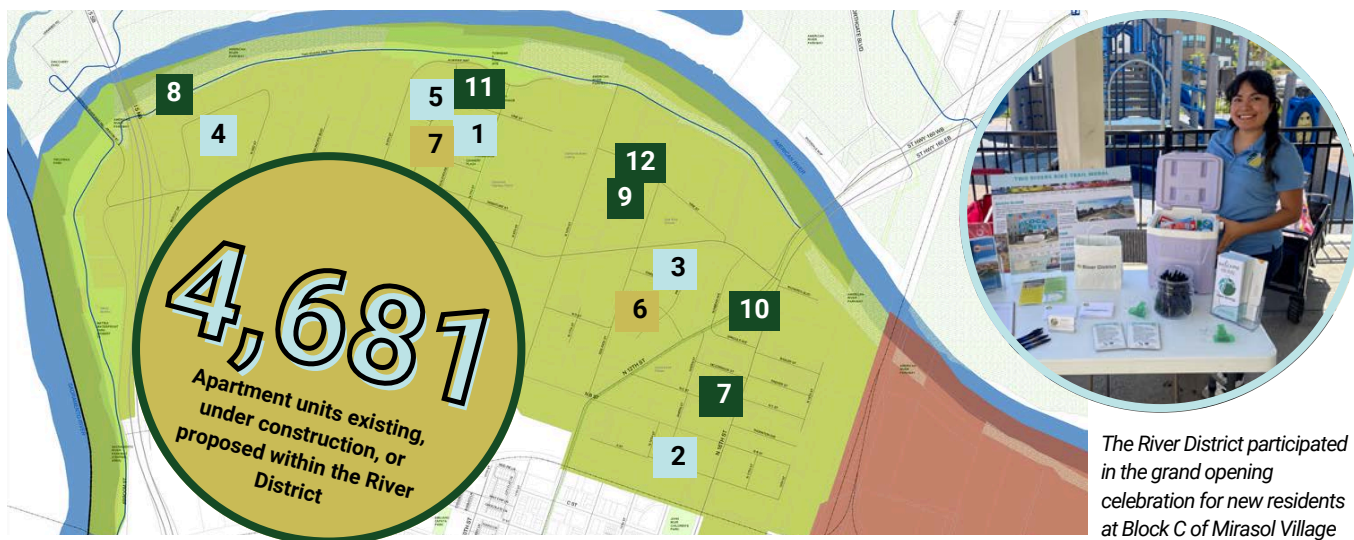
Proposed

12	Caption by Hyatt Hotel	Township 9	110,468 SF	Hotel	Q2 2025 Start
13	Township 9 - Phase A2 (72 Units) + B	Township 9		Residential	Q4 2025 Start
14	Grower's District (Site 200)	200 N. 16th St	375,000 SF	Mixed Use	Unknown
15	Grower's District (Site 211)	211 N. 16th St.	130,000 SF	Residential	Unknown
16	Grower's District (Site 215)	215 N. 16th St.	80,000 SF	Residential	Unknown
17	Hobby Condos	601 Dos Rios	50,000 SF	Residential	2025 Start
18	American River One	450 Bercut Dr.	693,913 SF	Mixed Use	Unknown
19	I-5/Richards Blvd Interchange			Roadway	Unknown
20	Alchemist Public Market	341 N. 10th St.	10,000 SF	Commercial	Q3 2025 Start
21	Township 9 Office	500 Richards Blvd.	4.5 AC	Commercial	Unknown
22	Mirasol Village Block F	515 N. 12th St.		Residential	Unknown
23	New I Street Bridge	Railyards Blvd.		Municipal	2026 Start
24	SMUD Station J (new substation)	1220 N. B St.	448,668 SF	Municipal	2026 Start
25	The Village at Dos Rios	701 Dos Rios	181,645 SF	Residential	2025 Start



River District

Source: The River District



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	Cannery Place Apartments	Township 9	180 units	\$477 avg rent	Affordable
2	Quinn Cottages	1500 A St	60 units	\$498 avg rent	Affordable
3	Mirasol Village Blocks A, B, C & E	1390 Swallowtail	311 units	\$1,460 avg rent	Affordable
4	Track 281 Apartments	321 Bercut Dr	281 units	\$1,447 avg rent	Market Rate
5	The Hayley at Township 9 (Phase A1)	775 N. 6th St	372 units	\$2,416 avg rent	Market Rate
	TOTAL		1,204 units		

Under Construction

6	Mirasol Village Block D	1390 Swallowtail	116 units		Mixed
	TOTAL		116 units		

Proposed

7	Grower's District	N. 16th St.	540 units	na	Market Rate
8	American River One	450 Bercut Dr	787 units	na	Market Rate
9	Hobby Condos	601 Dos Rios St	52 units	na	Condominiums
10	Mirasol Village Block F	515 N 12th St	95 units	na	Affordable
11	Township 9 - Phase A2 (72 Units) + B	Township 9	1,692 units	na	Market Rate
12	The Village at Dos Rios	701 Dos Rios	195 units	na	Market Rate
	TOTAL		3,361 units		



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.

2.9%
vacancy rate for
office, industrial
and retail.

Featured Properties for Sale

1	1441 Richards Blvd (Under Contract)	Warehouse	Industrial	38,105 SF	\$5.25M
2	1103 N B St	Flex Building	Industrial	±37,718 SF	\$4.9M
3	601-649 Vine St and North 5 th St	Land	Residential	±9.79 acres	Negotiable

Featured Properties for Lease

4	477 Sequoia Pacific Blvd	Warehouse/Office	Industrial	±34,200 SF	\$4.20/SF/YR
5	83 N 17 th St	Warehouse	Industrial	2,400 SF	\$17.40/SF/YR
6	241 N 10 th St	Warehouse/Office	Industrial	7,556 SF	\$7.80/SF/YR
7	Grower's District	Warehouse	Industrial	70,887 SF	Negotiable

1103 N B St



This industrial/flex building is priced well below replacement cost and represents a compelling investment or owner-user opportunity. Currently 100% occupied by seven tenants, the property features a functional layout and a diverse, stable tenant mix.

83 N 17th St



2,400 SF freestanding warehouse with 500 SF covered shed; 150 SF office with two restrooms; asphalt yard. \$3,400 rent per month (triple net) located inside secure Almond Grower’s complex with 24 hour security, 7 days a week. (Lease rate does not include utilities.)



\$716K
Sales Tax Income generated
by River District businesses
in Q1 2025.
Source: City of
Sacramento



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

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.

Hotel Market Conditions

Downtown Sacramento	Apr 25	May 25	Jun 25	YTD	% Change YTD
Occupancy	75%	74.8%	72.8%	72.5%	3.7%
ADR	\$197.05	\$184.03	\$182.16	\$192.80	1.8%
RevPAR	\$147.74	\$137.58	\$132.56	\$139.85	5.6%

Source: Visit Sacramento

Sacramento Air Travel

Sacramento International Airport set a record in June with nearly 1.3 million passengers, capping 19 months of year-over-year growth. SMF served 13.8 million travelers in fiscal 2025 and is advancing its \$1.4 billion SMForward expansion, adding parking, a rental car center, terminal upgrades, and at least six new gates. To fund the next phase, the airport will issue \$412 million in bonds Aug. 5, with no local tax dollars.

Passenger Traffic	Q2 2025	Q1 2025	Q2 2024	QoQ% Change	YoY% Change
Domestic	3,571,248	2,857,317	3,471,356	24.99%	2.88%
International	122,084	133,262	94,947	-8.39%	28.58%
Total	3,693,332	2,990,579	3,566,303	23.5%	3.56%

Source: Sacramento County Dept. of Airports

Sip & Support

The SMUD Museum of Science & Curiosity (MOSAC) hosted its annual Sip & Support fundraiser on Saturday, April 26. The event included a wine tasting and culinary celebration, plus live entertainment and exhibits from local California producers.

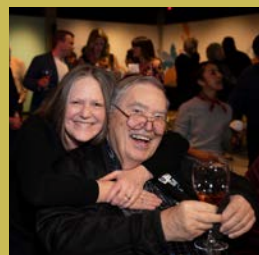
MOSAC thanked supporters in a statement: "Your generosity helps us build a stronger, more connected community — and fuels MOSAC's mission to spark curiosity, inspire learning, and celebrate discovery. "From live culinary demos by Chefs Patrick Mulvaney and Brad Cecchi, to wine tastings, local flavors, and the soulful sounds of the Harley White Jr. Trio — it was a night to remember!"



Clockwise from top: Left to right: Chef Patrick Mulvaney of Mulvaney's B&L; Patrick Harbison, Lighthouse Public Affairs; Chef Brad Cecchi of the Cannon; Molly Riehl, Anchor, Good Day Sacramento; Andrea Durham CEO SMUD Museum of Science and Curiosity; and Lena Conley of Tsar Nicoulai Caviar.

Heidi Sanborn, SMUD Director and her Father, Dr. Clark Khan III.

Sam Small, Treasury and Debt Manager, Metropolitan Water District of Southern California and Andrea Durham, CEO SMUD Museum of Science and Curiosity.



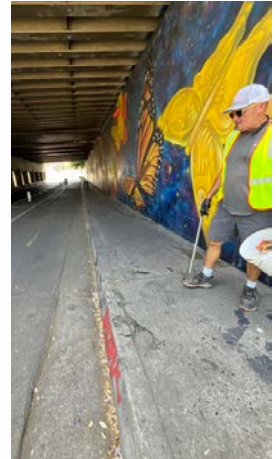
CLEAN & SAFE

Public Spaces Teams Report

Private security patrols of the River District are now provided through a contract with Capital Protection Group, Inc. Cleaning and maintenance services are provided through a contract with Accurate Cleaning.

	April	May	June	Q2 Total	2025 Total
Bags of Trash Collected	975	797	1,316	3,088	7,062
Tons of Waste Removed	19.5	15.94	26.32	61.76	141.24
Graffiti Tags Removed	14	17	20	51	65
Syringes Removed	123	286	367	776	1,063
Security Dispatch Calls	167	101	97	365	741
Business Checks	293	326	278	897	1,934
Transient Encounters	125	322	306	753	1,678

Sources: The River District, Capital Protection Group, Accurate Cleaning.



River District Clean Team Supervisor Kelly completes a clean-up of the North 12th Street Underpass.

State of the River District Focuses on Homelessness

The third annual State of the River District took place April 15, 2025, at Blue Diamond Growers, with a panel moderated by KCRA's Michelle Bandur featuring Mayor Kevin McCarty, Councilmember Phil Pluckebaum, and County Supervisor Phil Serna. Blue Diamond's Alicia Rockwell welcomed guests to the historic facility, and River District Board President Ahmed Hamdy thanked sponsors and emphasized the district's "bold, intentional growth."

Discussion focused heavily on homelessness and its impact on local businesses. McCarty called it the city's "singular focus," citing new tiny home projects, while Pluckebaum stressed public safety and shelter access, and Serna highlighted new safe space

communities, with the county currently constructing its fourth project.

The event concluded with River District Executive Director Devin Strecker presenting the inaugural Visionary Award to Board Secretary Greta Lacin for her persistence and contributions to the district.



ABOVE: Michelle Bandur, KCRA, moderates the panel with County Supervisor Phil Serna, Councilmember Phil Pluckebaum, and Mayor Kevin McCarty.

LEFT: River District Board Secretary Greta Lacin received the Visionary Award. She is pictured with Supervisor Serna, River District Executive Director Devin Strecker, Mayor McCarty, and Councilmember Pluckebaum.

Earth Day Clean-Up

The River District celebrated Earth Day with a river clean-up at Township 9 Park as part of the Trails in Bloom event on April 26 (more info on next page).

The community clean-up brought 35 community members together to remove 250 lbs of waste from our waterways.



Volunteers at Trails in Bloom River Clean-Up



River District Fellows Erds Mabilog and Jerry Kennedy with Councilmember Phil Pluckebaum at the river clean-up.

RIVERFRONT & RAILYARDS

Soccer Stadium Moves Forward Despite Protest

Despite loss of funding tool, Republic FC's new venue and surrounding development still set to proceed.

Plans to expand a special financing district for the Sacramento Railyards have been halted after more than half of current residents submitted protest letters, city officials announced Monday. The expansion, approved unanimously by the City Council in June alongside agreements to build Sacramento Republic FC's new 12,000-seat stadium, was meant to help fund infrastructure across the 244-acre site.

The vote to approve the stadium drew a packed house of supporters, who celebrated the long-awaited project that also includes housing, a hospital, a music venue, and retail. While the stadium and existing financing district remain on track, the failed expansion means the city and developers will seek other funding sources — without tapping the General Fund — to cover infrastructure needs.

Work on the Central Shops Plaza is still expected to begin later this year, and Republic FC says it remains committed to breaking ground on the stadium in August for a spring 2027 opening.

A rendering of the proposed Sacramento Republic FC Soccer Stadium in the Railyards. The current design includes a capacity of 12,000, with the ability to increase the capacity to 15,000 for concerts and other events.



Trails in Bloom

The River District celebrated Trails in Bloom on April 26th combining Earth Day and Celebrate Trails Day in one family friendly event. This event had something for everyone including a river clean-up at Township 9 Park, a community picnic at Hanami Line, Taiko drumming, screen printing, a free clothing swap, yoga and sound bath meditation, face painting, and arts and crafts for all to enjoy.

This event was free for all members of the community. Attendees celebrated Trails Day by riding along the Two Rivers Bike Trail to the event, led by Sacramento Area Bicycle Advocates. As a special treat, the city's Department of Public Works opened the bridge to the Water Intake Facility during the event.



Cyclists could choose from one of three routes that ended at the Trails in Bloom event at Hanami Line.



Mobile Art Café provided free painting workshops.



The Sacramento Tree Foundation crafting station.

Right: Free silkscreen printing was offered at Trails in Bloom



Trails in Bloom, April 26, 2025.



Taiko Dan Drummers at Trails in Bloom.

COMING OUT DAY

COURAGE TO SHINE
OCTOBER 11, 2025

11 A.M.-4 P.M.



FAMILY + PUPPY FRIENDLY EVENT

JOIN US AS WE CELEBRATE OUR
COMMUNITY'S COURAGE TO SHINE

FEATURING TALENTED DRAG PERFORMERS
SACRAMENTO GAY MENS CHORUS
ROCKY HORROR PUPPET SHOW
& SO MUCH MORE!

TOWNSHIP 9 PARK
SACRAMENTO, CA

SPONSORED BY




River City Bank

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LADY CHAK



JULIANNA
BUDGETT



On June 6, 2025, Blue Diamond Growers announced that it would begin the process of winding down operations at its plant in the River District and exit within two years. The cooperative will transfer most of its manufacturing operations to existing facilities in Turlock and Salida, California. Established in 1910, Blue Diamond Growers is the world's leading almond cooperative. It has been headquartered in Sacramento since 1914. The cooperative plans to sell its entire campus, but keep a headquarters office in Sacramento. 🌰