

 **River District**

2025

Q3 Market Report

Sacramento, CA November, 2025



www.riverdistrict.net

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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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River District staff participated in National Night Out at Mirasol Village on August 5, 2025. Devin Strecker, Maurice Scott, and Cristina Navarro handed out frozen popsicles and let residents know about upcoming Park Play Days as well as other River District programs and events.

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.

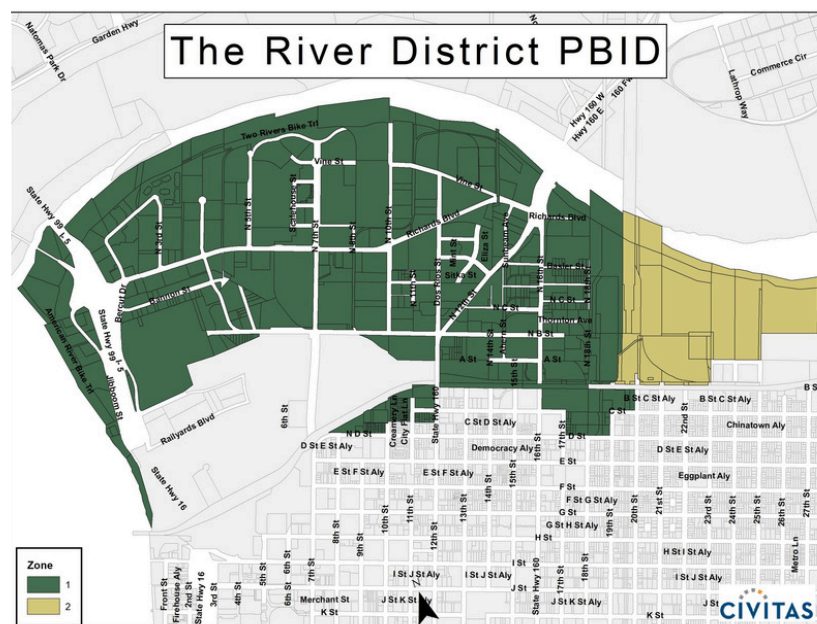
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

Another moment of transition has arrived for the River District. With catalytic projects currently underway in the neighboring Railyards, we have seen the completion of several notable developments here and are now awaiting "the next wave."

While it's true that the current economic climate has stifled construction projects moving forward, we are anxiously awaiting the groundbreaking on two major developments: The Alchemist Public Market, and the Caption by Hyatt Hotel. We expect both of these projects to begin construction before the end of the year. And next year, we are hopeful that two new residential projects on Dos Rios Street will commence. At our recent board meeting, we heard from the developers of River District Condos, formerly known as Hobby Condos. These live/work units will be aimed at young entrepreneurs who want to be downtown and don't want to pay rent for both their living space and commercial space. The condos are designed with room for commercial enterprises on the ground floor, and residences above. This is the kind of innovative product that we want to see coming to the River District.

We are excitedly watching the progress on the Kaiser Permanente Medical Center in the Railyards, as well as the Sacramento Republic FC Soccer Stadium nearby. The berm east of North 7th street has now been removed, eliminating the visual barrier between the River District and downtown Sacramento. It's a small but significant step towards connecting our communities and building partnerships between us.

The River District is a vital economic engine for the City of Sacramento. In the second quarter of 2025 alone, businesses here generated \$776,572 in sales tax revenue. We're proud to support our long-standing businesses while welcoming and nurturing a new generation of entrepreneurs to the neighborhood.

Devin Strecker, LPM
Executive Director





River District

DEVELOPMENT MAP + SUMMARY

Recently Completed

Under Construction

Proposed

The Hayley Phase A2



Caption by Hyatt Hotel



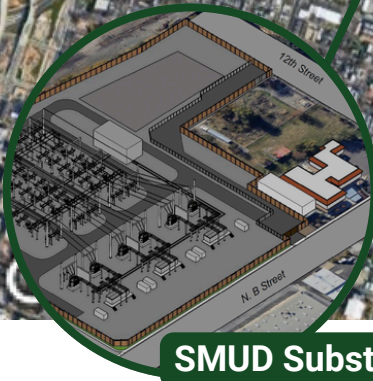
Dos Rios Light Rail Station



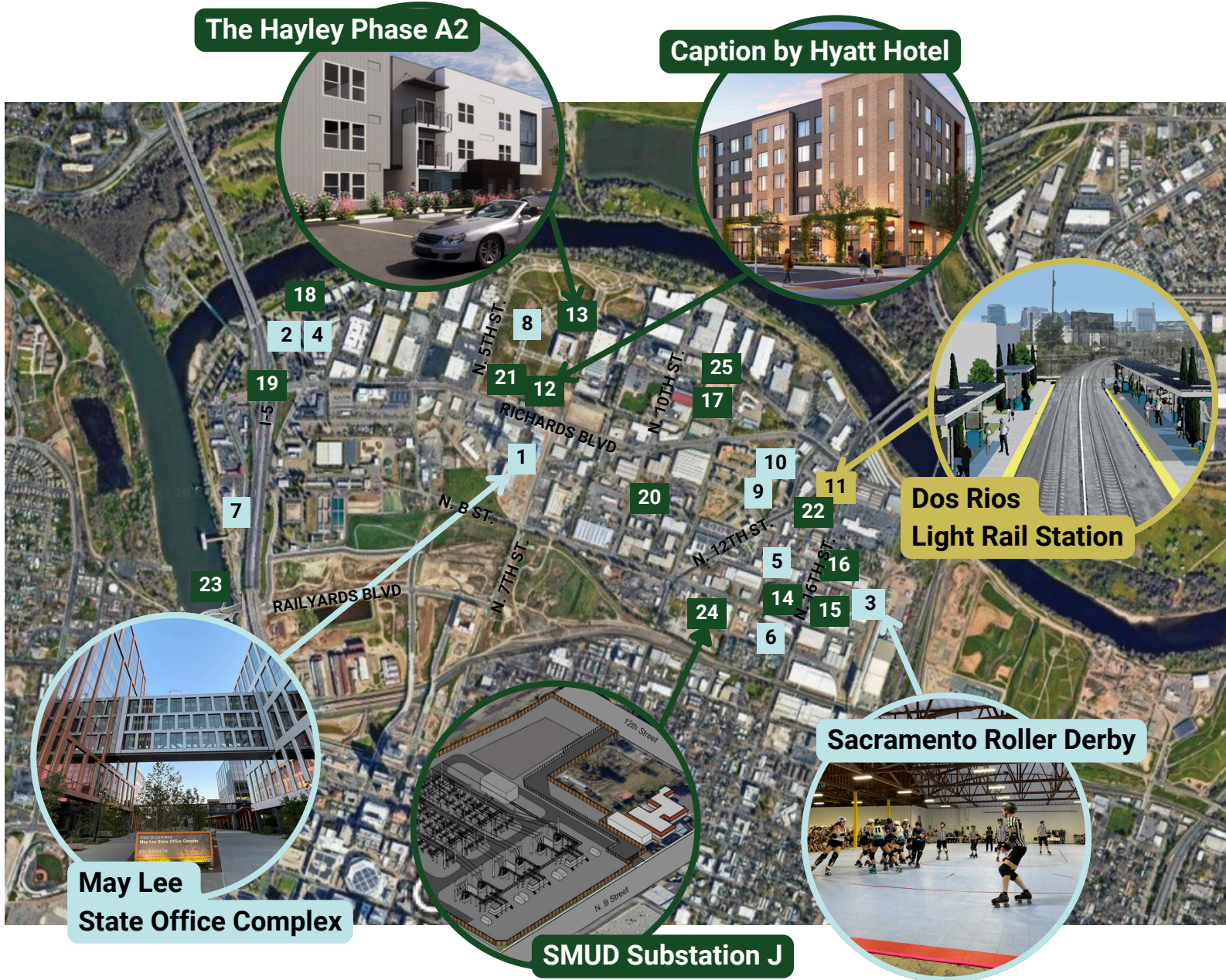
Sacramento Roller Derby



SMUD Substation J



May Lee State Office Complex



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
9	Mirasol Village Block D	1390 Swallowtail	100,000 SF	Residential	Completed Q3 2025
10	Early Childhood Education Center	475 Pipevine St.	600 SF	Educational	Completed Q3 2025

Under Construction

11	Dos Rios Light Rail Station	515 N. 12th St.	±18,000 SF	Transit	2026 Completion
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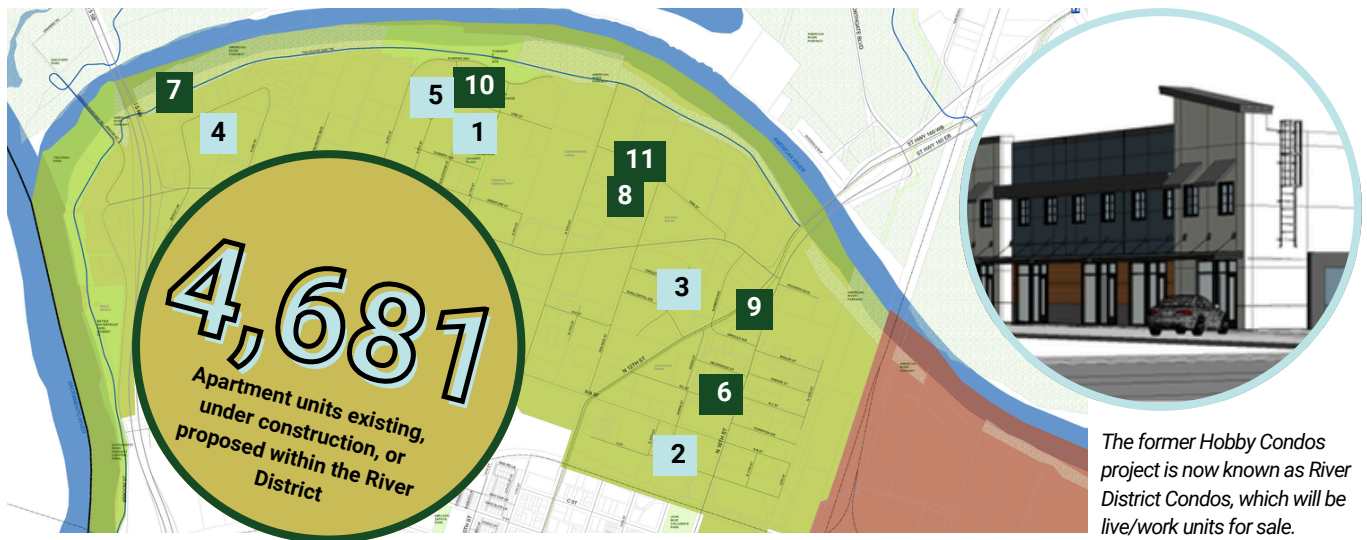
Proposed

12	Caption by Hyatt Hotel	Township 9	110,468 SF	Hotel	Q2 2025 Start
13	The Hayley - 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	River District 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

Source: The River District



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	1390 Swallowtail	427 units	\$1,460 avg rent	Mixed
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			1,320units		

Under Construction

No projects currently under construction				
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Proposed

6	Grower's District	N. 16th St.	540 units	na	Market Rate
7	American River One	450 Bercut Dr	787 units	na	Market Rate
8	River District Condos	601 Dos Rios St	52 units	na	Condominiums
9	Mirasol Village Block F	515 N 12th St	95 units	na	Affordable
10	Township 9 - Phase A2 (72 Units) + B	Township 9	1,692 units	na	Market Rate
11	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, as they are being increasingly repurposed for high-demand uses. Two recent sales represent investment of \$2.3M, plus one under contract for \$5.25M.

3.6%
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	851 Richards Blvd	Retail/Warehouse	Industrial	22,320 SF	\$3.3M
3	601-649 Vine St and North 5 th St	Land	Residential	±9.79 acres	Negotiable

Featured Properties for Lease

4	Sactown Eats - 1501 N C St	Retail/Kitchen	Commercial	200 SF	Upon Req.
5	1099 Vine St. Bldg B	Warehouse	Industrial	±12,600 SF	Upon Req.
6	1400 N C Street	Warehouse	Industrial	12,000 SF	\$10.20/SF/YR
7	Grower's District	Warehouse	Industrial	28,500 SF	\$1/SF/MO

851 Richards Blvd



The 22,320 sf property sits on 1.4 acres with plenty of shared parking and a small private yard for the 15,458 sf vacant unit. Features barbed wire fencing, a sturdy cinder block building, a split-level warehouse with a pit area, and two rollup doors (drive-in).

1099 Vine St. Bldg B



±12,600 SF total available with ±3,150 SF office space. Featuring 18-22' height, 400 amps of 277/480v power, two external dock high doors and five grade level doors, multiple restrooms and a breakroom. Situated with easy access to I-5 and 160 Highway.



30K
Turton Commercial Real Estate is on track to have leased nearly 30,000 SF of space at the Grower's District project.
Source: Sacramento Business Journal



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	Jul 25	Aug 25	Sep 25	YTD	% Change YTD
Occupancy	70.4%	71.8%	69.4%	71.9%	3.6%
ADR	\$175.85	\$167.81	\$175.65	\$186.23	3.4%
RevPAR	\$123.81	\$120.42	\$121.95	\$133.83	7.2%

Source: Visit Sacramento

Sacramento Air Travel

Sacramento International Airport's SMForward expansion is moving ahead, with major construction milestones and job creation boosting the region's economy. The \$415 million Concourse B expansion is now in early design and procurement, targeting completion in late 2028, while the new Terminal B Parking Garage and pedestrian walkway remain on schedule for 2026 openings. The \$1.4 billion SMForward program is expanding airport capacity and improving passenger experience.

Passenger Traffic	Q3 2025	Q2 2025	Q3 2024	QoQ% Change	YoY% Change
Domestic	3,611,427	3,571,248	3,542,070	1.13%	1.96%
International	129,739	122,084	115,529	6.27%	12.3%
Total	3,741,166	3,693,332	3,657,599	1.3%	2.28%

Source: Sacramento County Dept. of Airports

Habitat for Humanity Celebrates 40 Years — Right Here in the River District

Habitat for Humanity of Greater Sacramento marked a major milestone this fall, celebrating its 40th anniversary with the Hard Hats & High Heels Gala on September 20, hosted for the first time ever at its River District headquarters. The sold-out event featured dinner, live performances by the Sacramento Contemporary Dance Theatre, and an exciting auction that together raised more than \$575,000 to build and preserve affordable housing across the region.

As a proud sponsor, The River District joined community leaders, partners, and supporters for an unforgettable evening that showcased the spirit of collaboration and compassion driving Habitat's mission. "It was truly magical to bring this celebration home here in the River District," said Gerardo Cabral, Habitat's Director of Community and Corporate Partnerships. "Champions like The River District are at the heart of building stronger, more resilient communities."



Representing the River District at Habitat for Humanity of Greater Sacramento's 40th anniversary gala are Danny Kramer, California Department of Corrections and Rehabilitation; Brandy Kramer, CA Lottery; Devin Strecker, River District Executive Director; and Dylan Tucker, Western Health Advantage.

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.

	July	August	September	Q3 Total	2025 Total
Bags of Trash Collected	1,902	1,317	1,324	4,543	11,605
Tons of Waste Removed	18.04	26.34	26.48	70.86	212.10
Graffiti Tags Removed	24	5	4	33	98
Syringes Removed	531	286	561	1,378	2,441
Security Dispatch Calls	81	118	73	272	1,013
Business Checks	287	314	264	865	2,799
Transient Encounters	528	284	468	1,280	2,958

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

City Assists River District Small Businesses

Through the City of Sacramento's Small Business Assistance program, which was awarded to the River District for a two-year period, several initiatives are being undertaken to help our businesses.

The River District's Business Development Manager, Maurice Scott, has been helping stakeholders register for the city's 311 for business portal. Additionally, Scott has been discussing security cameras with several establishments and providing information on the city's Public Safety Camera Network.

A portion of funding in the grant was specifically allocated for the purchase of a new truck for our clean team, which was wrapped by local business, King of Wraps.



Kelly Scott, Accurate Cleaning, is the supervisor for the River District's Clean Team. The River District was able to purchase and wrap a new truck, seen above, with support from the City of Sacramento.

200 pounds of trash, gone in 30 minutes

The Center for Land Based Learning's FARMS Program (Farming, Agriculture, and Resource Management for Sustainability) is a multi-tiered, experiential education initiative designed to inspire and prepare high school students for careers in agriculture, environmental science, and related fields in five key regions of California.

Sac Valley FARMS Program Leadership met at the SMUD Museum of Science & Curiosity to participate in a 30 minute trash dash along the bike trail. In that short span of time, the cohort picked up and disposed of over 200 pounds of trash. River District Program Manager, Cristina Navarro, guided the participants and gave information on the district.



FARMS Program Pillars include Leadership, Community, Hands-On, College & Career.



Pollinator Gardens to be Planted

The River District is preparing to plant several pollinator gardens, with support from the SMUD Shine Award program.

Did you know that pollinators are responsible for 1 out of 3 bites of the food we eat?

Native plants co-evolved with local pollinators, and they need each other to survive. 75% of the world's flowering plants and 35% of the world's food crops depend on animal pollinators to reproduce.



River District fellows prep the site at Pipeworks for a pollinator garden.

RIVERFRONT & RAILYARDS

New Republic FC Stadium Breaks Ground

Official groundbreaking ceremony hosted on August 18 with elected officials, representatives from Wilton Rancheria and Sacramento Republic FC

Exciting progress is happening just next door to The River District! Sacramento Republic FC has begun site preparation for its long-awaited soccer stadium in the nearby Railyards. Heavy equipment arrived on the site in September to start groundwork on the club's future home.

More than a decade in the making, the new stadium will seat about 12,000 fans, with room to grow. Vertical construction is expected to begin in early 2026, with hopes to welcome fans by the 2027 season.

The River District looks forward to cheering on our neighbors as this landmark project takes shape right alongside our community.



As of November, 2025, the future site of the Sacramento Republic FC Soccer Stadium in the Railyards is currently being graded and prepped for construction, with completion estimated to be early 2027.



Above: The crowd at the groundbreaking ceremony for the railyards soccer stadium. Right: Cristina Navarro and Devin Strecker, River District.



Above: Wilton Rancheria Chairman Jesus Tarango speaks at the ceremony. Left: Devin Strecker, River District, with Luis Felipe, Sacramento Republic FC.



3RD ANNUAL



River District

Community Extravaganza

Dec. 5, 2025

AT MIRASOL VILLAGE PARK

4-6 p.m.

400 Pipevine St.
Sacramento, CA 95811



Take a photo with Santa
and come witness the magic of snowfall



❄️ free holiday arts & crafts ❄️ photo booth
❄️ holiday music ❄️ cookie decorating
❄️ FREE hot chocolate ❄️ games & more!

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River District



SMUD®

The Sacramento Railyards, located just south of the River District, is a hotbed of activity lately, as both the Sacramento Republic FC Soccer Stadium and the Kaiser Permanente Railyards Medical Center are under construction. Additionally, work is being done on the old paint shop, which is being renovated into a music and entertainment venue. The Sacramento Railyards is an urban infill project of approximately 244 acres at the western terminus of the first transcontinental railroad.

