



# River District 2025 Q4/ANNUAL REPORT

MARCH, 2026

Sacramento, CA

 River District

[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.

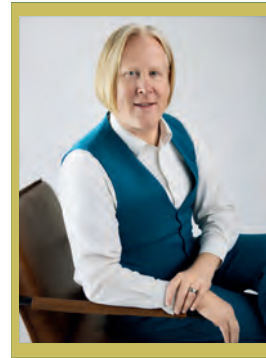
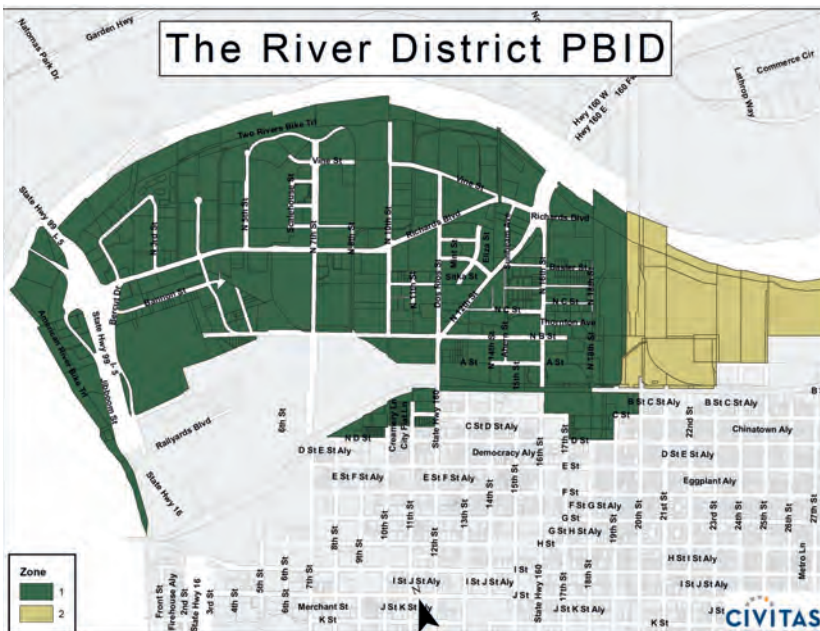
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

The River District has seen an unprecedented amount of investment and development in the past few years, with 2025 marking several major milestones. In addition to the completion of Mirasol Village and the first phase of The Hayley Apartments at Township 9, construction began on the Dos Rios Light Rail Station, as well as the Kaiser Permanente Medical Center and the Sacramento Republic FC Soccer Stadium in the Railyards.

We have seen a dramatic increase in employees working in the district each day, with the new May Lee State Office Complex buzzing with activity, particularly on mid-week days when more state workers are reporting for in-office duties. We see CHP and California Lottery employees enjoying the Two Rivers Trail on their lunch breaks, and new residents of the district out walking their dogs or taking their kids to one of our beautiful parks.

The River District is committed to ensuring a safe, clean and vibrant atmosphere for all who spend time here. We launched the inaugural Trails in Bloom Festival at Matsui Waterfront Park in April, celebrating our trails and the completion of the Hanami Line with its 100+ cherry blossom trees. We hosted river cleanups to protect our waterways. We brought out sports equipment for families to use at our Park Play Days. Our quarterly block parties brought neighbors together, celebrating with games, food and activities.

With assistance from the City of Sacramento, we purchased a new truck for our clean team to better maintain the district, removing nearly 260 tons of waste throughout the year. Our Business Development Manager, Maurice Scott, met with hundreds of businesses, offering support and funding through our Small Business Assistance program.

Now is the time for us to build on the successful developments that have taken root here, to foster community connections and provide opportunities for all to flourish. We take inspiration from our rivers: constantly flowing, bringing life and energy to the River District.

**Devin Strecker, LPM**  
Executive Director

## River District Board of Directors

Ahmed Hamdy, **President**, MatriScope

Diane Ortega, **Vice President**, Pipeworks

Patrick Stelmach, **Treasurer**, CBRE

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

Gina Albanese, First Pointe Management Group

Spencer Applegate, Applegate Properties

Mark Dutrow, US Glass

Ernie Gallardo, Meadows Asset Management

David Gull, Council District 4

Kesha Harris, July Forward

Tim Padden, SMUD

Ranjana Rajput, SureStay Plus by Best Western

Christopher Romney, Two Rivers Wellness

Laura Tinti, Kaiser Permanente

### 2025 Departing Members

George Bernabe, Blue Diamond Growers

Eric T. Crane, SMUD

Andrea Durham, SMUD Museum of Science & Curiosity

Sam Greenlee, Alchemist CDC

Lisa Nava, Formerly with County Supervisor Serna - D1

## 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

This report was composed by Devin Strecker, LPM. Photography by Maurice Scott, Cristina Navarro, Tia Gemmell, Capital Protection Group, and Devin Strecker. Real estate data provided by Patrick Stelmach, CBRE. 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.



[info@riverdistrict.net](mailto:info@riverdistrict.net)

# TABLE OF CONTENTS

1 | Executive Director's Message

3 | Development Map

4 | Development Summary

5 | 2025: New Beginnings

7 | Residential Market

8 | Industrial & Commercial

9 | Tourism & Hospitality

10 | Clean, Safe & Admin



Above: The River District held its annual holiday event, the River District Community Extravaganza, at Mirasol Village Park on December 5, 2025. Community members gathered to celebrate with music, games and prizes. Below: Capital Protection Group, Inc., is contracted to provide daily private security patrols for the River District.





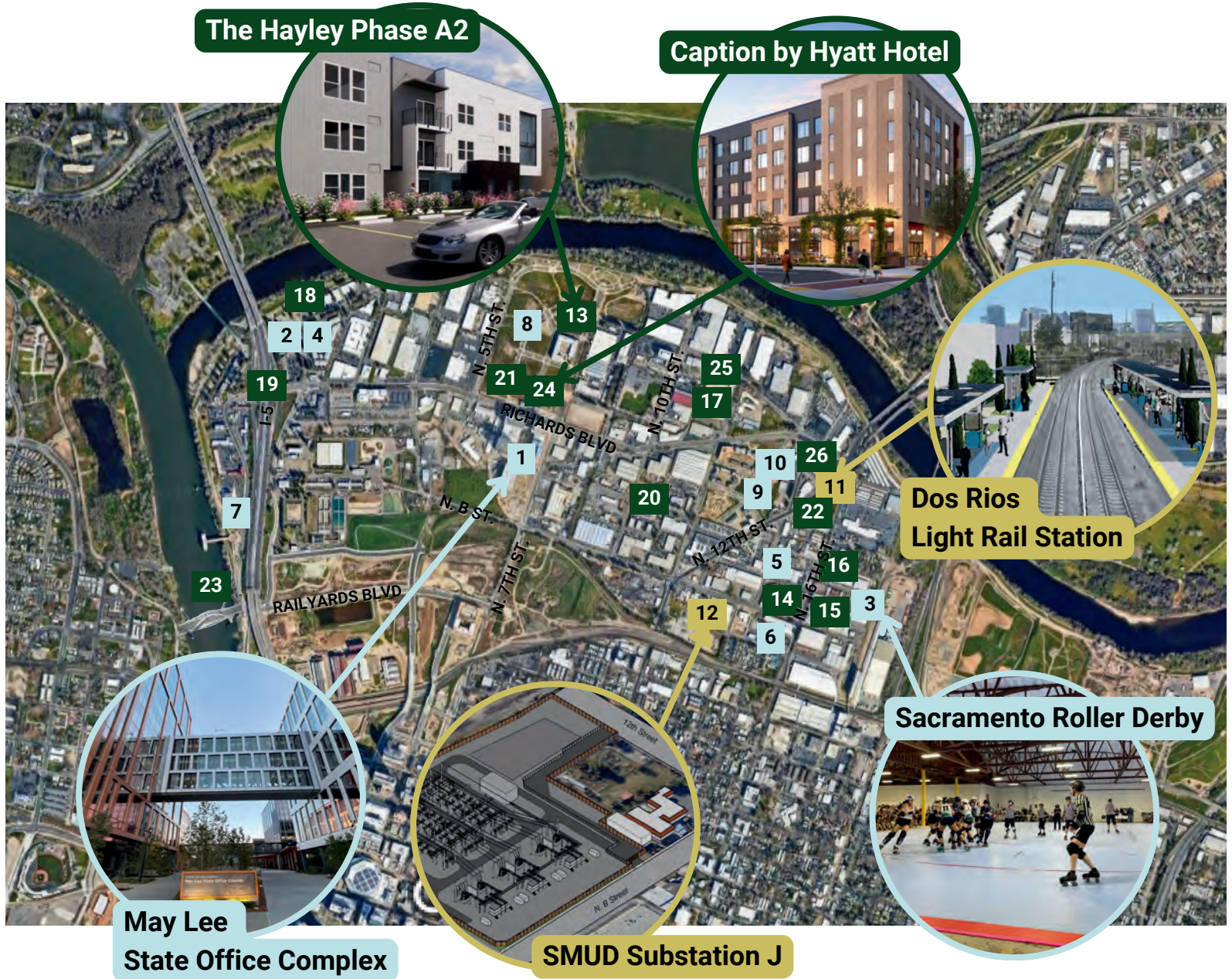
# River District

## DEVELOPMENT MAP + SUMMARY

Recently Completed

Under Construction

Proposed



# 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. 16 <sup>th</sup> 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 <sup>th</sup> St	1M SF	Residential	Completed Q1 2025
9	Mirasol Village	1390 Swallowtail Ave	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. 12 <sup>th</sup> St	±18,000 SF	Transit	2026 Completion
12	SMUD Substation J	1220 N. B St	448,668 SF	Municipal	2028 Completion

## Proposed

13	The Hayley - Phase A2 (72 Units) + B	Township 9		Residential	Unknown
14	Grower's District (Site 200)	200 N. 16 <sup>th</sup> St	375,000 SF	Mixed Use	Unknown
15	Grower's District (Site 211)	211 N. 16 <sup>th</sup> St	130,000 SF	Residential	Unknown
16	Grower's District (Site 215)	215 N. 16 <sup>th</sup> St	80,000 SF	Residential	Unknown
17	River District Condos	601 Dos Rios St	50,000 SF	Residential	2026 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. 10 <sup>th</sup> St	10,000 SF	Commercial	Q2 2026 Start
21	Township 9 Office	500 Richards Blvd	4.5 AC	Commercial	Unknown
22	SHRA Senior Housing	515 N. 12 <sup>th</sup> St		Residential	Unknown
23	New I Street Bridge	Railyards Blvd		Municipal	2026 Start
24	Caption by Hyatt Hotel	629 Richards Blvd	110,468 SF	Hotel	2026 Start
25	The Village at Dos Rios	701 Dos Rios St	181,645 SF	Residential	Unknown
26	Richards Blvd Neighborhood Plaza	1450 Richards Blvd			

Source: The River District



# NEW BEGINNINGS

January, 2025, marked the beginning of the renewed and expanded River District PBID, which was approved for another ten-year term. A small area between North 7<sup>th</sup> and North 12<sup>th</sup> on the south side of the railroad tracks was added to the District, and a new Management District Plan was approved.



River District Executive Director and Sacramento Mayor Kevin McCarty at the SMUD Museum of Science and Curiosity in the River District.

In February, 2025, elected officials and representatives from Sacramento Regional Transit (SacRT) and the Sacramento Housing and Redevelopment Agency (SHRA) ceremonially broke ground on the long-promised Dos Rios Light Rail Station at the corner of North 12<sup>th</sup> Street and Richards Blvd. The station is expected to open in 2026.



Sacramento Taiko Dan performed at the River District's inaugural Trails in Bloom event in April 2025 at the Hanami Line at Matsui Waterfront Park. The event celebrated nature, culture, and trails.



Working with MetroSTOR and support from the City of Sacramento, the River District Public Spaces Team installed three new litter receptacles throughout the District in February 2025. After the successful pilot program, an additional seven units were deployed later in the year, serviced regularly by our team.



River District Fellow Jerry Kennedy delivered a presentation on Tactical Urbanism to the River District board of Directors.

On April 5, 2025, a vacant lot at the corner of Richards Blvd. and North 7<sup>th</sup> Street was transformed into a large event venue with a festival atmosphere. The concert, produced by Non Plus Ultra, featured Gabito Ballesteros (pictured) and headliner Deorro. The event drew over 5,000 attendees. The promoter selected the location after being referred to the River District by Visit Sacramento, and worked with district staff to tour various sites.





On October 23, 2025, City staff held a roundtable discussion with River District businesses, organizations, residents, and service providers to share an overview of the planning process and gather feedback on community priorities and the draft Vision and Guiding Principles for the River District Specific Plan Update. A Public Review Draft Plan is anticipated summer 2026, with public hearings to follow in late 2026.



River District Executive Director Devin Strecker and Sacramento Republic FC's Luis Felipe attended the groundbreaking for the team's soccer stadium.

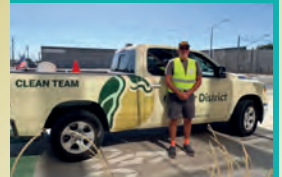
The River District Community Foundation hosted its 3rd annual Coming Out Day Festival at Township 9 Park. The event brought the LGBTQ+ Community together for an afternoon of performers, music, food, vendors, and resources designed to promote mental, physical, and sexual health. The event was sponsored by SMUD, River City Bank, Sacramento Tree Foundation, Councilmember Pluckebaum, and 29<sup>th</sup> Street Capital.



Cristina Navarro, River District Program Manager, participated in the celebration for the completion of Mirasol Village's Block C.



On November 21, 2025, the River District hosted its second annual Development Update at the May Lee State Office Complex Auditorium. Presenters included Sam Greenlee, Executive Director, Alchemist Community Development Corporation, who spoke about the Alchemist Public Market. The all-electric project is slated for construction in 2026 at 341 N. 10th Street, and will include a full-service cafe with a beer and wine bar, small corner grocery store, commercial kitchen and small business incubator center.



Kelly Scott, River District clean team supervisor, pictured with a new truck purchased with support from the City of Sacramento and branded by King of Wraps in the River District.

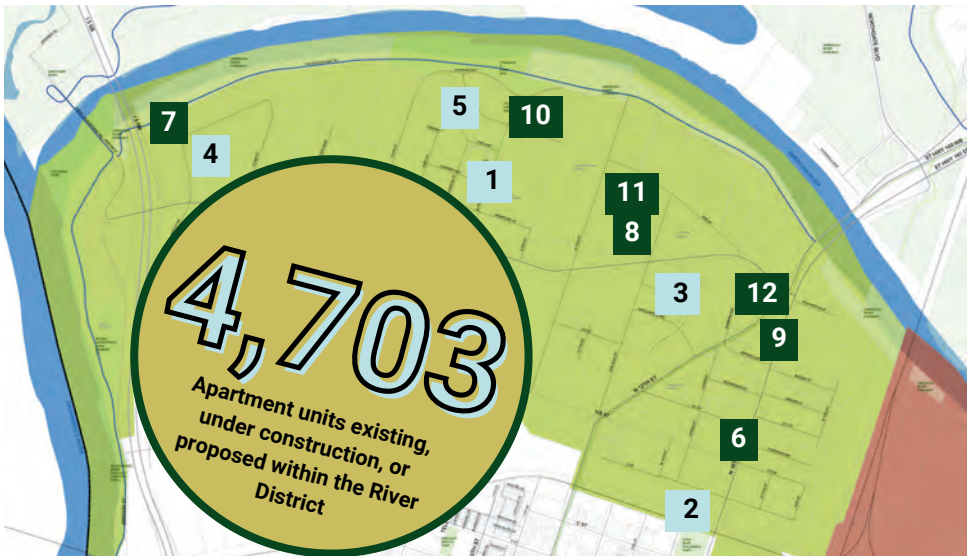
### SMUD Shine Award Leads to Pollinator Gardens



The River District was the recipient of a SMUD Shine Award. This award enabled the district to engage community members in implementing pollinator gardens and native plant installations in the River District to raise awareness of

their role in increasing biodiversity, improving air quality, sequestering carbon, and addressing climate change. The River District's fellows were instrumental in planning and implementing the design and installation with Find Out Farms.





Quinn Cottages, built in 1998, are one of the earliest examples of "tiny homes" created to serve as transitional housing. The 60, one-bedroom cottages are operated by Mercy Housing California.

# RESIDENTIAL MARKET

The River District is evolving from a predominantly industrial and commercial distribution center into a lively, mixed-use neighborhood. The most visible sign of this transformation is its growing residential community, now home to 1,320 apartment units and a pocket of single-family homes.

## 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 Ave	427 units	\$1,460 avg rent	Mixed Income
4	Track 281 Apartments	321 Bercut Dr	281 units	\$1,454 avg rent	Market Rate
5	The Hayley Apartments	775 N. 6 <sup>th</sup> St	372 units	\$2,416 avg rent	Market Rate
	<b>TOTAL</b>		<b>1,320</b>		

## Proposed

6	Grower's District	N. 16 <sup>th</sup> 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	Condo
9	Mirasol Village Block F	515 N. 12 <sup>th</sup> St	95 units	na	Affordable
10	Township 9 - A2 (72 Units) + B	Township 9	1,692 units	na	Market Rate
11	The Village at Dos Rios	701 Dos Rios St	195 units	na	Market Rate
12	Richards Blvd Neighborhood Plaza	1450 Richards Blvd	22 units	na	Affordable + Commercial
	<b>TOTAL</b>		<b>3,383</b>		



Source: The River District

# INDUSTRIAL/COMMERCIAL

The River District's large lots and warehouse spaces offer strong opportunities for redevelopment, with properties increasingly converted to high-demand uses. In 2025, seven properties sold for a combined \$48,525,000, signaling continued investor confidence and market momentum.



## Featured Properties for Sale

1	500 Sequoia Pacific Blvd	Warehouse	Industrial	6.14 AC	Negotiable
2	444 & 450 Richards Blvd	Warehouse	Industrial	±25,870 SF	Negotiable
3	455 Bannon St	Truck Terminal	Industrial	4.06 acres	\$5,000,000

## Featured Properties for Lease

4	1441 Richards Blvd Bldg B	Warehouse w/Office	Industrial	9,317 SF	Negotiable
5	200 N 12 <sup>th</sup> St	Land	Commercial	0.33 AC	Negotiable
6	840 N 10 <sup>th</sup> St	Warehouse	Industrial	7,529 SF	\$9.36/SF/YR
7	Grower's District	Warehouse	Industrial	70,887 SF	Negotiable

### 444 & 450 Richards Blvd



Richards Blvd Industrial Park available for sale or lease through Colliers. 450 Richards is 17,000 SF and 444 Richards is 10,000 SF, both built in 1982. Total parcel size is ±2.77 AC. 2,200 Amps, 3 Phase power, signaled ingress and egress.

### 200 N 12th St



For ground lease at the gateway to the Railyards, this high-exposure, hard corner location is available for lease through Newmark. Walking distance to the future Sacramento Republic FC Soccer Stadium, site has ingress/egress on both N 12<sup>th</sup> St and Dos Rios St. Grandfathered pylon sign.



Sources: Patrick Stelmach, CBRE; LoopNet, The River District

## PROPERTIES LEASED

12    \$6.85    \$9.65    10

DEALS    ASKING RENT PER SF    STARTING RENT PER SF    AVG MONTHS ON MARKET

\$0.90  
nnn  
effective

325 N 5th St: 21,828 SF leased by Del Monte Meats on 2/1/25 at \$0.90/nnn (effective) for five years. First location in California for this meat packing company.

\$0.65  
nnn

840 N 12th St: 10,488 SF leased by Cresco Restaurant Equipment, a long-time River District business, on 7/25 for \$0.65/nnn.

\$0.70  
nnn

600 N Sunbeam Ave: 9,500 SF leased by Sacramento Specialty Automotive, moving from another location in the District, on 11/25 for \$0.70/nnn for five years.



# TOURISM & HOSPITALITY

Located just ten miles from Sacramento International Airport and steps from the vibrant attractions of Old Sacramento, Capitol Mall, and Golden 1 Center, the River District's central location offers an unbeatable hub for an exciting visit to the region, and is home to Sacramento Roller Derby and several new parks.



The River District is home to nine hotels, including Governor's Inn.

## Hotel Market Conditions

Downtown Sacramento	Oct 25	Nov 25	Dec 25	YTD	% CHG YTD
Occupancy	71.6%	63.1%	59.3%	70.1%	+2.2%
ADR	\$201.62	\$178.94	\$183.59	\$186.84	+2.6%
RevPAR	\$144.45	\$112.95	\$108.89	\$130.88	+4.8%

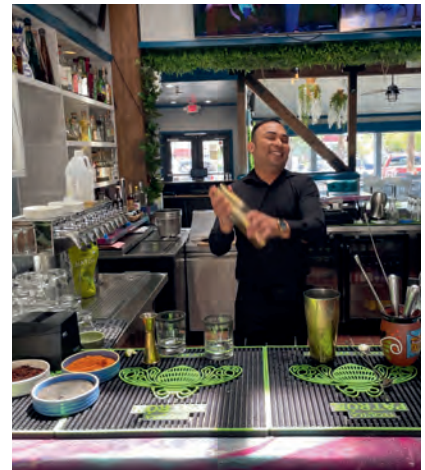
Source: Visit Sacramento

## Sacramento Air Travel

Sacramento International Airport has been the fastest-growing major airport in California over the past decade, with passenger growth nearly double that of the next fastest-growing airport in San Diego. Much of this growth is driven by travelers heading to leisure destinations and major airline hubs, as well as passengers choosing Sacramento over busier Bay Area airports. International travel remains a small share of traffic, though flights to and from Mexico continue to increase.

Passenger Traffic	Q4 2025	Q3 2025	Q4 2024	QoQ% CHG	YoY% CHG
Domestic	3,361,370	3,611,427	3,376,460	-6.92%	-0.45%
International	125,368	129,739	104,345	-3.37%	+20.15%
Total	3,486,738	3,741,166	3,480,805	-6.80%	+0.17%

Source: Sacramento County Dept. of Airports



Maya Cantina y Mariscos, located at 455 Bercut Drive, celebrated a grand opening with a new menu on August 9, 2025. Previously operated as Maya Traditional Mexican Cuisine and later, Tulum Bar & Grill, the interior was completely redecorated.

# EVENTS & PROGRAMMING

The River District PBID and Community Foundation continued producing events that connect neighborhood residents while also attracting visitors from across the region. This year, we focused on Block Parties to meet residents where they are, and initiated a new festival, Trails in Bloom, to highlight the new Hanami Line cherry blossom park along the Two Rivers Trail.

### Block Parties



Quarterly block parties were hosted by different apartment communities.

### Halloween



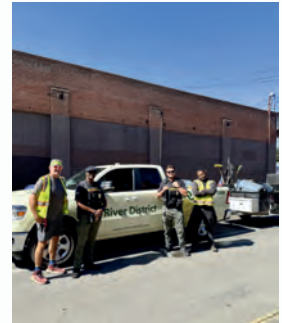
**Left:** Cristina Navarro, Devin Strecker, and Andrea Durham handed out candy to the neighborhood at the annual Halloween Costume Parade at Mirasol Village Park on October 31, 2025. **Right:** Councilmember Phil Pluckebaum arrived at the Trails in Bloom Festival in April and assisted with preparing the floral centerpieces for the event. The festival celebrated Earth Day and Celebrate Trails day at the Hanami Line park.

### Trails in Bloom



# CLEAN & SAFE

Private security patrols in the River District are provided through a contract with Capital Protection Group. In April 2025, the River District transitioned from its in-house Public Spaces Team to a contracted cleaning and maintenance model with Accurate Cleaning, which now provides comprehensive services to keep the district clean.



Members of the River District's clean team and security patrol worked together in late summer on a special enforcement and cleaning project.

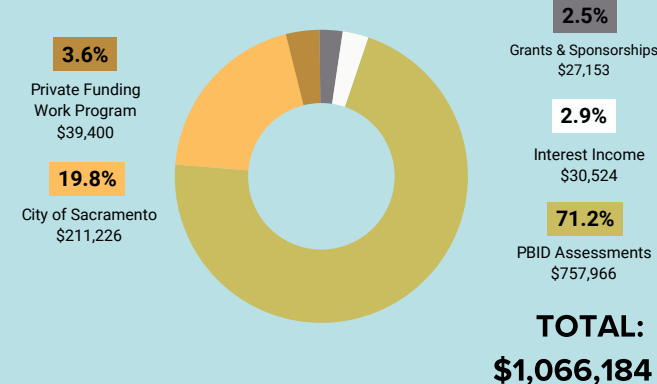
Public Spaces Teams Report	October	November	December	Q4 Total	2025 Total
Bags of Trash Collected	1,487	657	1,010	3,154	13,060
Tons of Waste Removed	29.74	13.14	20.2	63.08	261.2
Graffiti Tags Removed	2	4	25	31	115
Syringes Removed	742	227	312	1,281	3,447
Security Dispatch Calls	83	63	68	214	1,227
Business Checks	274	362	334	970	2,735
Transient Encounters	289	127	165	581	3,959

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

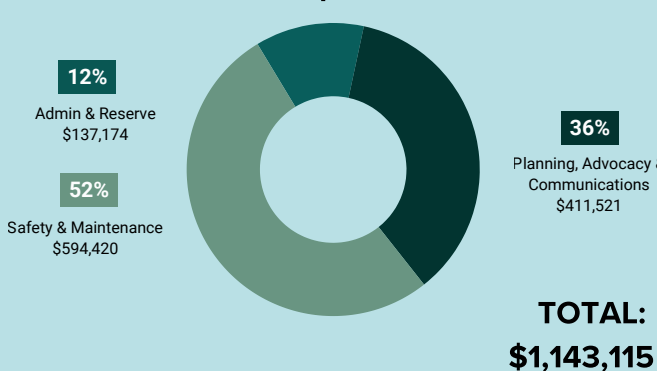
## ADMIN & BUDGET

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.

### 2025 River District Income



### 2025 River District Expense



Funds held in reserve were used to cover additional expenses



## SAFETY & MAINTENANCE

This portion of the budget may include but is not limited to providing daily private security patrols, regular liaison with the Sacramento Police Department, litter abatement, on-call graffiti removal, occasional public right-of-way weed abatement and advocacy/planning efforts in Zone 1. In addition, the River District Public Spaces Team will mitigate the impact of street disorder and keep the public areas such as streets, sidewalks, bike lanes, and parks free of stains, litter, graffiti and bad odors making the entire Zone 1 areas a more desirable place for businesses, residents, employees, and customers.

## PLANNING, ADVOCACY, & COMMUNICATIONS

The District will 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 capital improvement projects which specially benefit assessed parcels. These activities will aid in the attraction of new businesses, jobs, volunteers for non-profits, employees, development projects, and business/office retention. Planning, advocacy, and communications will be provided to assessed parcels in both zones.

## ADMINISTRATION & RESERVE

Administration, with guidance from the Board of Directors, will provide for the day-to-day operation of the District programs. Administration costs may include rent, insurance, legal and accounting costs, administrative staff, and similar items. The budget also includes a prudent fiscal reserve. Changes in parcel data, increasing service costs, delinquencies, and other issues may change the revenue and expenses. In order to buffer the organization for unexpected changes in revenue, and allow the District to fund other program expenses or renewal costs, the reserve is included as a budget item. If at the end of the District there are reserved funds remaining and property owners wish to renew, those funds could be used for the cost of renewing the District. The administration and reserve is proportionally allocated between both zones.



**River District**

A series of metamorphosis-themed murals along the North 12th Street corridor in the River District are helping transform the area through community-driven public art. Led by the City of Sacramento's Office of Arts and Culture in partnership with local organizations and artists, the project includes seven murals developed with community input and tied to the redevelopment of nearby housing such as Mirasol Village. Together, the artwork reflects themes of transformation and renewal while helping create a visual identity for the River District's growing residential neighborhood.