



River District

2026 Q1 MARKET REPORT

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riverdistrict.net

TABLE OF CONTENTS

- 2 | Executive Director's Message
- 3 | Development Map
- 4 | Development Summary
- 5 | Residential Market
- 6 | Industrial & Commercial
- 7 | Tourism & Hospitality
- 10 | Clean & Safe; Riverfront & Railyards



On March 21, 2026, the River District hosted a river cleanup at Sutter's Landing Regional Park in cooperation with the American River Parkway Foundation. Over 50 volunteers worked together to remove 400 lbs of waste from the park.



In March, the River District planted a "sensory garden" within Township 9 park, supported with funds from the City of Sacramento's Community Action Grant.

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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

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.

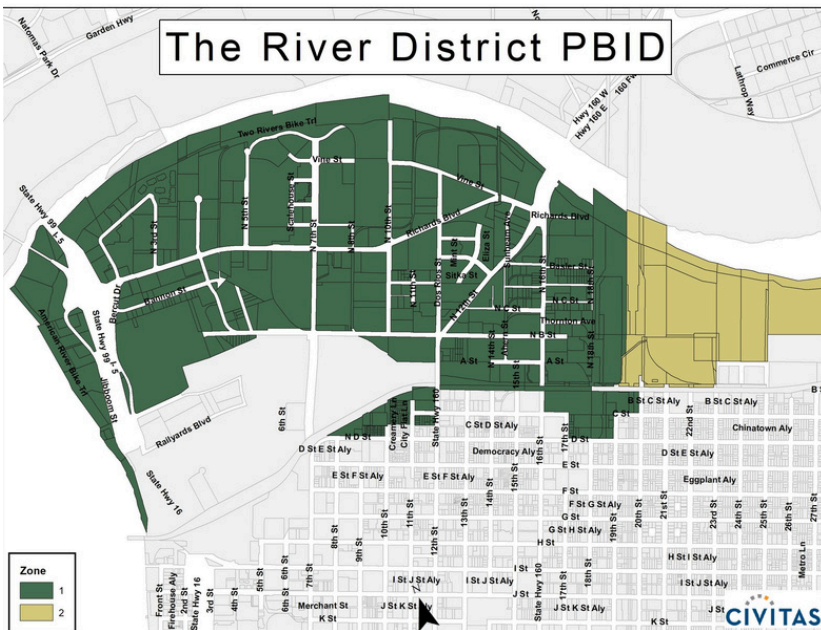
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

A new year is here, and we've decided to give these market reports a fresh new look, as well! It's only fitting, considering how different the River District looks and feels today, compared to just a few short years ago.

Take, for instance, the May Lee State Office Complex. Situated at the corner of Richards Blvd. and North 7th Street, the new complex buzzes with energy. Upon its completion in 2024, it was the largest all-electric, carbon neutral building complex in the nation. Designed with sustainability and the environment in mind, it draws inspiration from the area's industrial past while complementing the natural beauty of the American River Parkway, just a short walk away.

Along the Sacramento River, the Hanami Line is home to over 100 cherry blossom trees that are still young, but will eventually provide a breathtaking experience each spring when in full bloom. It's next door to the SMUD Museum of Science & Curiosity, which opens its doors each day to legions of children and adults who are enthralled by the exhibits and events inside. Their popular laser concert series is a draw for all ages.

Cyclists and joggers share the Two Rivers Bike Trail with Canadian Geese, stray cats, and many other forms of wildlife, in the shade of giant Oak Trees - and soon, we will be completing work on our "Rivers in Bloom" mural which runs 300 feet along the length of the trail, just west of Township 9 Park.

Thousands of people now call the River District home, and thousands more spend part of their day here as an employee or a visitor. As we look forward to the future of the Sacramento region, the River District sits not only at the confluence of our two rivers, but at the gateway to downtown and the Railyards, with a new Kaiser Medical Center under construction, and the future Sacramento Republic FC soccer stadium nearby. Now is the time to advocate for more housing, better pedestrian infrastructure and transportation options. Stay tuned for the city's update of the River District Specific Plan, with a draft coming for public review this summer.

Devin Strecker, LPM
Executive Director

Development Map + Summary

Recently Completed

Under Construction

Proposed

American River One

Truxel Bridge

Dos Rios Light Rail Station

Pintworks Brewpub

Track 281 Apartments

SMUD Substation J



Development Summary

Recently Completed

1	May Lee State Office Complex	651 Bannon St	1.25M SF	Office	Completed Q1 2024
2	Sacramento Roller Derby	1701 Thornton Ave	19,289 SF	Venue	Completed Q3 2024
3	Track 281 Apartments	321 Bercut Dr	155,074 SF	Residential	Completed Q3 2023
4	Sactown Eats	1501 N. C St.	11,376 SF	Commercial	Completed Q3 2023
5	Pintworks Brewpub at Touchstone Brewing	116 N. 16 th St	2,600 SF	Restaurant	Completed Q2 2024
6	Hanami Line at Matsui Park	450 Jibboom St	65,640 SF	Park	Completed Q2 2024
7	The Hayley Apartments (Phase 1A)	775 N. 6 th St	1M SF	Residential	Completed Q1 2025
8	Mirasol Village	1390 Swallowtail Ave	100,000 SF	Residential	Completed Q3 2025

Under Construction

9	Dos Rios Light Rail Station	515 N. 12 th St	±18,000 SF	Transit	2026 Completion
10	SMUD Substation J	1220 N. B St	448,668 SF	Municipal	2028 Completion

Proposed

11	The Hayley - Phase A2 (72 Units) + B	Township 9		Residential	Unknown
12	Grower's District (Site 200)	200 N. 16 th St	375,000 SF	Mixed Use	Unknown
13	Grower's District (Site 211)	211 N. 16 th St	130,000 SF	Residential	Unknown
14	Grower's District (Site 215)	215 N. 16 th St	80,000 SF	Residential	Unknown
15	River District Condos	601 Dos Rios St	50,000 SF	Residential	2026 Start
16	American River One	450 Bercut Dr	693,913 SF	Mixed Use	Unknown
17	I-5/Richards Blvd Interchange			Roadway	Unknown
18	Alchemist Public Market	341 N. 10 th St	10,000 SF	Commercial	Q2 2026 Start
19	Township 9 Office	500 Richards Blvd	4.5 AC	Commercial	Unknown
20	SHRA Senior Housing	515 N. 12 th St		Residential	Unknown
21	New I Street Bridge	Railyards Blvd		Municipal	2026 Start
22	Caption by Hyatt Hotel	629 Richards Blvd	110,468 SF	Hotel	2026 Start
23	The Village at Dos Rios	701 Dos Rios St	181,645 SF	Residential	Unknown
24	Richards Blvd Neighborhood Plaza	1450 Richards Blvd			
25	Truxel Bridge	Sequoia Pacific Blvd		Municipal	2038 Start

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 visible sign of this transformation is its growing residential community, now home to 1,465 apartment units and pockets of single-family homes.

Multi-Family Residential

1	Cannery Place	Township 9	180 units	Affordable
2	Quinn Cottages	1500 A St	60 units	Affordable
3	Mirasol Village	1390 Swallowtail Ave	427 units	Mixed
4	Track 281	321 Bercut Dr	281 units	Market Rate
5	The Hayley	775 N. 6 th St	372 units	Market Rate
6	The Lofts at Globe Mills	1131 C St	145 units	Mixed
TOTAL			1,465	



Blue Diamond Growers, the world's largest almond growers cooperative, recently announced that while they still plan to sell their entire campus in the River District, they will continue to utilize a portion of it for their operations. The remainder of the site could be redeveloped into housing and other uses.

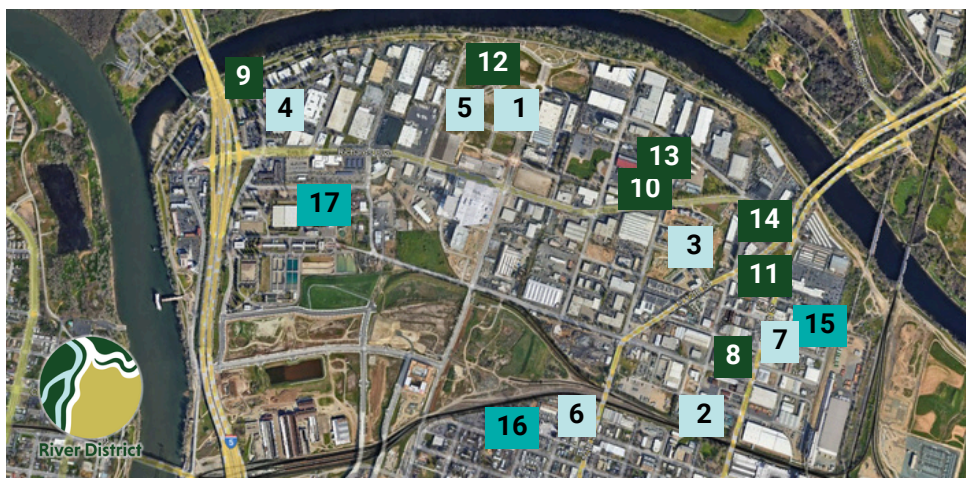
Proposed Multi-Family

8	Grower's District	N. 16 th St	540 units	Market Rate
9	American River One	450 Bercut Dr	787 units	Market Rate
10	River District Condos	601 Dos Rios St	52 units	Condo
11	Mirasol Village Block F	515 N. 12 th St	95 units	Affordable
12	Township 9 - A2 (72 Units) + B	Township 9	1,692 units	Market Rate
13	The Village at Dos Rios	701 Dos Rios St	195 units	Market Rate
14	Richards Blvd Neighborhood Plaza	1450 Richards Blvd	22 units	Affordable
TOTAL			3,383	

Single Family Homes

15	Basler/Dreher	33 homes
16	The Creamery	62 homes
17	Bannon St	6 homes
TOTAL		101

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. Sales of three properties for a combined \$22,450,000 in Q1 2026 signal continued investor confidence and market momentum, and we expect to see even greater transformation and reuse of historically industrial properties.



Commercial kitchen spaces are available at Sactown Eats, where it is their mission to become the go-to spot for to-go meals. From online web ordering to touchscreen kiosks, they make it easy to order from 20+ partner restaurants.

Featured Properties for Sale

1	1030 N D St	Flex	Industrial	8,800 SF	Negotiable
2	444 & 450 Richards Blvd	Warehouse	Industrial	±25,870 SF	Negotiable
3	1624 N C St + 1625 Thornton Ave	Land + Warehouse	Industrial	1.03 acres	\$1,900,000

Featured Properties for Lease

4	200 N 12 th St	Land	Commercial	0.33 AC	Negotiable
5	1401-1451 N C St	Warehouse	Industrial	16,405 SF	Negotiable
6	1106 N D St	Flex	Industrial	8,256 SF	\$11.40/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, signalized ingress and egress.

1401-1451 N C St



Five spaces available approved for manufacturing, distribution, storage and auto sales. 1401 North C Street, 1425 North C Street, 1516 McCormack Ave, and 305 Ahern St represent commercial and industrial opportunities in the historic North 16th Street corridor.



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



Tourism & Hospitality

Just ten miles from Sacramento International Airport, the River District places visitors at the heart of the region's best experiences, with Old Sacramento, Capitol Mall, and Golden 1 Center all within easy reach. New green spaces like the Hanami Line cherry blossom park alongside the Museum of Science & Curiosity bring vibrancy and beauty to our riverfront.

Hotel Market Conditions

Downtown Sacramento	Jan 26	Feb 26	Mar 26	YTD	% CHG YTD
Occupancy	64.5%	73%	77.2%	71.6%	+0.9%
ADR	\$175.30	\$197.18	\$207.18	\$194.51	-2.3%
RevPAR	\$113.09	\$143.89	\$159.84	\$139.19	-1.4%

Source: Visit Sacramento

Sacramento Air Travel

Sacramento International Airport (SMF) continues to elevate the traveler experience with the grand opening of Magpie Café, Centro Cocina Mexicana, and New Helvetia Brewing Co. in Terminal A, reflecting the airport's commitment to showcasing local businesses. SMF is also advancing the \$1.4 billion SMForward modernization program, which includes a new pedestrian walkway, parking garage, six new airline gates, and a consolidated rental car facility.

Passenger Traffic	Q1 2026	Q4 2025	Q1 2025	QoQ% CHG	YoY% CHG
Domestic	2,826,591	3,361,370	2,857,317	-15.91%	-1.08%
International	145,158	125,368	133,262	+15.79%	+8.93%
Total	2,971,749	3,486,738	2,990,579	-14.77%	-0.63%

Source: Sacramento County Dept. of Airports

Events & Programming

The first Friends of the River District Block Party took place at The Creamery at Alkali Flat on March 26. The event, designed to bring together residents of the district, included a DJ, games, and a loaded baked potato bar, from Lunch Box Express Catering.



The River District aims to convene residents to form new connections and strengthen bonds between neighbors and the business community. The next block party will take place in June, location to be determined.



Community members gathered at the Creamery for an evening of food, games and activities. Each quarterly block party takes place at a different residential community in the River District.



River District Represented at Regional Conference

The River District is a member of both the California Downtown Association (CDA) and the International Downtown Association (IDA), which paired up for the 2026 IDA+CDA Place Matters Conference, held in Long Beach March 10-12.

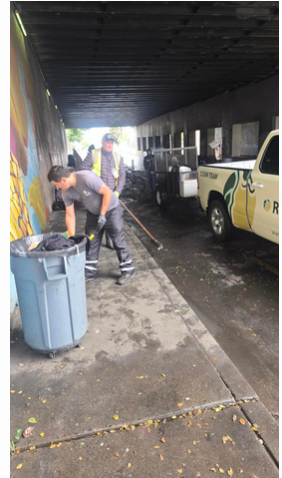
A session titled "Building Community through Micro-Events" was moderated by River District Executive Director, Devin Strecker, and included Program Director Cristina Navarro as a speaker, along with Rich Sarian with the LA Social District. Strecker and Navarro both shared best practices from the River District's events and programming.

Navarro highlighted the River District's quarterly block parties, Halloween costume parade, and shared lessons learned with attendees from all over the west.

Clean & Safe

Private security patrols in the River District are provided weekdays from 7am to 7pm through a contract with Capital Protection Group. Cleaning and maintenance services are provided Monday through Friday through a contract with Accurate Cleaning. Both teams work together to respond to incidents and issues throughout the district, proactively working with unhoused neighbors to connect them with services and to keep encampments in compliance with local ordinances. Pressure washing is offered once per month to remove graffiti from sidewalks and public surfaces.

Public Spaces Teams Report	January	February	March	Q1 Total	2025 Total
Bags of Trash Collected	1,462	873	774	3,109	13,060
Tons of Waste Removed	29	18	15	62	261
Graffiti Tags Removed	9	25	8	42	115
Syringes Removed	276	459	165	900	3,447
Security Dispatch Calls	62	71	67	200	1,227
Business Checks	317	278	304	899	2,735
Transient Encounters	163	189	189	541	3,959



Members of the River District's clean team remove litter and debris from the 12th Street underpass.

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

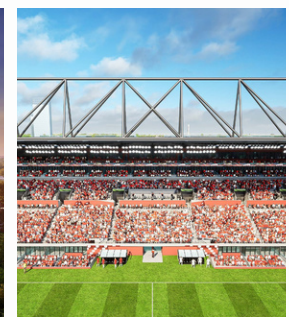
Riverfront & Railyards

Sacramento Republic FC and Wilton Rancheria have announced an expansion of their planned Downtown Railyards stadium, increasing capacity from the originally proposed 12,000 seats to more than 20,000. The \$350 million privately funded venue will span 14 acres and over 500,000 square feet, with the flexibility to accommodate up to 27,000 guests for concerts and large-scale events. Ground preparation is complete, with essential infrastructure work set to begin before the end of April, and an anticipated stadium opening in 2028.

Notably, Wilton Rancheria is the first tribal nation to own a professional soccer club and stadium, and the project represents a broader effort to develop a 31-acre parcel into Sacramento's newest neighborhood on reclaimed ancestral lands. The shift from a phased expansion

approach to the larger upfront build reflects the collective ambition of the club, its tribal ownership, and the Sacramento community, with Pegasus Development brought on to lead construction.

The 20,000-seat capacity positions Republic FC for a potential future MLS bid, a prospect Sacramento Mayor Kevin McCarthy has openly embraced. Club officials have been more measured, but have acknowledged the organization aspires to compete at the highest level of professional soccer in the United States. Fans can secure priority seating for the stadium's first season by placing a deposit at 20KStadium.com.



New renderings released in March showcase Sacramento Republic FC's expanded Railyards stadium, designed by Manica and led by general contractor Moorefield Construction, with Lund Construction handling public infrastructure.



River District

Sacramento-based artists, Molly Devlin and Stephen Williams, were commissioned by the River District to paint a monumental 300-foot long mural along the Two Rivers Bike Trail, less than a mile east of the confluence of the American and Sacramento Rivers. The mural is titled "Rivers in Bloom" and showcases native flora and fauna throughout the seasons. Starting at the east side of the artwork, blue leaves float along the surface (winter) and then morph into green clovers and yellow flowers (spring), pink and magenta flowers and a bumble bee (summer), and end on the west side of the wall with fall leaves and fungi in shades of orange and yellow (fall).