



River District

2026 Q2 MARKET REPORT

JULY, 2026 | SACRAMENTO, CA

riverdistrict.net

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River District Fellows from the Sac Valley College Corps program are pictured maintaining the pollinator garden at Mirasol Village which was installed in 2025 through a SMUD Shine Award. The garden, along with another at Pipeworks, protects food production, supports biodiversity, and restores lost habitats for bees, butterflies, and other wildlife.



On May 2, the Sacramento Roller Derby hosted a Community Fair to kick off its Big Day of Giving campaign. The River District hosted a Mother's Day card-making station.

Board of Directors

Ahmed Hamdy, President, MatriScope

Diane Ortega, Vice President, Pipeworks

Patrick Stelmach, Treasurer, CBRE

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David Gull, Council District 4

Kesha Harris, July Forward

Tim Padden, SMUD

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SOURCES:

The River District; SMUD; LoopNet; Sacramento County Department of Airports, Sacramento Regional Transit, Visit Sacramento, Capital Protection Group, Accurate Cleaning, and 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.

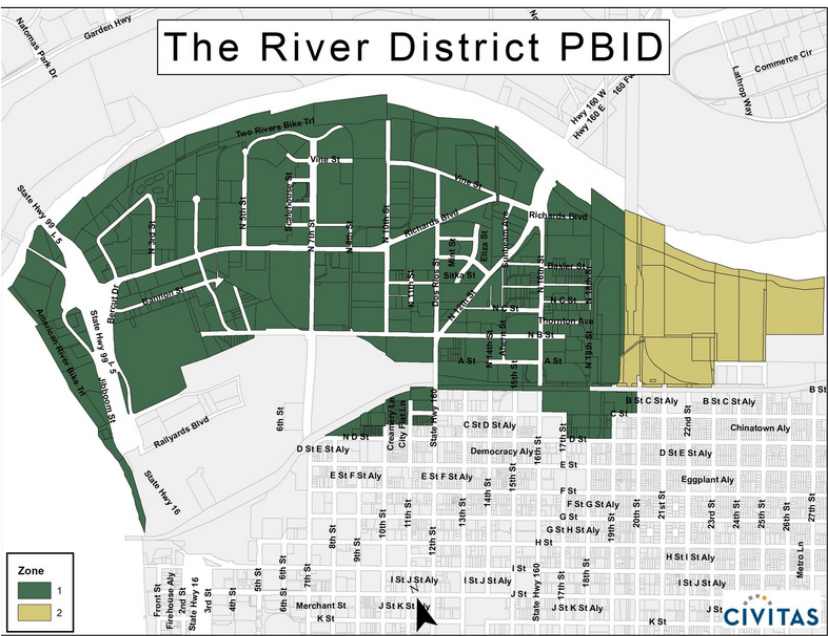
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

The heat is on, and not just because the Sacramento Region is experiencing temperatures approaching 100 degrees or more as we approach mid-summer! With the vertical construction of the Kaiser Permanente Railyards Medical Center and underground infrastructure work on the Sacramento Republic FC Soccer Stadium, now is the time for investors and developers to stake their claim here in the River District.

While there are currently three active construction sites in the district, including the Alchemist Public Market and the Dos Rios Light Rail Station, many more opportunities are ripe for investment. The fully-entitled American River One project was recently listed for sale, with owner/developer Steve Ayers indicating his desire to remain with the project, potentially bringing on an equity or development partner or selling the entire project.

New investment is pouring into the district, with Telstar Instruments renovating the building they recently purchased for \$14M to bring its headquarters to the corner of Richards Blvd. and Sequoia Pacific Blvd. Across the street, Calvada Foods sold their property at 444 and 450 Richards Blvd for \$3.5M to Kaduthodil Properties LLC with a damage restoration business expected to occupy the site after an extensive remodel.

To catalyze additional interest in the potential of the River District, our board's subcommittee for Business Retention and Recruitment has initiated efforts to conduct an investor tour as a new component to our annual Development Update event in November. The tour will highlight the many development opportunities within close proximity to the large-scale projects underway in the Railyards and the major completed projects in the River District including the May Lee State Office Complex, the CA Lottery Headquarters, Mirasol Village, Township 9, and the SMUD Museum of Science and Curiosity.

In the meantime, the River District continues its focus on the basics: clean and safe. Our next river cleanup will take place on August 7 at Township 9 Park, and our second annual Security Summit is scheduled for August 26.

Devin Strecker, LPM
Executive Director

Development Map + Summary

Recently Completed

Under Construction

Proposed

Township 9 Office

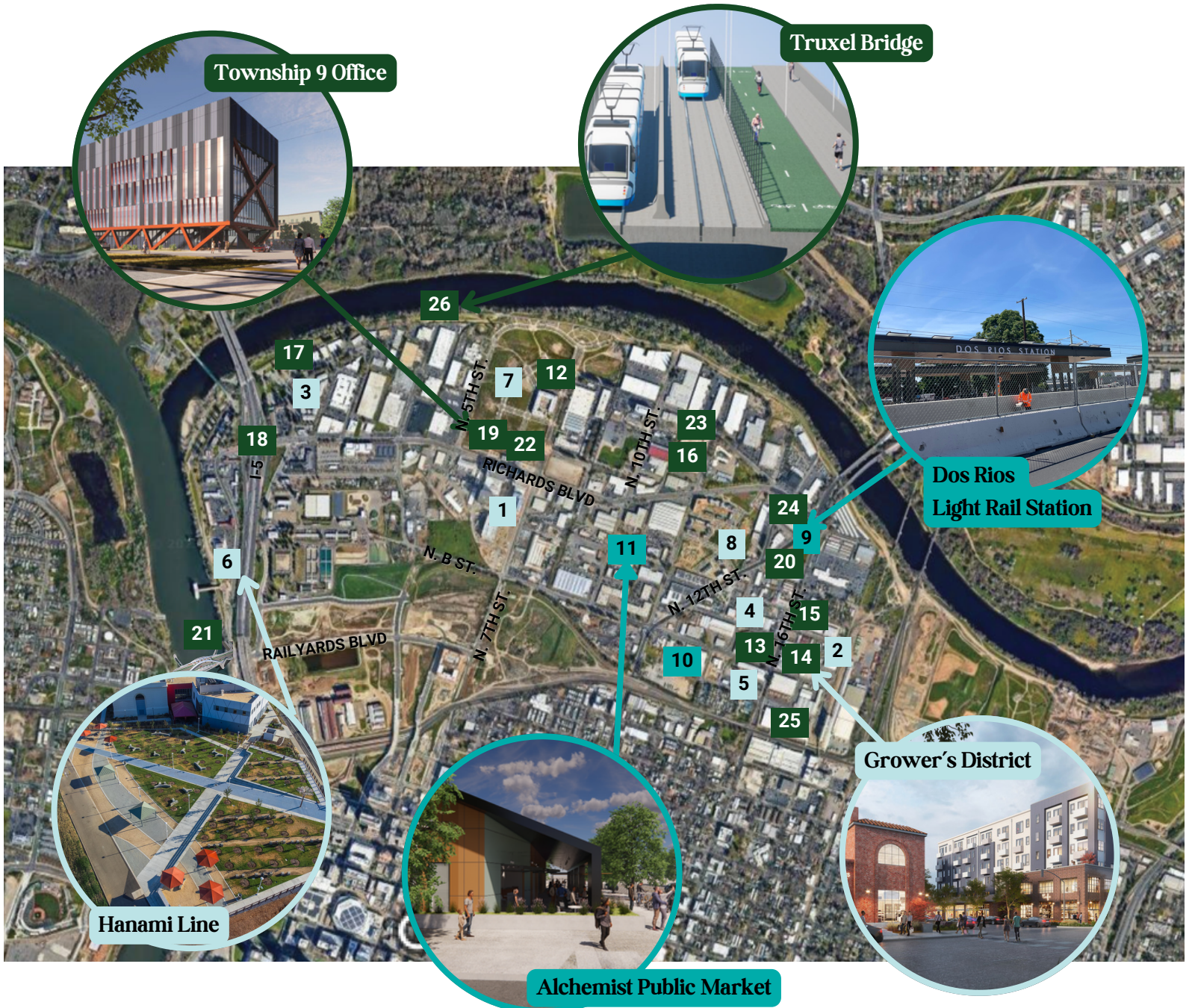
Truxel Bridge

Dos Rios
Light Rail Station

Grower's District

Alchemist Public Market

Hanami Line



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
11	Alchemist Public Market	341 N 10 th St	10,000 SF	Commercial	2027 Completion

Proposed

12	The Hayley - Phase A2 (72 Units) + B	Township 9		Residential	Unknown
13	Grower's District (Site 200)	200 N. 16 th St	375,000 SF	Mixed Use	Unknown
14	Grower's District (Site 211)	211 N. 16 th St	130,000 SF	Residential	Unknown
15	Grower's District (Site 215)	215 N. 16 th St	80,000 SF	Residential	Unknown
16	River District Condos	601 Dos Rios St	50,000 SF	Residential	2026 Start
17	American River One	450 Bercut Dr	693,913 SF	Mixed Use	Unknown
18	I-5/Richards Blvd Interchange			Roadway	Unknown
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	1 AC	Mixed Use	Unknown
25	Blue Diamond Redevelopment	1701 C Street	35 AC	Mixed Use	Unknown
26	Truxel Bridge	Sequoia Pacific Blvd		Municipal	2038 Start

Source: The River District

Residential Market

The River District is evolving from a predominantly industrial and distribution hub into a vibrant mixed-use neighborhood, with over 5,000 apartment units now planned or under development to support our continued urban growth.

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	

Proposed Multi-Family

7	Grower's District	N. 16 th St	540 units	Market Rate
8	American River One	450 Bercut Dr	787 units	Market Rate
9	River District Condos	601 Dos Rios St	52 units	Condo
10	SHRA Senior Housing	515 N. 12 th St	95 units	Affordable
11	Township 9 - A2 (72 Units) + B	Township 9	1,692 units	Market Rate
12	The Village at Dos Rios	701 Dos Rios St	195 units	Market Rate
13	Richards Blvd Neighborhood Plaza	1450 Richards Blvd	22 units	Affordable
14	Blue Diamond Redevelopment	1701 C Street	2,000	Unknown
	TOTAL		5,383	

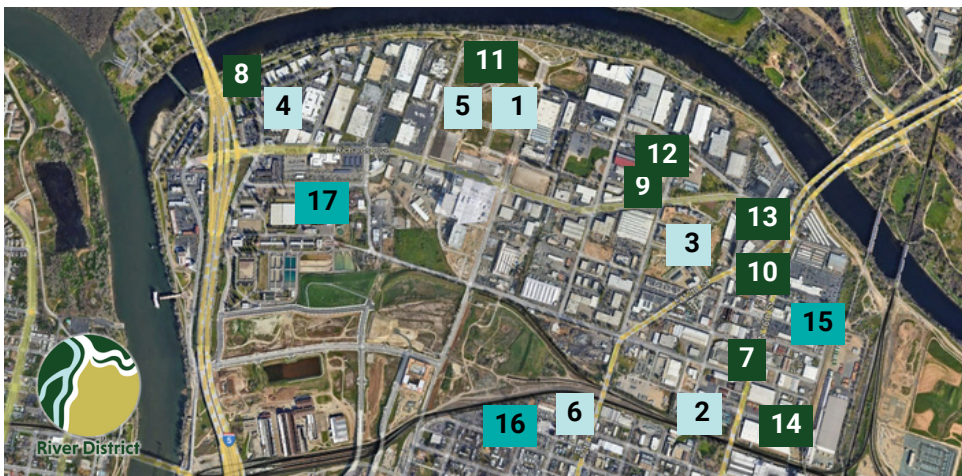


Blue Diamond Growers has agreed to sell approximately 35 acres of its Sacramento campus to local developer Bardis & Miry Development, which is exploring a mixed-use project of up to 2,000 housing units, retail space, and community amenities. The proposed redevelopment, expected to be the largest infill housing project in Sacramento's history, follows Blue Diamond's plan to consolidate operations while maintaining its headquarters and a portion of its processing facilities on the site.

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 two properties for a combined \$5.3M in Q2 2026 signal continued investor confidence and market momentum, with additional transformation and reuse of historically industrial properties predicted on the horizon.



Previously included in the larger Grower's District redevelopment plan, Site 301 (301 N 16th St) is now being offered separately for sale. The ±19,345 SF industrial property on 1.1 acres presents a unique redevelopment opportunity.

Featured Properties for Sale

1	301 N 16 th St (Site 301)	Land + Warehouse	Industrial	1.1 AC	\$1.8M
2	450 Bercut Dr	Land	Commercial	3.06 AC	Negotiable

Featured Properties for Lease

3	1441 Richards Blvd Bldg B-106	Warehouse	Industrial	9,317 SF	\$23.88/SF/YR
4	800 N 10 th St	Warehouse	Industrial	7,529+ SF	\$9.36/SF/YR
5	1103 N B St	Warehouse	Industrial	2,598+ SF	\$9.60/SF/YR
6	1225 N B St	Warehouse	Industrial	1.08 AC	Unknown

450 Bercut Dr aka American River One



Fully entitled multifamily development opportunity. Approved for 787 residential units and 3,423 square feet of commercial space, the project benefits from a prime riverfront location near Downtown Sacramento and major catalysts in the nearby Sacramento Railyards.

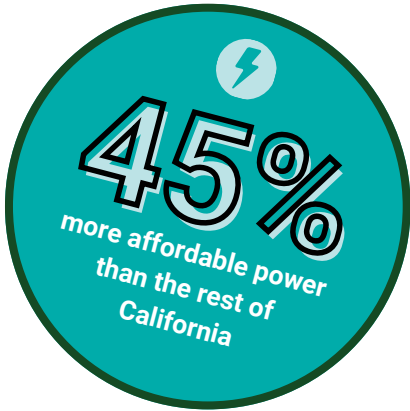
800 N 10th St



Available Suites F and H each provide ±18,432 SF with existing office build-outs, dock and grade-level loading, 24–26-foot clear heights, 480-volt power, and a secure fenced site, making the property well suited for warehouse, distribution, and manufacturing users.



Sources: Patrick Stelmach, CBRE; LoopNet, SMUD, 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	Apr 26	May 26	Jun 26	YTD	% CHG YTD
Occupancy	77.4%	75.5%	74.8%	73.6%	+1.4%
ADR	\$196.86	\$190.58	\$193.43	\$194.21	+0.4%
RevPAR	\$152.30	\$143.95	\$144.69	\$143.03	+1.7%

Source: Visit Sacramento

Sacramento Air Travel

Sacramento International Airport (SMF) is undergoing major changes, including new concessions in both terminals which have been opening over the last several months, including many local establishments. The new Terminal B parking garage is reaching completion, and the airport released a survey to solicit public feedback on its 20-year Master Plan.

Passenger Traffic	Q2 2026	Q1 2026	Q2 2025	QoQ% CHG	YoY% CHG
Domestic	3,471,772	2,826,591	3,571,248	+22.83%	-2.79%
International	139,415	145,158	122,084	-3.96%	+14.20%
Total	3,611,187	2,971,749	3,693,322	+21.52%	-2.22%

Source: Sacramento County Dept. of Airports

Public Transportation

Sacramento Regional Transit (SacRT) is preparing to open the new Railyards Light Rail Station, a key milestone in the transformation of the historic Railyards district. The agency is planning a community celebration and media event this fall marking the station's debut, located next to the future Sacramento Republic FC stadium and major development projects in the Railyards.

The opening comes as part of SacRT's broader Green Line construction effort.

Green Line service was suspended on June 16, 2025, to allow for track realignment and station construction, with work continuing through summer 2026. During the closure, riders can use Route 11 and nearby Capitol Mall stations to connect with Blue and Gold Line trains.

SacRT also expects to host a separate celebration in late summer for the new Dos Rios Station in the River District, further expanding transit access in Sacramento's urban core.



Rendering of SacRT's new Railyards Light Rail Station, opening in fall 2026, located steps from the future Sacramento Republic FC stadium and the heart of the revitalized Railyards district.



Bus Rapid Transit planned as interim for Green Line

SacRT announced its recent award of \$700,000 in grant funding to complete a feasibility study and conceptual design for a Bus Rapid Transit (BRT) route to the airport with service potentially launching as early as 2030.

The proposed BRT route would generally follow the planned Green Line corridor, offering faster, more reliable service through features such as dedicated lanes, transit-priority signals, and enhanced stations. SacRT views BRT as a cost-effective way to improve connectivity sooner while building ridership for a future rail extension.

While regional leaders continue to support the long-term vision of extending light rail to the airport, BRT is being evaluated as an interim solution that can be implemented more quickly and at a significantly lower cost. The airport and regional planning agencies continue to preserve space and plans for a future rail connection as funding opportunities emerge.

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	April	May	June	Q2 Total	2026 Total
Bags of Trash Collected	769	725	757	2,251	5,360
Tons of Waste Removed	12	14	12	38	100
Graffiti Tags Removed	3	9	24	36	78
Syringes Removed	183	94	296	355	1,255
Security Dispatch Calls	93	101	84	278	478
Business Checks	278	261	242	781	1,680
Transient Encounters	173	277	300	750	1,291



Dylan with Accurate Cleaning removes graffiti from a River District litter basket on N 16th Street.

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

Events & Programs

The River District welcomed residents, cyclists, and families to its second annual Trails in Bloom festival on April 25, 2026, at Hanami Line at the Robert T. Matsui Waterfront Park. Held in conjunction with the national Celebrate Trails Day initiative, the free community event highlighted the district's riverfront trail network while celebrating nature, culture, and community.

Throughout the day, attendees enjoyed live music, cultural performances, local food vendors, art activities, and interactive exhibits focused on sustainability and outdoor recreation. The festival also honored the contributions of Sacramento's Japanese American community through programming centered around the Hanami Line, a grove of

over 100 cherry blossom trees, located next door to the SMUD Museum of Science and Curiosity on the banks of the Sacramento River.

Building on the success of its inaugural year, Trails in Bloom continues to showcase the River District as one of Sacramento's premier destinations for outdoor recreation and community gathering. The event encouraged visitors to explore the Two Rivers Trail and view the ongoing transformation of the district.



Trails in Bloom brought the community together for a day of cultural celebration, outdoor recreation, and family-friendly activities. The River District's second annual festival showcased the district's growing network of parks, trails, and waterfront destinations.



Kelly and Dylan with Accurate Cleaning, and Cristina Navarro, Program Manager for the River District, pose with a newly installed sign in the River District's office at the May Lee State Office Complex.





River District

SECURITY SUMMIT 2026



WEDNESDAY, AUGUST 26

3:00-4:30pm

SPOA, 550 BERCUT DR.



Who & When To Call



- Sacramento Police Department
- Capital Protection Group (River District Private Security)
- County Park Rangers



How to Utilize 311

- Business Accounts
- How to use the App
- What to include

Public Safety Cameras



- FUSUS System
- Available funding for security cameras

Homeless Response



- New Safe Camping Site in the River District
- Focus Areas

Best Practices



- How to reduce the risk of crimes
- CPTED



River District

Work progresses on Kaiser Permanente's 657,451 SF Railyards hospital, the largest component of a transformative medical campus that also includes a new 1,500-space parking structure, with Hensel Phelps leading construction throughout the project. Scheduled for completion in 2029, the hospital is a cornerstone of the broader 240-acre Railyards redevelopment, where work is also advancing on the historic Central Shops adaptive reuse project, Sacramento Republic FC's planned 20,000-seat stadium, and new retail, entertainment, and residential development that will help connect Downtown Sacramento with the River District.