

River District

Q3 2026 MARKET REPORT

NOVEMBER 2026 | SACRAMENTO, CA

riverdistrict.net

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Greta Lacin, Lacin Family Trust and Secretary of the River District Board of Directors, speaks at the River District's Redbud Drink Fundraiser at Touchstone Brewing on September 18. Lacin chairs the Reintroduction to the Riverfront subcommittee, which plans to plant native Western Redbud trees along the levees next year.



Sgt. Karl Chan, supervisor of Sac PD's Real Time Information Center, outlined the department's public safety camera network at the River District's second annual security summit.

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

Esperanza Chavez, Kaiser Permanente

Mark Dutrow, US Glass

Ernie Gallardo, Meadows Asset Management

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.

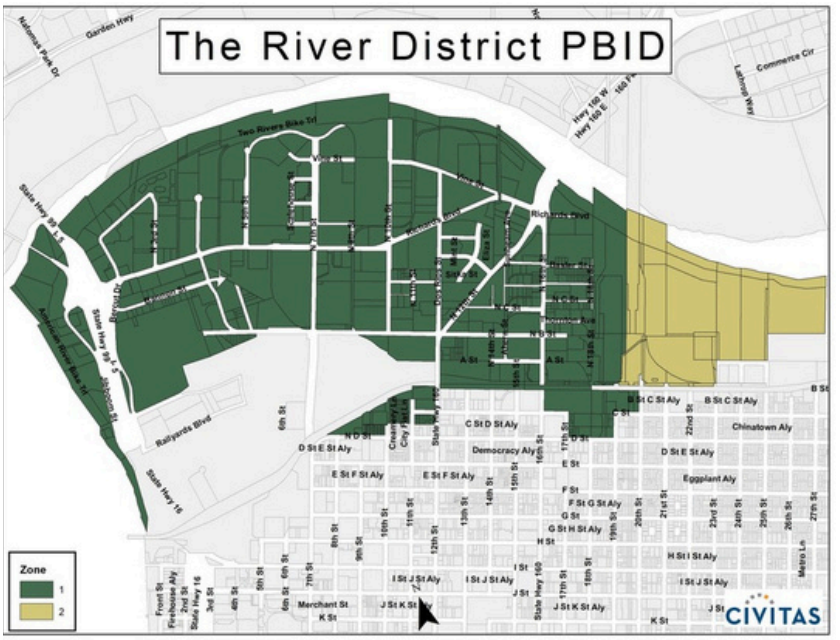
The 830-acre Property and Business Improvement District (PBID) was established in 1999 by a broad-based coalition of public and private property owners. Managed by The River District, the PBID is a special benefit assessment that supports enhanced services.

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

Autumn is here, and with it, momentum. This quarter, the River District and the Railyards reached milestones that have been years in the making, and the effect is visible on our streets every day.

The Dos Rios Light Rail Station and the new Railyards light rail station are both now open. Together, these stations connect the district to the region's transit network in a way it never has before. Employees, residents, and visitors can now reach the River District and the Railyards without a car, and investors and developers evaluating sites here can count on transit access as a permanent part of the district's identity.

Foot traffic is also growing, as many state workers return to the office, bringing new life to our sidewalks, restaurants, and shops. A larger daytime population strengthens the case for the businesses already here and for those considering a location in the district.

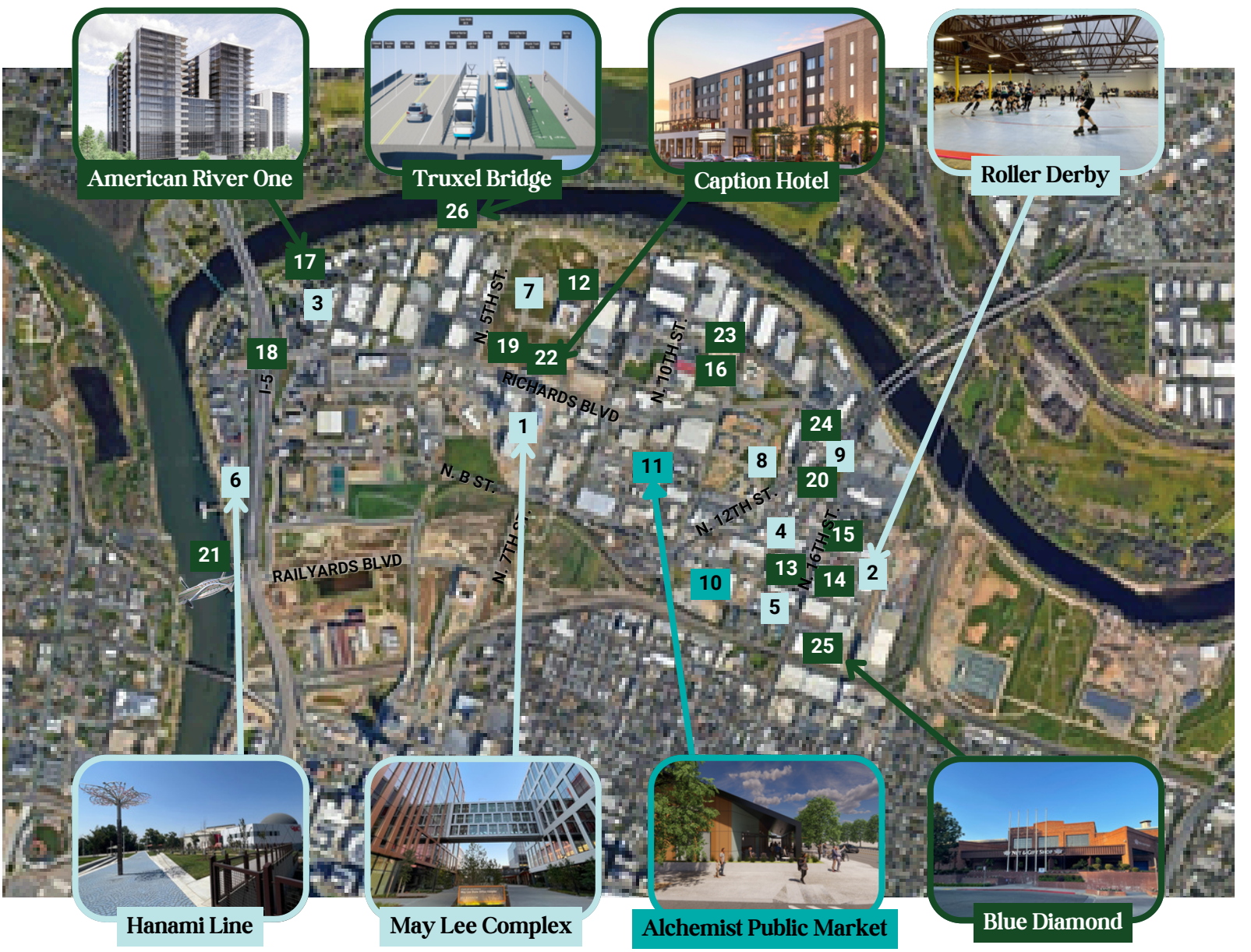
These milestones come as city council recently approved the $1B EIFD agreement for the Railyards, where work continues on the Kaiser Permanente Railyards Medical Center and the Sacramento Republic FC Soccer Stadium. The district's completed anchors, including the May Lee State Office Complex, the CA Lottery Headquarters, Mirasol Village, Township 9, and the SMUD Museum of Science & Curiosity, continue to draw visitors. With transit now in place, the opportunities surrounding these projects are more compelling than ever.

Our investor tour, a new feature of our annual Development Update event in November, showcased development sites within close reach of the new stations and the large-scale projects underway. Our board's Business Retention and Recruitment subcommittee worked to make sure the right audience attended.
In the meantime, the River District remains committed to the basics: clean and safe. Thank you to everyone who has partnered with us to keep the district welcoming as it grows.

Devin Strecker, LPM
Executive Director

Development Map + Summary

Recently Completed | Under Construction | Proposed



River District

Development Summary

Recently Completed

1	May Lee State Office Complex	651 Bannon St	1.25M SF	Office	Q1 2024	$1B+
2	Sacramento Roller Derby	1701 Thornton Ave	19,289 SF	Venue	Q3 2024	$1.5M
3	Track 281 Apartments	321 Bercut Dr	155,074 SF	Residential	Q3 2023	$20M+
4	Sactown Eats	1501 N. C St.	11,376 SF	Commercial	Q3 2023	NA
5	Pintworks Brewpub at Touchstone Brewing	116 N. 16th St	2,600 SF	Restaurant	Q2 2024	NA
6	Hanami Line at Matsui Park	450 Jibboom St	65,640 SF	Park	Q2 2024	$7M+
7	The Hayley Apartments (Phase A1)	775 N. 6th St	1M SF	Residential	Q1 2025	$140M
8	Mirasol Village	1390 Swallowtail Ave	100,000 SF	Residential	Q3 2025	$350M
9	Dos Rios Light Rail Station	515 N. 12th St	±18,000 SF	Transit	Q3 2026	$43M

Under Construction

10	SMUD Substation J	1220 N. B St	448,668 SF	Municipal	2028	$165M
11	Alchemist Public Market	341 N 10th St	10,000 SF	Commercial	2027	$17M

Proposed

12	The Hayley - Phase A2 (72 Units) + B	Township 9	NA	Residential	Unknown	NA
13	Grower's District (Site 200)	200 N. 16th St	375,000 SF	Mixed Use	Unknown	$200-300M
14	Grower's District (Site 211)	211 N. 16th St	130,000 SF	Residential	Unknown	Inc. above
15	Grower's District (Site 215)	215 N. 16th St	80,000 SF	Residential	Unknown	Inc. above
16	River District Condos	601 Dos Rios St	50,000 SF	Residential	Unknown	NA
17	American River One	450 Bercut Dr	693,913 SF	Mixed Use	Unknown	NA
18	I-5/Richards Blvd Interchange	100 Richards Blvd	NA	Roadway	Unknown	$45M+
19	Township 9 Office	500 Richards Blvd	4.5 AC	Commercial	Unknown	NA
20	Triangle Residential Project	1451 Sproule Ave	NA	Residential	Unknown	NA
21	New I Street Bridge	Railyards Blvd	NA	Municipal	Unknown	$320M
22	Caption by Hyatt Hotel	629 Richards Blvd	110,468 SF	Hotel	Unknown	$64M
23	The Village at Dos Rios	701 Dos Rios St	181,645 SF	Residential	Unknown	NA
24	Richards Blvd Neighborhood Plaza	1450 Richards Blvd	1 AC	Mixed Use	Unknown	NA
25	Blue Diamond Redevelopment	1701 C St	35 AC	Mixed Use	Unknown	NA
26	Truxel Bridge	Sequoia Pacific Blvd	NA	Municipal	2038 Start	$200M+

Source: The River District

Railyards Developments

Recently Completed | **Under Construction** | **Proposed**



The Sacramento Railyards is one of the largest infill development projects in the country. The 244-acre site sits between Downtown Sacramento and the River District and was historically home to the Central Pacific Railroad's western terminus and the largest locomotive repair complex in the West. Its historic Central Shops buildings are a defining feature of the district.

Decades of planning have shaped the site's transformation. The City's Railyards Specific Plan, adopted in 2016 and amended in 2021, guides the buildout of a dense, walkable, mixed-use neighborhood. At full buildout, the Railyards is expected to include more than 10,000 housing units, along with offices, retail, entertainment, parks, and civic space, effectively doubling the footprint of Downtown.

After years of site preparation and infrastructure work, vertical construction is now underway. The Kaiser Permanente Railyards Medical Center is rising as a regional healthcare anchor, and Sacramento Republic FC's privately financed, soccer-first stadium, with more than 19,600 seats, is moving forward as the centerpiece of a new entertainment district. Streets, utilities, and storm drainage work is also advancing across the site. Together, these investments link Downtown, the Railyards, and the River District into one continuous urban corridor.

Development Summary

Recently Completed

1	Wong Center	530 7th St	123,900 SF	Residential	Q4 2024	$57.5M
2	The AJ Apartments	251 6th St	585,000 SF	Mixed	Q2 2025	$130M+
3	Tani G. Cantil-Sakauye County Courthouse	500 G St	540,000 SF	Government	Q2 2026	$515M
4	7th & Railyards Light Rail Station	N 7th & Railyards Blvd	NA	Transit	Q3 2026	NA

Under Construction

5	Kaiser Permanente Railyards Medical Center	415 Railyards Blvd	662,050 SF	Medical	2029	$1.3B
6	Sacramento Republic FC Stadium	11 7th St	500,000 SF	Commercial	2028	$450M
7	Central Shops District	400 Stevens St	68,935 SF	Commercial	2027	$75M

Proposed

8	The Telegrapher	246 6th St	NA	Residential	2029	NA
9	The Foundry	Lot 12	310,000 SF	Commercial	2030	NA
10	6th & F Street Apartments	642 5th St	NA	Residential	Unknown	NA
11	California State Railroad Museum Expansion	111 I St	NA	Commercial	2026 Start	$15M
12	New I Street Bridge	Railyards Blvd	NA	Municipal	Unknown	$320M

Source: The River District

Central Shops District: A New Entertainment Destination Takes Shape

A major piece of the Railyards transformation is taking shape as the Central Shops District moves forward. The project will breathe new life into the historic workshops, transforming them into a vibrant destination for dining, retail, entertainment, and community gatherings.

At the heart of the district will be the historic Paint Shop, now under construction and being converted into a major live music venue. The approximately 60,000-square-foot building will feature a 3,600-seat concert venue, multiple bars, and VIP accommodations, with plans to host more than 120 concerts and special events annually.

The broader Central Shops District will include restaurants, breweries, bars, retail shops, and public gathering spaces, blending Sacramento's railroad heritage with new commercial and cultural attractions. Along with the nearby Sacramento Republic FC soccer stadium and Kaiser Permanente Railyards Medical Center, the project will help establish the Railyards as a major destination for entertainment, employment, and urban living.



The Railyards' original supplier of color, the Paint Shop is once again the center of entertainment vibrancy for this urban neighborhood. This nineteenth-century brick warehouse is being modernized as Sacramento's newest concert venue, ready to host the most exciting entertainment acts in the world. (Rendering courtesy of LDK Ventures)

Residential Market

The River District is evolving into a vibrant mixed-use neighborhood, with 5,000+ apartments planned or underway. Residents enjoy easy access to the American River Parkway and soon, the new Sacramento Republic FC Soccer Stadium.

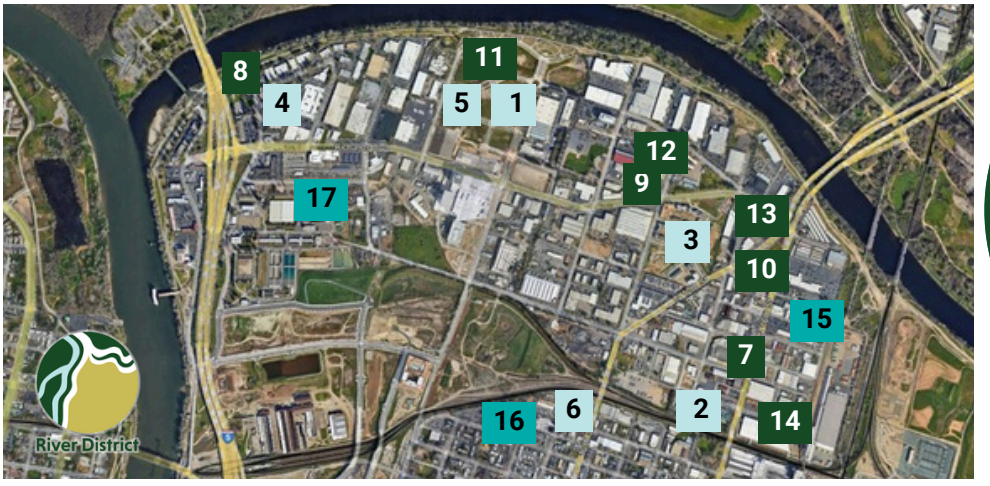
Multi-Family Residential

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 (Phase A1)	775 N. 6th 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. 16th St	540 units	Market Rate
8	American River One	450 Bercut Dr	787 units	Market Rate
9	River District Condos	601 Dos Rios St	43 units	Condo
10	Triangle Residential Project	1451 Sproule Ave	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 St	2,000 units	Unknown
	TOTAL		5,374	

Source: The River District





National Night Out was held in the River District at Mirasol Village on Tuesday, August 4. Due to the heat (temperatures hovered around 100 degrees), the event took place in the community room and surrounding the swimming pool. River District staff handed out popsicles.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. The River District's event was organized by Urban Strategies Inc.

Single Family Homes

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

6,940
homes existing, under construction, or proposed within 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. The sale of one property for $13.5M in Q3 2026 signals continued investor confidence and market momentum, with additional transformation and reuse of historically industrial properties predicted on the horizon.



In September, DOCS Auto Group acquired the 7.35-acre Downtown Ford commercial sales property at 525 N. 16th Street in the River District for $13.5 million.

Featured Properties for Sale

1	601 Dos Rios St	Development Opportunity	Residential	±2.09 AC	Undisclosed
2	301 N 16th St (Site 301)	Land + Warehouse	Industrial	1.1 AC	$1.8M

Featured Properties for Lease

3	1401-1451 N C St	Warehouse (2 spaces)	Industrial	16,405 SF	Negotiable
4	660 Bercut Dr	Office	Commercial	1,979 SF	$18.60/SF/YR
5	901-915 N B St	Warehouse (sublease)	Industrial	24,869 SF	$8.04/SF/YR
6	305 Ahern St	Warehouse	Industrial	1,350 SF	Negotiable

601 Dos Rios St



Fully entitled 2.09-acre development opportunity at 601 Dos Rios Street, approved for 43 condominiums across six buildings, including live/work units. Ideally located near light rail, Downtown Sacramento, the Railyards, and the American River.

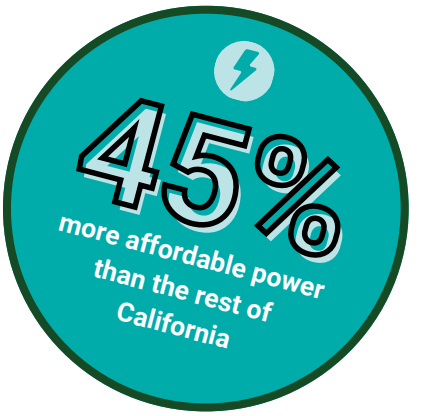
660 Bercut Dr



1,379 SF open office plus 600 SF warehouse space available at American River Commons Business Park at $1.55 PSF Modified Gross. With attractive and mature landscaping, this space is near the Railyards development which includes the Kaiser hospital and soccer stadium sites.



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	Jul 2026	Aug 2026	Sep 2026	YTD	% CHG YTD
Occupancy	68.1%	69.7%	74.1%	72.6%	+0.9%
ADR	$169.75	$167.27	$191.84	$188.41	+0.8%
RevPAR	$115.56	$116.60	$142.14	$136.81	+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	Q3 2026	Q2 2026	Q3 2025	QoQ% CHG	YoY% CHG
Domestic	3,441,560	3,471,772	3,611,427	-0.87%	-4.7%
International	129,949	139,415	129,739	-6.79%	+0.16%
Total	3,571,509	3,611,187	3,741,166	-1.1%	-4.53%

Source: Sacramento County Dept. of Airports

Sacramento's Culinary Scene Takes Center Stage with California Grand Tasting

Visit Sacramento introduced the California Grand Tasting this September as part of its annual Farm-to-Fork celebration, bringing together regional restaurants, chefs, wineries, breweries, and craft beverage producers at the SAFE Credit Union Convention Center. Combining the popular Legends of Wine event with a broader showcase of the region's culinary talent, the event reflects Visit Sacramento's efforts to strengthen the city's reputation as America's Farm-to-Fork Capital and attract visitors through food and hospitality.

The growing recognition of Sacramento's culinary scene also presents opportunities for the River District. Home to a significant concentration of restaurant supply and food-service businesses—including Chef's Toys, Calvada Produce, US Foods CHEF'STORE, Restaurant Depot, East Bay Restaurant Supply, Sacramento Valley Produce, and Cresco—the district plays an important role in supporting the region's restaurant industry. As Sacramento's culinary profile grows, so does the opportunity to showcase the River District as an essential part of the region's food and hospitality economy.



The inaugural California Grand Tasting featured bites from 30+ acclaimed restaurants, 25-30 regional wineries, and craft beverage producers (Photo by Francisco Chavira, Courtesy of Visit Sacramento)



New Light Rail Stations Connect River District

The River District is more connected to the greater Sacramento region than ever before with the opening of two new SacRT light rail stations. The Dos Rios Station on the Blue Line provides direct access to the heart of the River District, while the new 7th & Railyards Station on the Green Line connects the neighboring Railyards to Township 9 Station in the River District.

These new stations provide convenient transit access for residents, visitors, and thousands of state employees now commuting to offices throughout the district.

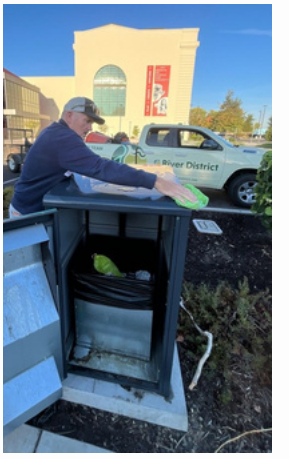
As development continues in both the River District and Railyards, expanded light rail service will be increasingly important in connecting new residents, employees, and visitors to jobs, services, and destinations throughout the Sacramento region. Through the Truxel Bridge Advocacy Task Force, the River District continues to support the *Green Line to the Airport* campaign.

Clean & Safe

Private security patrols in the River District are provided daily 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	July	August	September	Q3 Total	2026 Total
Bags of Trash Collected	851	769	611	2,231	7,591
Tons of Waste Removed	17	12	9	38	139
Graffiti Tags Removed	10	34	34	78	156
Syringes Removed	144	84	170	398	1,653
Security Dispatch Calls	78	120	125	323	801
Business Checks	231	256	234	721	2,401
Transient Encounters	82	54	72	208	1,499

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



Kelly with Accurate Cleaning spruces up a River District litter basket on Jibboom St.

Park Play Days Bring Neighbors Together

Launched in 2024 in response to families seeking safe, engaging opportunities for youth to play and socialize during the summer, the River District's Park Play Days program brings neighborhood parks to life through outdoor games, recreation, and community connection. After gathering feedback from residents, the program shifted to fall weekends to take advantage of cooler weather and make participation easier for families. The events encourage residents to explore parks they may not have visited before, promote physical activity, and create opportunities for neighbors to meet and build lasting relationships.

"Park Play Days brings attention to our underutilized parks and creates opportunities for youth to connect with their neighbors and make new friends," Cristina Navarro, River District Program Manager, said. "When neighbors stop being strangers, our communities are more resilient. When our parks become spaces for human connection and growth, our community is healthier and stronger."

Initially funded through the Transformative Climate Communities Grant, the program purchased recreational equipment for activities ranging from soccer and basketball to volleyball and badminton. Sac State College Corps Fellows also play an important role, helping set up, facilitate games and activities, and engage residents. By bringing people together to utilize neighborhood parks, Park Play Days is helping create a more active, welcoming, and connected district.





Above: *Park Play Days at River District Park with Mirasol Village neighbors.* ***Left****: Park Play Days at Vine Park with neighbors from Cannery Place and The Hayley, as well as Fellows from Sac State College Corps.*

Second Annual River District Security Summit

The River District hosted its second annual Security Summit on August 26, bringing together business and property owners, public safety professionals, and City representatives for an afternoon of discussion and information sharing. Speakers from the Sacramento Police Department included representatives from its Real Time Information Center (RTIC), IMPACT team, and Violent Crime Reduction Team, alongside representatives from Capital Protection Group and the City of Sacramento. Topics included the City's homelessness response protocols, the public safety camera network, crime trends and prevention strategies, best practices for reporting incidents through 311, and who to contact when public safety concerns arise. The summit provided an opportunity for district stakeholders to ask questions, share concerns, and strengthen coordination among the agencies and organizations working to improve safety throughout the River District.



River District

The opening of the Dos Rios Light Rail Station marks an important milestone for the River District and, especially, the residents of Mirasol Village. When rising construction costs led SacRT's Board to question whether the station could move forward, Mirasol Village residents, the River District, and other community advocates rallied to make the case for its completion. The River District remained adamant that the station was an essential part of the original commitment to Mirasol Village residents and their connection to public transportation. Through sustained community advocacy, SacRT ultimately moved forward, delivering a long-awaited transit connection that improves access to jobs, services, and destinations throughout Sacramento.