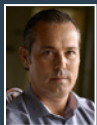


THE BRIDGE DISTRICT

995 Riverfront Street
West Sacramento, CA



PRIME WATERFRONT RETAIL. NOW LEASING.



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SUTTER
PROPERTIES GROUP

THE LOCATION

THE BRIDGE DISTRICT **– REGIONS ONLY** **URBAN WATERFRONT**

995 Riverfront Street isn't just retail space—it's a position inside a built-in customer ecosystem designed to support steady traffic, longer visits, and stronger sales.

Located in The Bridge District, directly next to Sutter Health Park and across the river from Downtown Sacramento, this site draws from a consistent mix of residents, stadium crowds, and waterfront visitors throughout the day and into the evening.

With 1,500+ residential units in the immediate district, including 260 units on-site, your business benefits from a walkable, built-in customer base from day one—morning coffee, midday activity, and evening dining all happening within steps of your storefront.

Positioned near Golden 1 Center, DOCO, and the Railyards—and at the intersection of two major highways (I-5 & Business 80)—this location connects daily neighborhood demand with regional access and event-driven volume.

THE RESULT:

A location where your business becomes part of the neighborhood's routine—capturing consistent visibility, repeat customers, and long-term growth within one of Sacramento's most active waterfront districts.



THE VISION IS CLEAR:

A SELF-SUSTAINING NEIGHBORHOOD SUPPORTED BY DAILY RESIDENTS AND EVENT-DRIVEN VISITATION.

FOR RETAIL OPERATORS, THIS MEANS:

- Early entry into a growing trade area
- Long-term customer base growth
- Immediate exposure to stadium-driven traffic
- Opportunity to become a neighborhood staple

THE OPPORTUNITY

KEY DETAILS:

- **GROUND FLOOR RETAIL:** 4,763 SF
- **BASE RENT:** \$3.50 + NNN
- **TI PACKAGE:** NEGOTIABLE
- **SPACE IS DIVISIBLE**
- **PATIO OPPORTUNITY**
- **ADJACENT TO SUTTER HEALTH PARK, HOME OF THE A'S AND RIVER CATS**
- **WATERFRONT DEVELOPMENT LOCATION**
- **NOW PRE-LEASING:**
DELIVERY: MAY 2026
- **TWO-LEVEL VOLUME WITH HIGH CEILINGS**

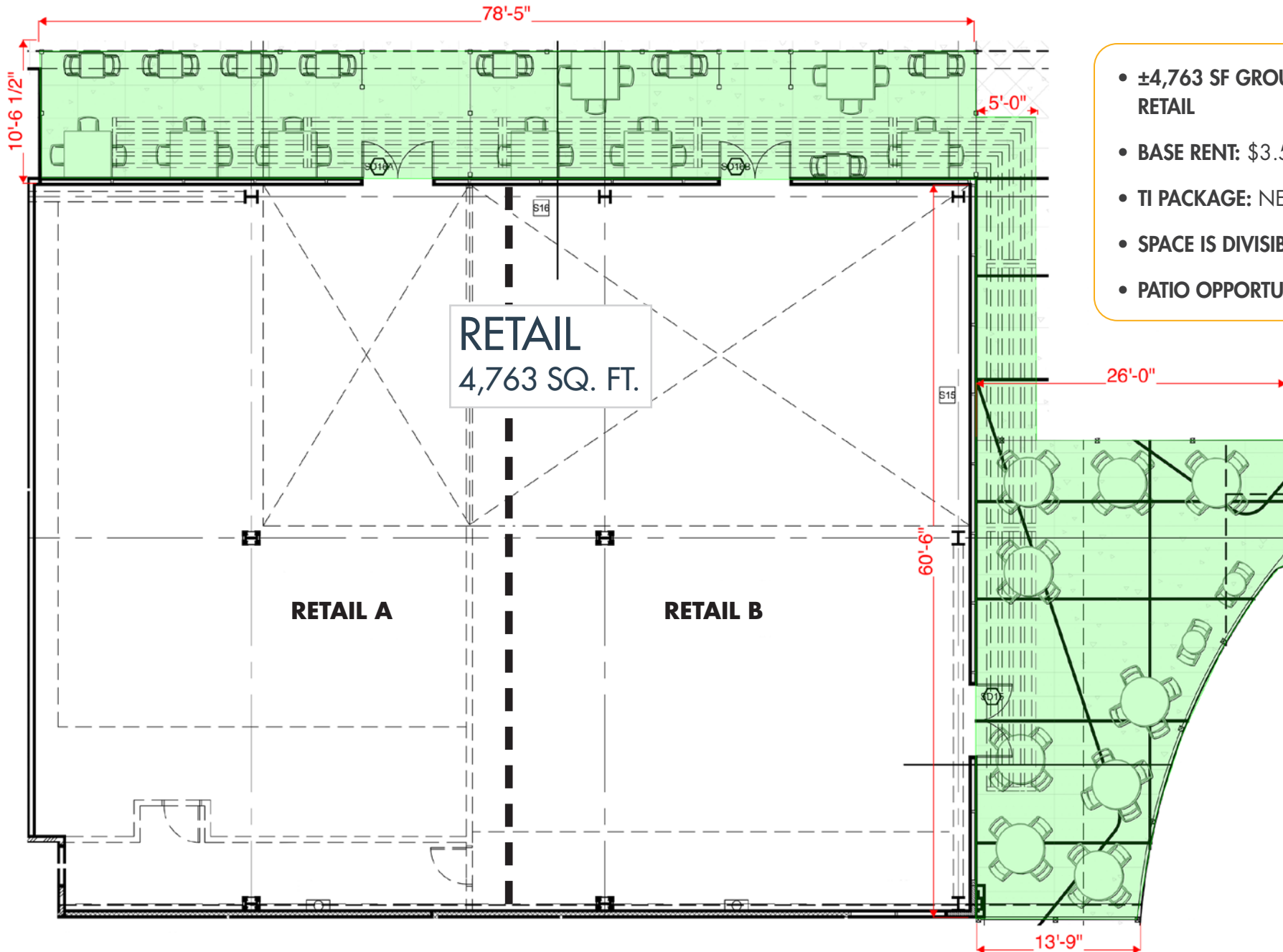
WHY IT WORKS

This is a location built around movement. People aren't just visiting—they're passing by, gathering, and returning. The space is designed for operators who benefit from visibility, energy, and repeat interaction—where strong concepts don't just exist, they get noticed, experienced, and revisited.



FLOOR PLAN

EXHIBIT A - OUTDOOR SEATING AREA
1,750 SF



- ±4,763 SF GROUND-FLOOR RETAIL
- BASE RENT: \$3.50 + NNN
- TI PACKAGE: NEGOTIABLE
- SPACE IS DIVISIBLE
- PATIO OPPORTUNITY



HIGH TWO STORY CEILINGS • DIVISIBLE SPACE • PATIO ACCESS

HOW YOUR BUSINESS WINS HERE

RESIDENTS, LIFESTYLE AND EVENT TRAFFIC
CONVERT INTO CONSISTENT REVENUE

260

ON-SITE UNITS

Residents living steps
from your front door



1,500+

DISTRICT RESIDENTS

Walkable Neighborhood
Population



GROWING

RESIDENTIAL BASE

Ongoing development
and expansion



ALL-DAY REVENUE CYCLE

MORNING

Coffee, wellness,
grab-and-go



→ Residents + fitness traffic

MIDDAY

Lunch, meetings,
remote work



→ Repeat visits + longer stays

EVENING

Dining, drinks,
social activity



→ Peak revenue window

WEEKENDS

Stadium +
riverfront traffic



→ High-volume surges

TRAFFIC DRIVERS



Sutter Health
Park Events



The Resort
Lifestyle Activity



The Barn +
Community Events



Riverfront +
Pedestrian Flow

BUILT-IN TRAFFIC

Daily residents +
event visitors



ALL-DAY REVENUE

Morning through
evening



PRIME POSITIONING

Waterfront +
walkable + visible



LONG-TERM GROWTH

Expanding
neighborhood base



THE PROPERTY

WHERE MODERN MIXED-USE MEETS RESORT-STYLE LIVING

This is not a typical mixed-use project—it's a waterfront lifestyle destination anchored by The Resort, a curated amenity experience designed to bring people out of their homes and into shared, active spaces throughout the day.

Above the retail, residents don't just live here—they work, train, relax, and socialize. From riverfront views and fitness facilities to poolside cabanas, private gathering spaces, yoga, and wellness-driven amenities, The Resort creates an environment where people stay longer, engage more often, and build daily habits around the property.

The ground-floor retail sits directly along this pattern of activity—capturing residents heading to morning workouts, remote workers settling in for the day, afternoon poolside use, and evening social energy. Combined with nearby stadium events and riverfront traffic, this creates a steady baseline of daily customers with periodic surges in demand.



THE COMBINATION OF ON-SITE POPULATION + AMENITY-DRIVEN LIFESTYLE + ADJACENT EVENT TRAFFIC CREATES A STEADY RHYTHM OF ACTIVITY—MORNING COFFEE, MIDDAY SERVICES, AND HIGH-VOLUME EVENING AND WEEKEND DEMAND.

PROPERTY HIGHLIGHTS:

- 44,362 SF TOTAL BUILDING SIZE
- ±4,763 SF GROUND FLOOR RETAIL
- ±3,706 SF SECOND FLOOR OFFICE
- 33,535 SF OF LEASED OFFICE SPACE
- 260 RESIDENTIAL UNITS (PIERSIDE APARTMENTS)
- RESORT-STYLE AMENITIES:
 - » Pool
 - » Fitness Center
 - » Community Spaces

THE BRIDGE DISTRICT

RIVER ONE

Permit Issued 12/25

WATERFRONT DEVELOPMENT

Pre Development

PIERSIDE APARTMENTS 995 RIVERFRONT STREET THE RESORT

Under Construction
Completion 2026

SUTTER HEALTH PARK

Athletics
River Cats

Master Planning

EXISTING DEVELOPMENT

6 Apartment Buildings
406 Units
72 Single Family Homes

BIOSPACE LIFESCIENCE CAMPUS

Pre Development

THE BRIDGE DISTRICT

RESIDENTIAL: 1,027 UNITS (EXISTING)

ENTITLEMENTS: 9.6 MILLION SQUARE FEET
4,000 HOUSING UNITS

DEMOGRAPHICS & ECONOMIC DRIVERS

400K+
ANNUAL STADIUM VISITORS

1,505+
EXISTING RESIDENTIAL UNITS

260
UNITS ON-SITE

33,535
Square Feet
OFFICES ON-SITE



Demographics

GROWTH & DEMAND WITHIN A 3-MILE RADIUS

- ~7% POPULATION GROWTH
- ~8.5% HOUSEHOLD GROWTH
- ~60% RENTER-OCCUPIED HOUSEHOLDS
- PROJECTED GROWTH TO 2030:
~2.6% POPULATION, ~3% HOUSEHOLDS

INCOME PROFILE WITHIN A 3-MILE RADIUS

- MEDIAN HH INCOME: ~\$82K
- AVG HH INCOME: ~\$108K
- ~13% HHS >\$200K;
STRONG MID-RANGE EARNERS

DEMOGRAPHICS & LIFESTYLE WITHIN A 3-MILE RADIUS

- DIVERSE COMMUNITY:
- MEDIAN AGE: 38

EMPLOYMENT & SPENDING

- 20,842 DAYTIME JOBS WITHIN 1 MILE (1,847 BUSINESSES)
- \$2.5M TOTAL CONSUMER SPENDING (3-MILE RADIUS ESTIMATE)
- HIGH TRAFFIC ACCESS: 130K+ DAILY VEHICLES NEARBY

 **BRIDGE ACCESS TO DOWNTOWN**

 **NEAR I-5 / HWY 50 / I-80**

 **WALKABLE TO STADIUM AND RIVERFRONT**

 **BIKE- AND PEDESTRIAN-FRIENDLY**

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**COMPLETION
APRIL 2026**

BOOK YOUR TOUR TODAY

COMMUNITY BASED. BUSINESS MINDED. RETAIL FOCUSED.

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