

MIXED-USE DEVELOPMENT | ±1,323 SF - ±9,675 SF RETAIL SPACE AVAILABLE

# 805 RIVER FRONT

805 Riverfront Street | West Sacramento, CA



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# Welcome to 805 RIVERFRONT



Prime location at the entrance to Sacramento



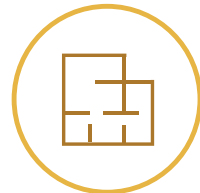
Walking distance to Sutter Health Park



Prominent development in West Sacramento's Bridge District



Ground floor retail suites available under 286 modern market rate apartment units



Suite available starting at 1,323 SF



Q2 2023 Occupancy





# Project Renderings



View from Riverfront Street



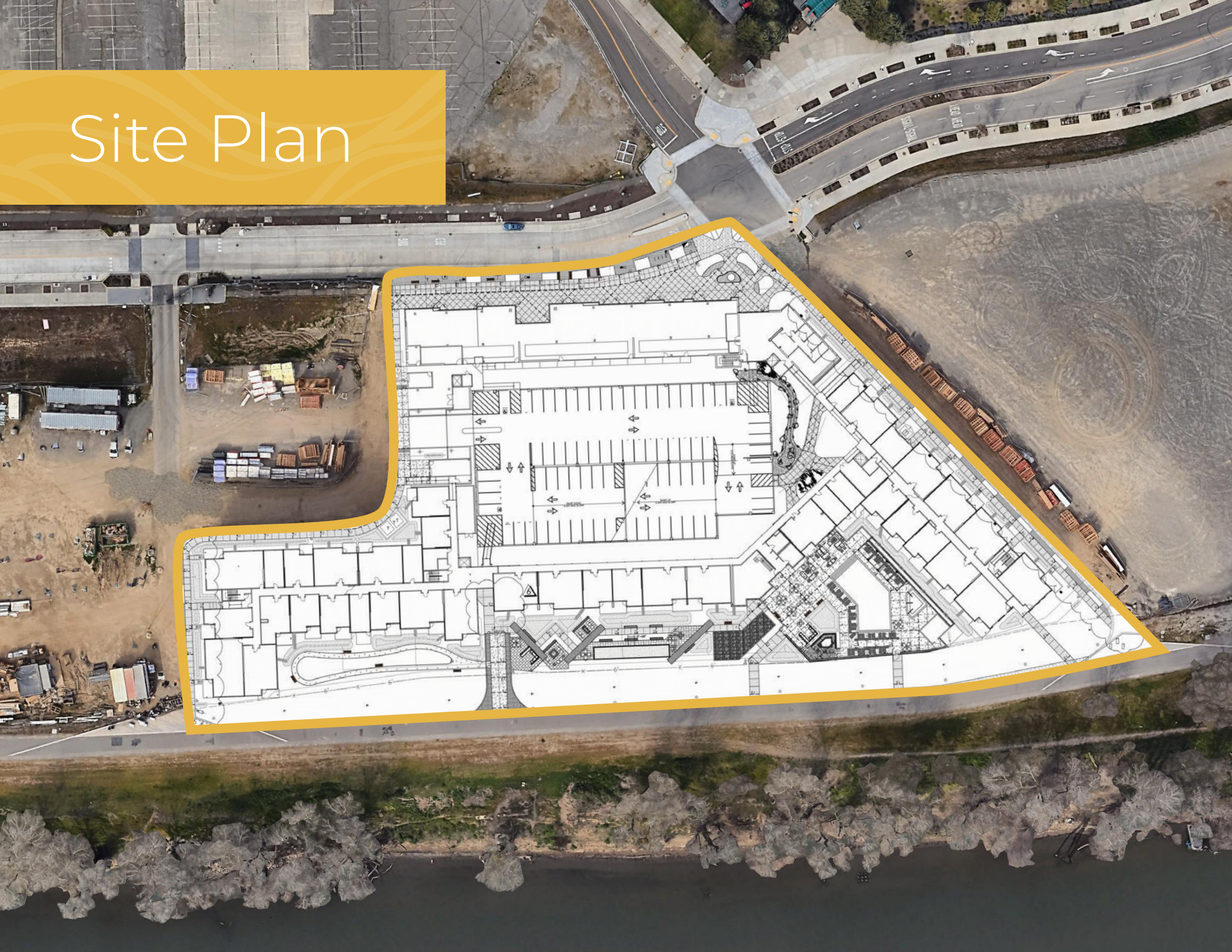
View from the project towards the river



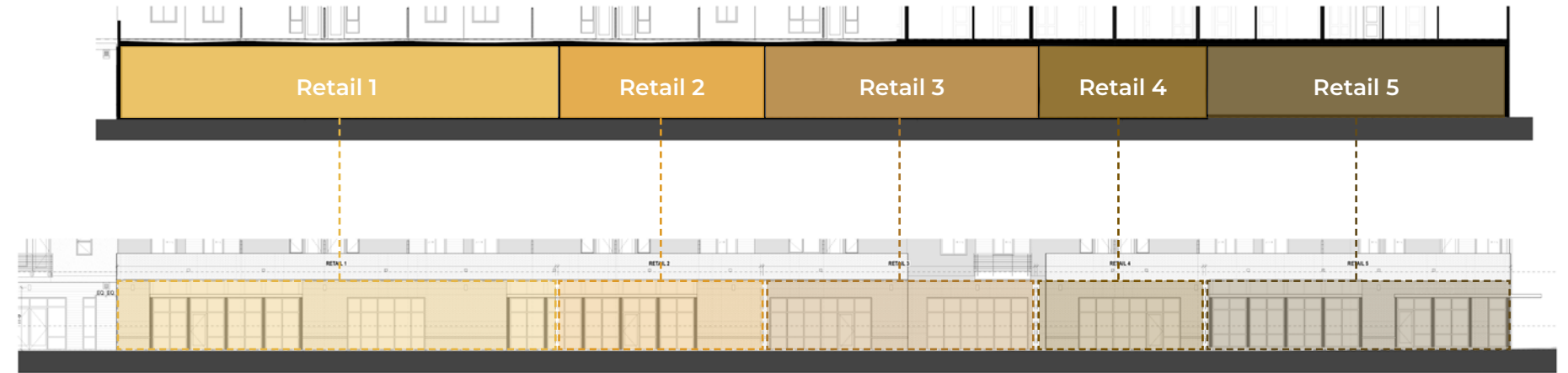
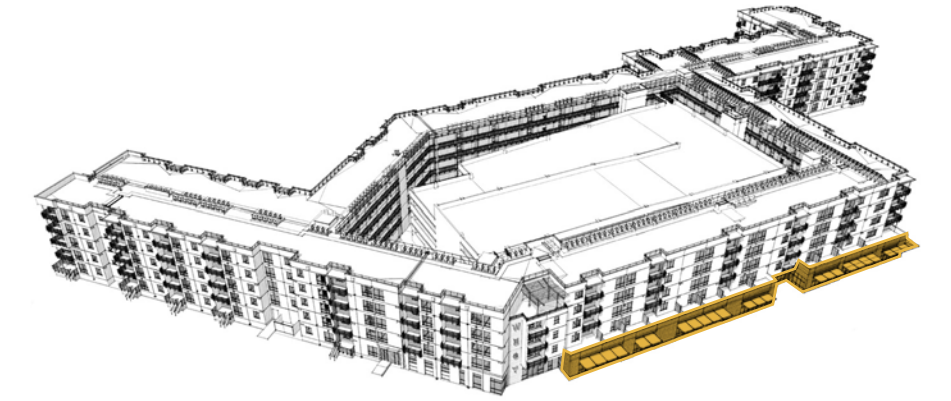
Partial view from River Walk



# Site Plan



# Floorplan









# Location Overview

## The Bridge District

The Bridge District is a waterfront orientated urban mixed-use district located along the West Sacramento side of the Sacramento River. This district includes recreational amenities such as River Walk Park, Raley Field, Mill St. Pier, The Barn, and the newly installed Subtile art piece. The housing market is booming with the addition of Capitol Yards, Park Moderns, Habitat apartments, and the newly constructed 980 Central apartments. At development capacity, The Bridge District has the potential to house 12.5 million square feet of residential and commercial development (5,210 residential units and 7,290,000 square feet of commercial development).

## Demographics

	1 Mile	3 Mile	5 Mile
<b>2022 Total Population</b>	12,922	125,259	300,539
<b>2027 Total Population</b>	14,233	131,731	308,904
<b>2022 Total Daytime Population</b>	24,668	224,168	411,340
<b>2022 Households</b>	5,956	54,234	119,866
<b>Median Household Income</b>	\$59,210	\$71,450	\$72,881
<b>Median Age</b>	38.0	37.0	36.3
<b>Bachelor's Degree or above</b>	33.8%	43.6%	40.5%



## Nearby Amenities

1. Drake's The Barn
2. The Foundry  
The Block  
980 Central
3. West Gateway Place  
Apartments
4. Golden 1 Center
5. DOCO  
Tahoe Blue Ridge Burger  
Yard House
6. Embassy Suites by Hilton
7. Safe Credit Union Convention  
Center
8. California State Capitol
9. CALPERS
10. Old Sacramento

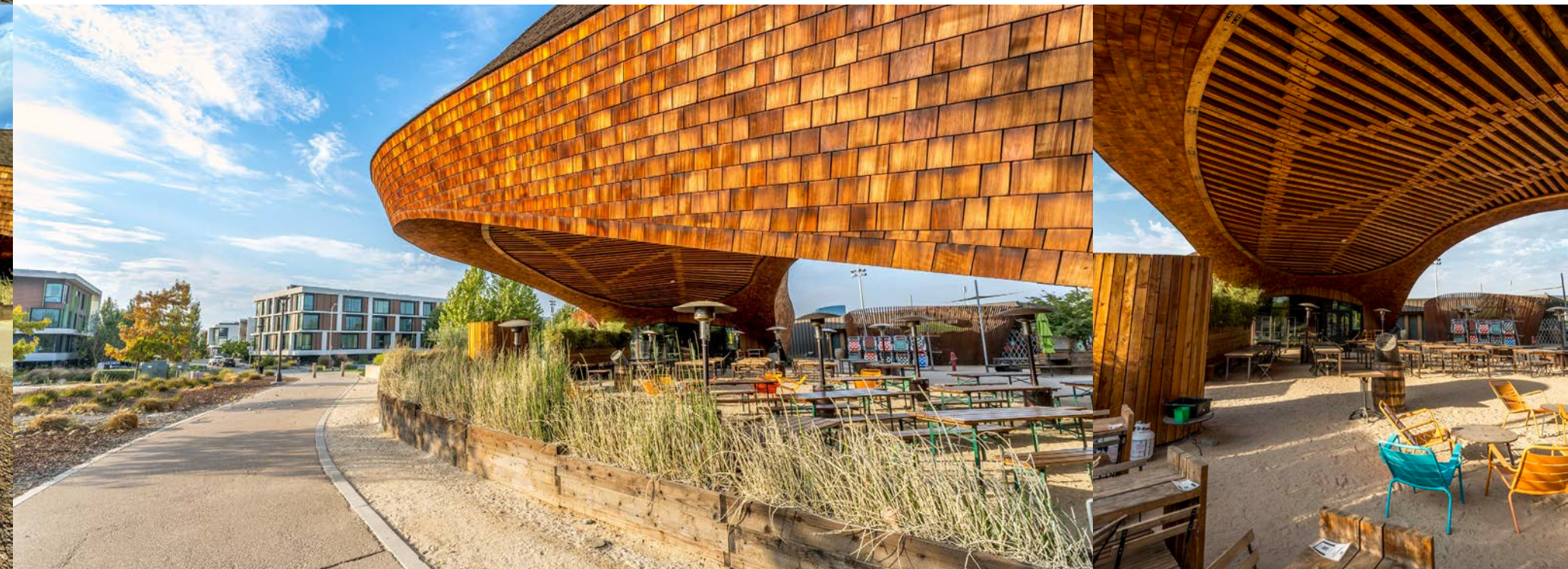




# Drake's: The Barn



Drake's BARN is a landmark two-acre community gathering spot, featuring food, beer, wine, cocktails and entertainment along the river in West Sacramento's Bridge District. Relax with friends and family in the beer garden, on beach chairs with lawn games in the large open meadow, around a fire pit, or underneath the wing of this architectural landmark. There is no entry fee and outside food and drink is not allowed.





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