



ARO
ON BERCUT

FOR SALE | AMERICAN RIVER ONE, 450 & 500 BERCUT DRIVE
±3.06 ACRES

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Project OVERVIEW

American River One presents a rare opportunity to acquire a fully entitled mixed-use development site encompassing approximately 3.06 acres within Sacramento's rapidly evolving River District. Strategically located at 450 & 500 Bercut Drive, Sacramento, the property sits adjacent to the American River and offers immediate connectivity to Downtown Sacramento, the Railyards, West Sacramento, and major regional transportation corridors.

The approved project includes a 653,000 SF High-Rise Development featuring 787 residential units, 3,423 SF of commercial space, and 325 parking spaces across four residential towers ranging from 12 to 18 stories. Positioned within a Transit Priority Area and the River District Specific Plan, the site offers the scale, entitlement certainty, and urban infill fundamentals sought by today's multifamily and mixed-use developers.

Architecturally, the property is grounded in biophilic design, connecting residents to the American River while maintaining a strong relationship with Sacramento's downtown environment. Elevated gardens, sky gardens, exterior courtyards, and an expansive amenity deck create a layered outdoor experience, complemented by pedestrian-oriented frontage, planned public art, and a dedicated bike path connection to the river levee.

The property is further strengthened by its proximity to major employment, entertainment, and lifestyle drivers, including the May S. Lee State Office Complex, Sacramento Railyards, planned Sacramento Republic FC Stadium, Kaiser Permanente's future Railyards Medical Center, Golden 1 Center, DOCO, Midtown Sacramento, and the broader Sacramento riverfront. **American River One** is a best-in-class development opportunity positioned at the intersection of riverfront living, sustainable design, and long-term Sacramento growth.



Downtown Sacramento

450 Bercut Drive

500 Bercut Drive

Project HIGHLIGHTS



Development Opportunity

Fully entitled Class A
Multifamily | Commercial Project



Project Scale

787 Residential Units



Total Project Size

653,000 SF Mixed-Use
High-Rise Development



Zoning

C-2-SPD



Parking

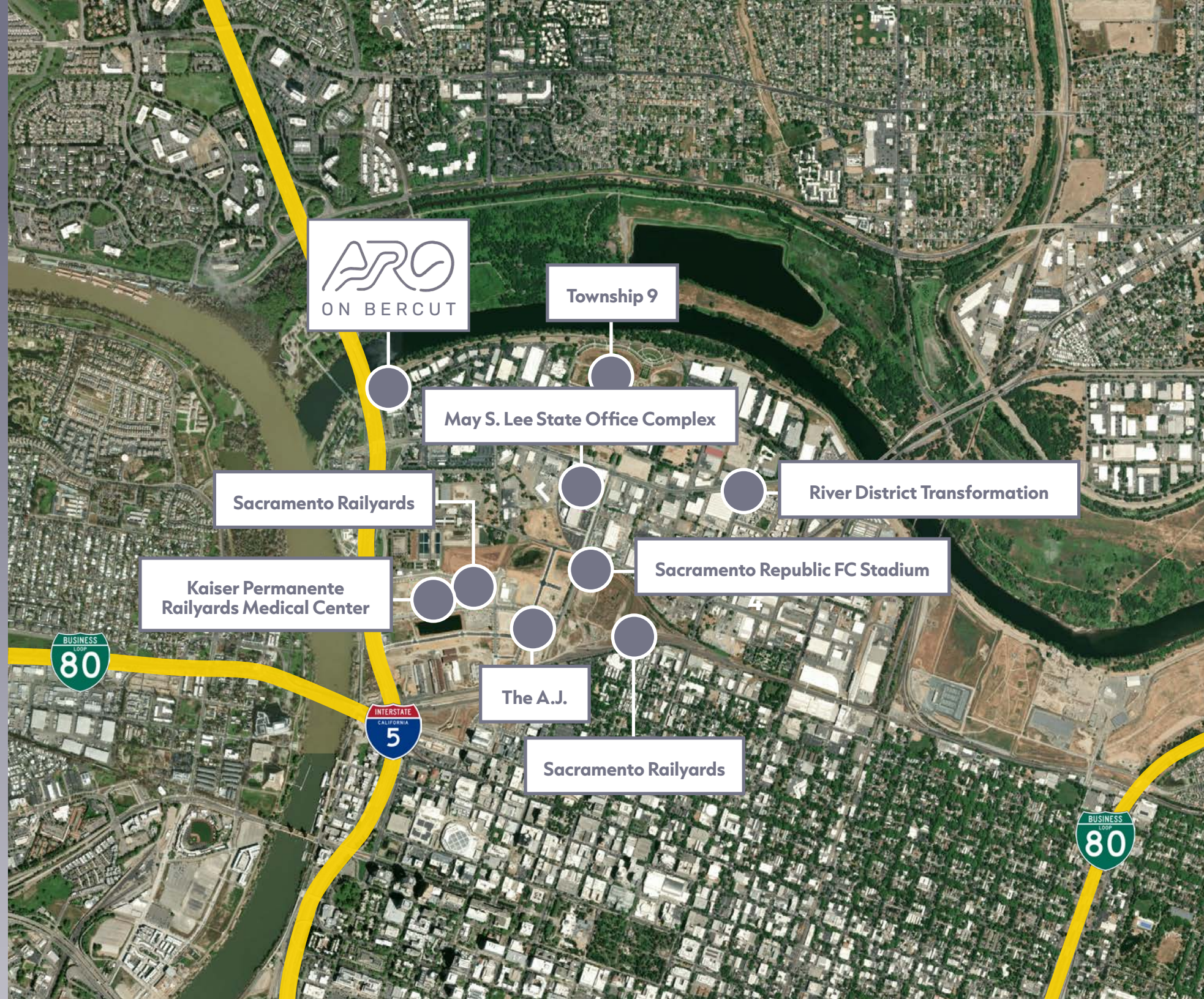
325 Parking Spaces



Transit-Oriented Access

Located within a transit
priority area





Completed & Future DEVELOPMENTS

RECENTLY COMPLETED

1. May S. Lee State Office Complex

The May S. Lee State Office Complex is a major government campus located in Sacramento's River District. The approximately 1.25 million SF complex spans 17.3 acres, includes four interconnected office buildings, and accommodates more than 5,000 state employees across multiple agencies.

2. The A.J.

Located at 251 6th Street in the Railyards, The A.J. is a nearby residential development supporting the continued expansion of high-quality multifamily housing north of Downtown Sacramento. The project further reinforces the area's transition into a walkable, mixed-use urban district.

PLANNED & IN PROGRESS

1. Kaiser Permanente Railyards Medical Center

Kaiser Permanente's future Railyards Medical Center represents a significant economic and healthcare investment in Downtown Sacramento. The 18-acre campus broke ground in March 2025 and is scheduled to open in 2029. Upon completion, it will feature a full-service hospital, outpatient medical offices, emergency services, maternity and specialty care facilities, structured parking, and is expected to employ nearly 3,000 healthcare professionals and support staff.

2. Sacramento Republic FC Stadium

Sacramento Republic FC's stadium and entertainment district will serve as a major anchor within the Downtown Railyards. Ground broke in August 2025, and in March 2026, plans were expanded from the originally proposed 12,000-seat stadium to a 20,000+ seat soccer-first venue designed to accommodate more than 27,000 attendees for concerts and other events. The stadium is currently projected to open in 2028.

3. Sacramento Railyards

The Sacramento Railyards is a long-term, large-scale mixed-use redevelopment transforming approximately 244 acres of former rail yard land immediately north of Downtown Sacramento. The district is planned to include residential housing, retail, office space, entertainment uses, open space, transit infrastructure, and major institutional anchors.

4. Township 9

Township 9 is a large-scale mixed-use redevelopment initiative along the American River in Sacramento's River District. The master plan anticipates approximately 2,300-3,000 residential units, neighborhood-serving retail, potential office uses, public amenities, new streets, open spaces, and connections to trails.

5. River District Transformation

The River District continues to evolve into a vibrant, transit-oriented urban neighborhood, supported by new housing, commercial development, public amenities, and enhanced connectivity to Downtown Sacramento, the American River, and major employment centers.



LPA



Nearby AMENITIES

1 River District

SMUD Museum of Science and Curiosity
May S. Lee State Office Complex
Sacramento Railyards
Township 9

2 Downtown Sacramento

Golden 1 Center
DOCO
Old Sacramento Waterfront
California State Capitol
Crocker Art Museum
California Auto Museum

3 West Sacramento Riverfront

Sutter Health Park
Drake's: The Barn
River Walk Park
The Bridge District

4 Midtown | R Street Corridor

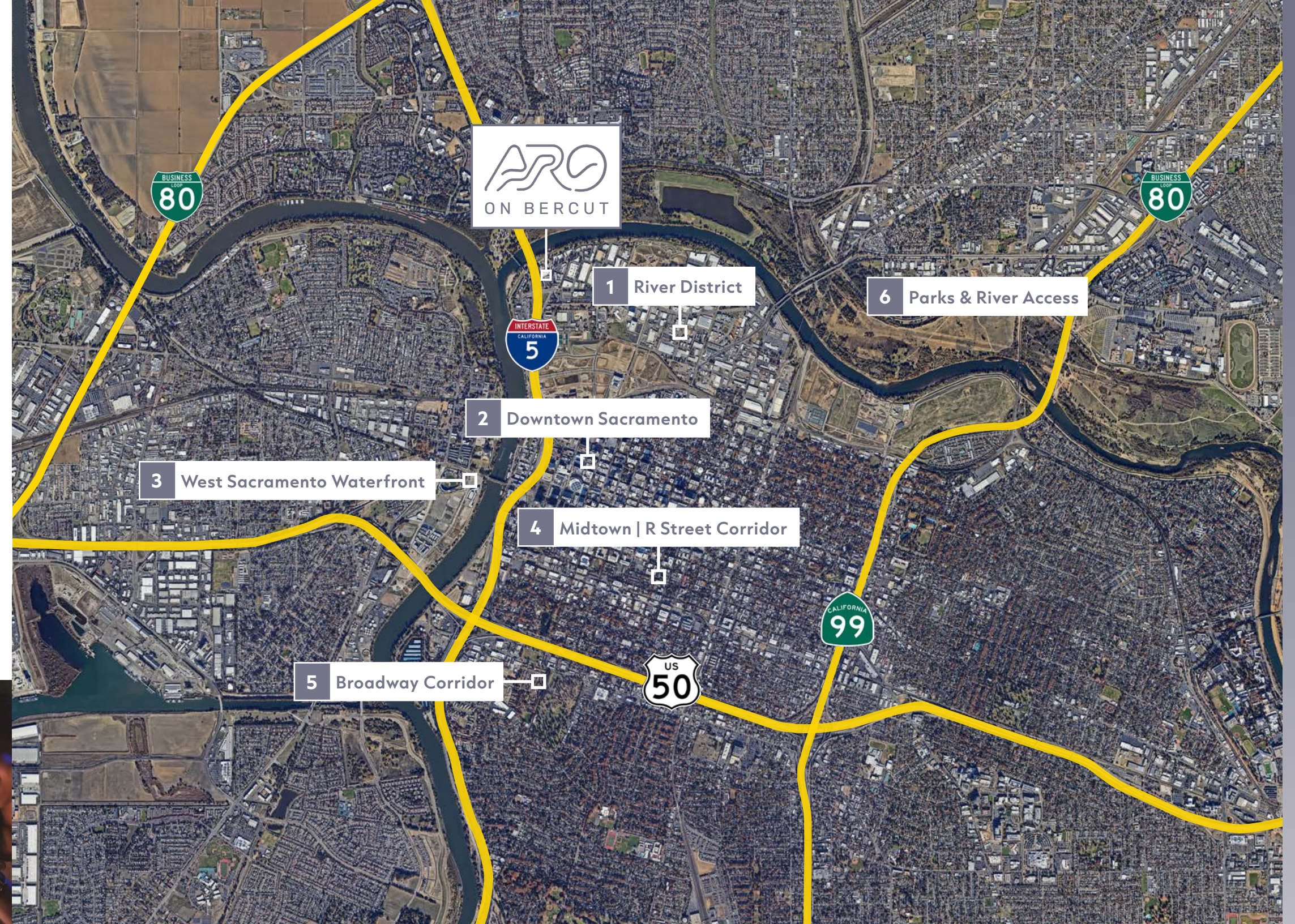
The Ice Blocks
Urban Roots Brewing & Smokehouse
Zócalo
The Waterboy
Jack's Urban Eats
Temple Coffee Roasters
LowBrau

5 Broadway Corridor

The Kitchen
Selland's Neighborhood Cafe & Bar
Target
Tower Cafe
Noah's Bagels

6 Parks & River Access

American River Parkway
Two Rivers Trail
Discovery Park
Sacramento River Parkway
American River Bike Trail





Location OVERVIEW

Sacramento's River District is a rapidly evolving urban corridor just north of Downtown Sacramento and adjacent to the American River. Historically industrial in character, the River District is being guided through the River District Specific Plan toward a vibrant, mixed-use, transit-oriented neighborhood with expanded housing, commercial activity, public spaces, and stronger connections to the surrounding urban core.

American River One benefits from immediate proximity to major public and private investment, including the May S. Lee State Office Complex, Kaiser Permanente's future Railyards Medical Center, and the planned Sacramento Republic FC stadium and entertainment district. With access to Downtown Sacramento, the Railyards, I-5, I-80, and the American River Parkway, the location supports a dynamic live-work-play environment that blends urban connectivity with riverfront recreation.

Demographics

	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	9,213	154,946	323,323
2030 TOTAL POPULATION	9,568	154,946	338,288
2025 HOUSEHOLDS	3,627	63,016	131,862
MEDIAN HOUSEHOLD INCOME	\$71,812	\$79,120	\$85,673
MEDIAN HOME VALUE	\$466,956	\$494,356	\$574,228
MEDIAN AGE	37.2	37.6	37.8
BACHELOR'S DEGREE OR HIGHER	26%	33%	35%



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