STOCKTON BOULEVARD PARTNERSHIP

2025 YEAR IN REVIEW

2025 BOARD OF DIRECTORS

Property Owners
Frank Louie, Executive Director
Property Owner

Elgin Bradley, Chairman
Property Owner

Dan Weitzman, Treasurer

Terence Lee, Secretary
Leeland Properties

Laura Niznik-Williams
UC Davis Health System

Thai Tran
Saigon Bay Restaurant

Ken Fahn / Susan Blum
Area Developer

Ben Avey / Nancy Bui-Thompson
WellSpace Health

Manny Perez
Parkwest Lotus Casino

Alma Santillan
Colonial Theater

Non-Property Owner
James Murphy, Accountant
CPA

Tina Nguyen
Business Owner - Phở Xe Lua

Alfredo Castillo
SMUD

Chris Flores
Regional Transit

Public Sector
Alma Munoz
Sacramento County Board of Supervisors
Phil Serna - District 1

Keaton Riley
Sacramento County Board of Supervisors
Patrick Kennedy - District 2

Katie Hanzlik
Sacramento City Council
Caity Maple - District 5

Lianne Valera
Sacramento City Council
Eric Guerra - District 6

Community Organization
Terri Galvan, Vice Chair
WellSpace Health

Neighborhood Representative
Liza Zook, Neighborhood Representative

Executive Director's Message

Stockton Boulevard Partnership – 2025

In 2025, we witnessed meaningful and encouraging progress along the Stockton Boulevard corridor, reinforcing our shared vision for a more vibrant, economically resilient community.

Stockton Boulevard is emerging as a preferred destination for investment and business, fueled by significant new housing development—including mixed-income, student, and workforce housing—that is creating density, demand, and long-term economic momentum. Its relative affordability, combined with close proximity to live, work, and play opportunities, makes the corridor especially attractive to residents, employers, and investors alike. Collectively, these developments represent an estimated $90 million to $110 million in new investment along the corridor—demonstrating strong market confidence and long-term growth potential. One of the most significant milestones is the transformation of the former San Juan Hotel site, where Mercy Housing has completed Phase I of a mixed-income residential development, delivering approximately 130 new housing units. This project represents a major step forward in addressing housing needs while bringing new life and stability to the corridor.

In addition, the Dan Weitzman Group has completed development of student and workforce housing at 9th and 10th Avenues, adding approximately 185 units. This infusion of residents is already contributing to increased activity and economic momentum in the area.

We are also seeing continued investment in commercial and mixed-use development. Bee Shine Car Wash has received approvals and is currently in the permitting phase for construction at Stockton Boulevard and Dias Avenue, alongside additional multi-housing projects. These high-density housing developments are creating renewed optimism for the corridor. Increased residential presence brings more "eyes on the street," enhancing safety, supporting local businesses, and fostering a stronger sense of community.

Looking ahead, additional projects are in the pipeline. The former Fruitridge Printing site is progressing through entitlements for a multi-level housing development, while the former Subway location is being reimagined and rebranded as a fast-casual Mel's Diner, adding to the corridor's evolving dining landscape.

Together, these developments signal a positive trajectory for Stockton Boulevard. Our continued focus remains on advocacy, economic development, streetscape maintenance, and enhancing safety and security throughout the corridor. By working closely with property owners, businesses, and public agencies, we are committed to creating a clean, safe, and economically vibrant environment that supports long-term investment.

Frank Louie, Excecutive Director
Stockton Boulevard Partnership

MISSION STATEMENT

To advocate on behalf of property and business owners in matters of public policy and economic development ; to implement programs that improve security, safety, cleanliness, and positively impact the public image of the Stockton Boulevard Business corridor.

WE ARE UNIQUE

Stockton Boulevard is a major thoroughfare in Sacramento, California, that runs from the south to the north of the city. The boulevard is home to three distinctdistricts: Medical, International, and Little Saigon, International, and Medical.

THE MEDICAL DISTRICT is located on Stockton Boulevard between T Street and Broadway. The district is home to several medical facilities, including the UC Davis Medical Center, Shriners Hospitals for Children, and Sutter Medical Center. The area is also home to several research institutions, including the UC Davis School of Medicine and the California State University, Sacramento Nursing Program.

THE INTERNATIONAL DISTRICT is located on Stockton Boulevard between Fruitridge Road and Broadway. The area is known for its diverse community and is home to a variety of businesses and restaurants. It is also the main headquarters for the Stockton Boulevard Partnership, at the corner of Fruitridge Road and Stockton Boulevard, directly behind the new CVS at the Fruitridge Shopping Center.

LITTLE SAIGON is a two-mile stretch of Stockton Boulevard between Fruitridge Road and Florin Road that is home to a thriving Vietnamese- American community. The area is known for its numerous Vietnamese restaurants, coffee shops, nail and hair salons, spas, jewelry stores, bakeries, and markets. The district's must visit destination is the Buddhist Temple located at 6117 Elder Creek Road. It is also home to the Sacramento Chinese Of Indochina Friendship Association and renown for its love of Asian culture and cuisine.

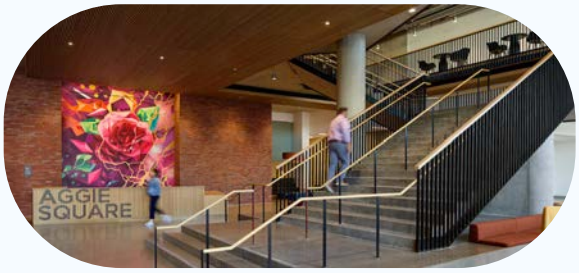
SBCDC BOARD MEMBERS

Vincene Jones, *Chair*
Frank Louie
Marlon Lara
Terri Galvan
Terence Lee
Christopher Shannon

The objectives and purposes of the Stockton Boulevard Community Development Corporation (SBCDC) shall be to engage in economic development activities that lead to and promote community revitalization in the Stockton Boulevard Commercial corridor; and facilitates the implementation of the District's Community Economic Development Plan and strategy including but not limited to:

- Increase Tax Base
- Job Development
- Business Retention
- Economic Diversification
- Self Sufficiency
- Productive Use of Property

NOW OPEN !!



AGGIE SQUARE STUDENT HOUSING AGGIE SQUARE, DEVELOPED BY WEXFORD

- **TOTAL OF 331 UNITS AND IS PUBLICLY FUNDED, CONFIRMING AFFORDABILITY**

ANOVA Aggie Square Apartments Overview

Located at 2761 Stockton Blvd, ANOVA Aggie Square Apartments are ideally situated on the UC Davis Sacramento campus, just half a mile south of the UC Davis Medical Center. This vibrant hub serves as a meeting point for university, industry, and community, fostering opportunities for everyone.

Housing Overview

The housing complex comprises 190 apartment units and 252 beds. Of these, UC Davis Student Housing manages 49 units with 103 beds under a master lease, providing them at affordable rates. These designated units are available for UC Davis graduate and undergraduate students, and, if space permits, for residents and fellows, as well as other UC Davis staff affiliated with the Sacramento campus.

The remaining 141 units at ANOVA Aggie Square can be leased through GMH Communities, giving priority to UC Davis affiliates, including students, faculty, staff, and employees from private industry tenants at Aggie Square. Once university affiliates are accommodated, the general public will have the chance to lease apartments at ANOVA Aggie Square.

MUTUAL HOUSING

Application Workshop at SBP on September, 16th 2025

Grand Opening Coming July, 7th 2026 !

The Stockton Boulevard Partnership is collaborating with Mutual Housing California to organize an interactive workshop aimed at assisting applicants for the new San Juan One affordable housing community. Residents gathered at the SBP office to receive multilingual guidance on eligibility, required documentation, and the online application process.

SPECIAL RECOGNITIONS

LAUREN HAMMOND MEMORIAL FUND SCHOLARSHIP

Congratulations 2025 Recipients!

Kaedyn Brown
Kayliana Jones
Maverick M. Jones
Darienne Mitchell
Thelma Muthoni Ngugi
Cassandra Rossberg
Alex Wong
Ethan E. Yee

EMERGING BUSINESS OF THE YEAR

Haleem and Gabby run their business as a hardworking, dedicated team, bringing together their unique strengths. Without traditional marketing, the community has shown overwhelming support. Congratulations Orale Cantina !!!

Orale Cantina
3701 Stockton Blvd.
Sacramento, CA 95824

BUSINESS OF THE YEAR

Opening their doors in 2011 right next to the Stockton Blvd Partnership, this business began with a simple goal: serve the community with dedication and reliability. Deeply involved with the Vietnamese community along Stockton Boulevard, rapid response and great culstomer service is what Express Print and Ship continue to deliver day in and day out.

Express Print & Ship
4905 Stockton Blvd
Sacramento, CA 95820
PH:916.457.4440

OUTSTANDING COMMUNITY SERVICE OF THE YEAR

Mario Enrique Tapia was inspired by his childhood in Mexico to open a western wear store. Today he gives back through mentoring and uplifting others. A new father this year, Mario's generosity and heart for the community make him truly deserving of this honor.

Boot Town
5673-5697 Stockton Blvd.
Sacramento, CA 95824

LIFETIME ACHIEVEMENT OF THE YEAR

For over 30 years, Buy Sell Trade It All has been a consistent fixture amid the transformations along Stockton Boulevard. With the support of a committed team, we are family-owned, community-driven, and proud to serve generations.

Buy Sell Trade It All
5725 Stockton Blvd.
Sacramento, CA 95824

ADVOCACY

MONTHLY MEETING: FIRST THURSDAY OF EACH MONTH FROM 12 NOON - 1PM

SAFETY ON STOCKTON

7TH ANNUAL SBP BUSINESS BREAKFAST

We were privileged to host Congresswoman Doris Matsui at the 7th Annual Stockton Boulevard Partnership Breakfast. This year's event attracted over 300 attendees, including representatives from businesses, community organizations, and various elected officials such as our new City Manager Maraskeshia Smith, Mayor Kevin McCarty, Assemblymember Stephanie Nguyen, Councilmember Caity Maple, and Councilmember Eric Guerra. Additionally, members of the Sacramento City School Board and numerous neighborhood representatives were present, all dedicated to fostering the continued growth and vitality of Stockton Boulevard.

A heartfelt thank you goes to **VFW Post #67**—the oldest VFW in California—for graciously hosting us for the second consecutive year. Your warm hospitality and commitment to community service are genuinely appreciated.

311 SERVICE

The Stockton Boulevard Partnership is working with local businesses and the surrounding community to facilitate 311 Service registration. We offer assistance to non-English speakers through a mobile app, enhancing the customer experience by providing various options to easily submit and track service requests. Our aim is to make government services more accessible and improve the daily lives of our residents, businesses, and visitors.

SUCCESSFUL BUSINESS WALK BY THE STOCKTON BOULEVARD PARTNERSHIP

In 2025, the Stockton Boulevard Partnership effectively organized 2 business walk aimed at connecting with the local small business community. Our objective was to reach over 400 businesses along Stockton Boulevard, the team successfully engaged with enterprises in both the International District and Little Saigon District, offering them vital information and resources.

5TH ANNUAL SENIOR SAFETY LUNCHEON

The Stockton Boulevard Partnership and the Stockton Boulevard Community Development Corporation are continuing their collaboration with the Sacramento Chinese of Indochina Friendship Association. Our District Attorney, Thien Ho, along with the Sacramento County Sheriff and the Sacramento Police Department, is dedicated to enhancing personal safety awareness for our non-English-speaking seniors.

Key Initiative:

- Each participant will receive informational pamphlets in their native language, along with various safety materials.
- A delightful vegetarian luncheon will be generously provided by the Sacramento Chinese of Indochina Friendship Association.

PROGRAMS & SERVICES

EARTH DAY ANNUAL COMMUNITY CLEAN-UP

Our annual Community Clean-Up event was a tremendous success! Over 100 volunteers joined forces to enhance the Boulevard. This initiative also provided local high school students and volunteer groups a chance to fulfill their community service requirements while actively participating in their neighborhood. Following the cleanup, we enjoyed a networking session accompanied by a light lunch, serving as a small gesture of appreciation from the Stockton Boulevard Community Development Corporation.

HOLIDAY MIXER

COOL OFF & COOL DOWN

BUSINESS TOUR BUS

FREE HAIRCUTS FOR KIDS

SBP showcased the finest **Phở** restaurants from our corridor on the SMUD stage at the

TERRA MADRE AMERICAS FARM-TO-FORK Festival

SAFE TRUNK-A-TREAT

4TH ANNUAL "SOUTH AREA SAFETY NIGHT" NATIONAL NIGHT OUT

SBCDC HUMANITARIAN EFFORT

STOCKTON COMMUNITY DEVELOPMENT BLVD CORPORATION

FALL FOOD DRIVE

HOLIDAY TOY DRIVE

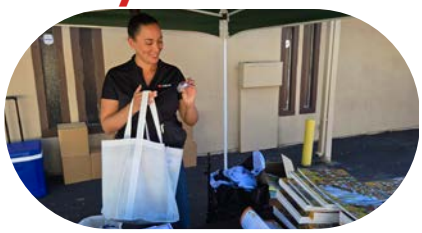
THE SBCDC CONSISTENTLY SEEKS INNOVATIVE PROGRAMS AND INITIATIVES THAT FOSTER AN ENVIRONMENT IN WHICH THE BUSINESS COMMUNITY CAN FLOURISH AND TAKE PRIDE.

7th Annual Turkeys-To-Go

The Stockton Boulevard Community Development Corporation, in collaboration with Supervisor Patrick Kennedy, Supervisor Phil Serna, Mayor Kevin McCarty, Sacramento Food Bank, Rancho San Miguel, SunFoods LLC, and Citywide Maintenance Services, united to distribute more than 1000 turkeys along with all the essential trimmings to families in need.

THE STOCKTON BOULEVARD COMMUNITY DEVELOPMENT CORPORATION (SBCDC) AND THE STOCKTON BOULEVARD PARTNERSHIP (SBP) ARE PROUD TO CONTINUE TO PROVIDE SUPPORT TO OUR DIVERSE COMMUNITY THROUGH OUR SERVCICES & PROGRAMS.

7th Annual Backpack Give-A-Way



The Gately Foundation consistently offers generous support to the Stockton Boulevard Community Development Corporation (SBCDC) by funding our annual Backpack Give-A-Way. As in previous years, the backpacks are packed with school supplies for students from elementary through secondary grades. It fills us with joy to witness the smiles on the children's faces as they select their favorite backpacks. Moreover, the Colonial Library has once again stepped up by donating 750 books to include with each backpack.

Accurate Cleaning Thrilled to Collaborate with SBP

IMAGE & MAINTENANCE

THE STOCKTON BOULEVARD PARTNERSHIP (SBP) IS THRILLED TO WELCOME ACCURATE CLEANING AT THE START OF 2025, AS THEY WILL OFFER ESSENTIAL DAY PORTER SERVICES ACROSS THE DISTRICT.

Day Porters are essential for maintaining the property's daily appearance and safety. The Accurate Cleaning team further supports this by actively monitoring daily activities and promptly reporting any hazards, graffiti, or issues that require immediate attention.

Acknowledging the Exceptional Partnership with Accurate Cleaning

The Accurate Cleaning Company has proven to be an outstanding partner, especially because of their capacity to provide comprehensive facility maintenance and repair services to clients such as the Stockton Boulevard Partnership. Their offerings include:

- Parking lot and road sweeping
- Pressure washing
- Janitorial services
- Landscape maintenance
- A variety of skilled technical services

Whenever you see a member of the Accurate Cleaning team working in the district,
please take a moment to express your appreciation for their excellent work.

2025 MAINTENANCE SUCCESS

TOTAL MAINTENANCE IMPROVEMENTS

48794 LBS OF TRASH REMOVED	**45** MISCELLANEOUS ITEMS REMOVED	**351** YARDS OF LEAVES
288 SHOPPING CARTS COLLECTED	**41** GRAFFITI REMOVED	**24** ENCAMPMENTS REMOVAL
100 ILLEGAL ADS	**107** HAZARDOUS WASTE MATERIALS REMOVED	**176** ILLEGAL DUMPING MATTRESSES

SECURITY

Golden Protection Provides Patrol Services

The Stockton Boulevard Partnership (SBP) has been delivering private security patrol services along the boulevard for over 19 years. In its ongoing pursuit to find the most dependable provider, SBP partnered with Golden Protection Patrol Services to initiate patrol operations in 2022. This private security initiative focuses on reducing "nuisance crimes," allowing law enforcement to allocate more resources toward tackling serious offenses within our community. Over the years, the program has seen substantial growth. Initially offering 40 hours of patrol each week, Golden Protection Patrol Services now provides more than 70 hours of active service and protection in our area every week.

PATROL OFFICERS ARE AVAILABLE DAILY FROM 10 AM TO 10 PM, SEVEN DAYS A WEEK, TO RESPOND TO CALLS ABOUT SUSPICIOUS INDIVIDUALS, TRESPASSERS, OR ANY SITUATIONS THAT COULD DISRUPT YOUR BUSINESS OR AFFECT YOUR CUSTOMERS. THESE OFFICERS ARE DEDICATED TO COLLABORATING WITH YOU AND ENCOURAGE YOU TO UTILIZE THEIR SERVICES WHENEVER NEEDED.

Daily Patrol Officer Services

Patrol officers are on duty every day from 10 AM to 10 PM, ready to respond to reports of suspicious individuals, trespassers, or any incidents that might disrupt your business or impact your customers. They are committed to working alongside you and encourage you to take advantage of their services.

Contact Information

You can reach a Golden Protection field officer anytime at **279-386-6255**. When you call, please be prepared to provide the following information:

- Your name
- A callback number
- Your address
- The name of your business
- A description of the incident
- Details about any individuals involved

This information is essential for ensuring that officers can respond quickly and effectively to your concerns.

Notice of Agency Requirement

For Golden Protection Patrol Services and the Stockton Boulevard Partnership to remove individuals from your property, a "Notice of Agency" must be on file. Please visit our website at **www.stocktonblvdpartnership.org** to access the form, complete it, and return it to us via email at **staff@stocktonblvdpartnership.org**

STOCKTON BOULEVARD PARTNERSHIP
SUMMARIZED FINANCIAL INFORMATION

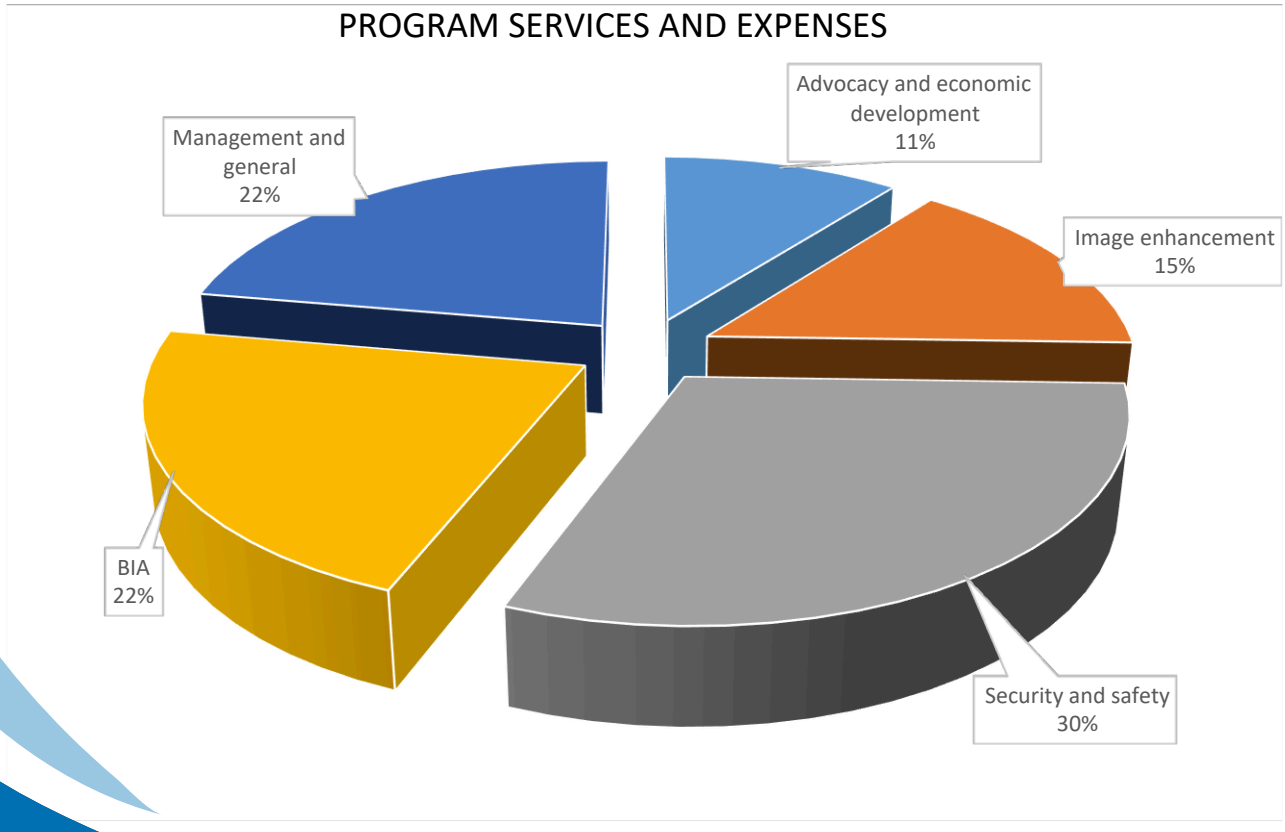
FINANCIALS

STATEMENT OF FINANCIAL POSITION, DECEMBER 31, 2025

ASSETS-		
Cash	$	277,878
Other		140,499
		418,377
LIABILITIES		66,102
NET ASSETS	$	352,275

STATEMENT OF ACTIVITIES FOR 2025

REVENUE-		
PBID	$	458,506
BIA		114,639
Interest and grants, net of expense		41,600
		614,745
PROGRAM SERVICES AND EXPENSES-		
Advocacy and economic development		66,073
Image enhancement		94,078
Security and safety		190,836
BIA		137,456
Management and general		139,717
		628,160
DECREASE IN NET ASSETS	$	(13,415)



Substantially all disclosures omitted. No assurance is provided.

Stockton Blvd PBID
T Street
Broadway
14th Ave
21st Ave
Fruitidge Rd
Lemon Hill Ave
Elder Creek Rd
65th Street
Stockton Blvd
State Hwy 16
US Hwy 50
Folsom Blvd
College Town Dr
Broadway St
Parker Ave
Perry Ave
Lawrence Dr
Young St
Iowa Ave
Jansen Dr
el Paraiso Ave
Dias Ave
Elder Creek Rd
Casa del Sol Way
Patterson Way
Sky Pkwy
Lindale Dr
Florin Mall Dr
Martin Luther King Jr Blvd
S Sacramento Fwy
Zone
International Market Place
Little Saigon District
Med Zone
CIVITAS