

AVAILABLE
FOR LEASE

925 3RD ST
Sacramento, CA 95814

-/+5,247 SF

\$2.00 PSF + NNN

VAGABOND INN®

SUBJECT



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CENTURY 21

Select Real Estate, Inc.



Turn-Key 2nd Gen. Restaurant Walking Distance from DOCO w/ a Private Parking Lot



I STREET

3RD STREET

J STREET



THE PROPERTY

 925 3rd St. Sacramento, CA 95814

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Downtown
Sacramento



-/+5,247 SF
Numerous Parking
Stalls



C-3 SPD



Turn-Key
2nd Gen.
Restaurant



\$2.00 PSF + NNN



Turn-Key Restaurant Available with Existing Infrastructure



The property is located at the first intersection once using the off ramp of I-5 onto J St.



Walking distance from the DOCO and numerous parking stalls available



This subject restaurant is a former Denny's & is walking distance from the **Vagabond Inn Executive**.





wework

Capital Mall

California State Capitol Museum

Sacramento Central Public Library

KIMPTON THE SAWYER

Golden 1 Credit Union

Lids Cabana Club

TOM'S WATCH BAR

Holiday Inn BY IHG

Hilton HOTELS & RESORTS



Downtown Plaza West

KAISER PERMANENTE



AMTRAK

VAGABOND INN

925

3rd STREET

SACRAMENTO

CA 95814

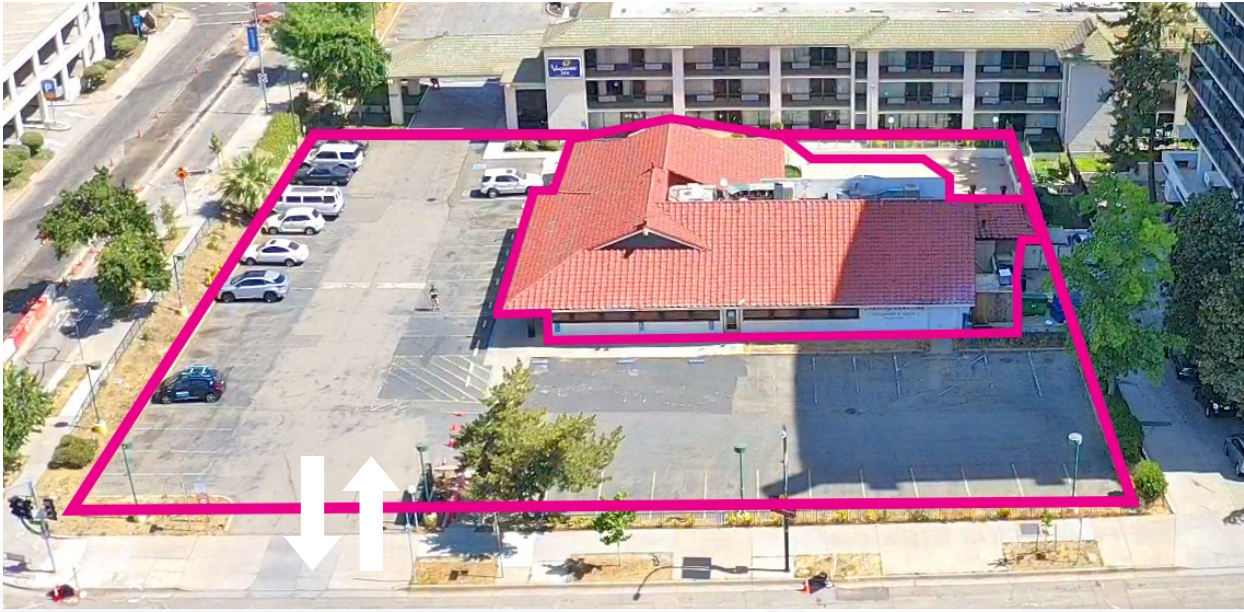
3RD STREET



I STREET

J STREET

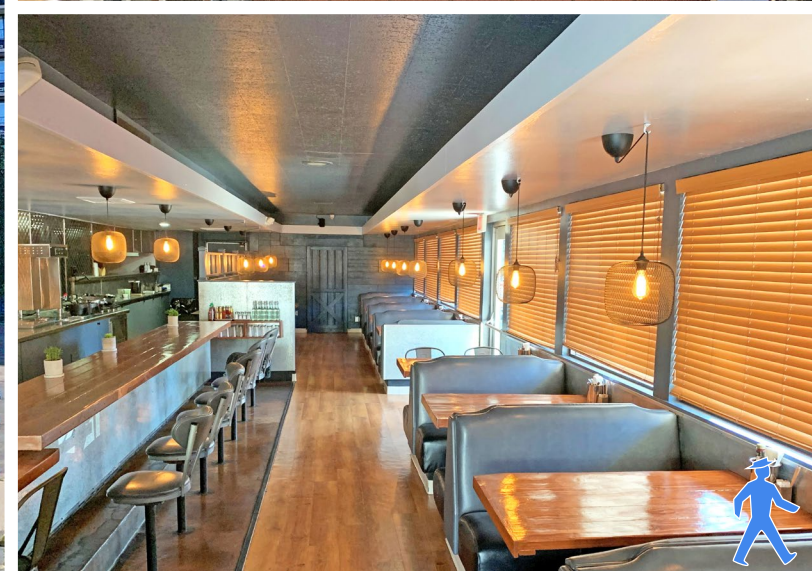
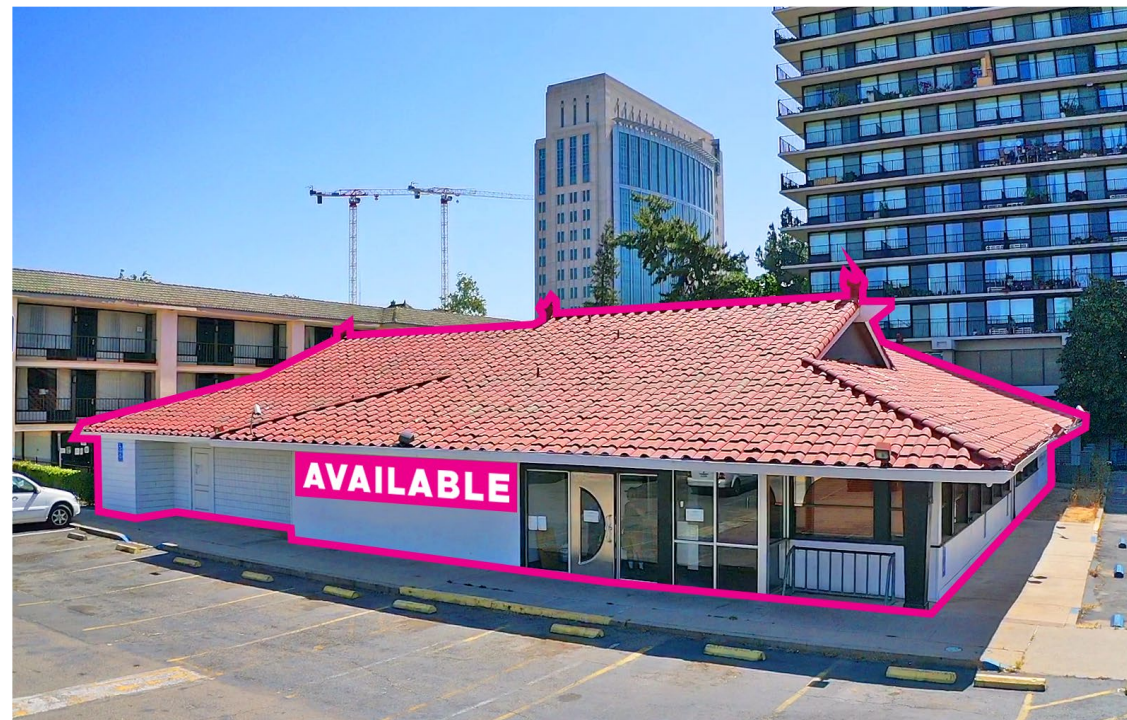




THE BUILDING

This Restaurant space has over 5,247 SF and ample parking for customers – a rare gem in the downtown area with easy access from Interstate 5 and 80. The traffic flows through from some of the city’s most popular tourist spots, Old Sacramento, the Golden 1 Center and DOCO. A healthy amount of foot traffic exit from the Old Sacramento City Garage across from this restaurant space when visiting the area. Transportation is abundant in the area, with light rail, busses, taxis and Amtrak Railroad for easy accessibility. The building is highly visible to customers walking and driving to work and visiting the Sacramento River Parkway, Old Sacramento Waterfront, the courthouse, Century Theatres, Kaiser Permanente, Chinatown Sacramento, Yardhouse, as well as Holiday Inn and Kimpton Sawyer.





THE AREA

Business Diversity: Downtown Sacramento is home to a mix of industries, including technology, education, agriculture, finance, and entertainment. This diversity provides opportunities for businesses to tap into different sectors, network with other professionals, and explore collaborations.

Cultural Events and Tourism: Sacramento has a rich cultural scene, attracting visitors to museums, historic districts, festivals, and events. Businesses in downtown can benefit from this influx of tourists and attendees by drawing on increased foot traffic and offering services catering to visitors.

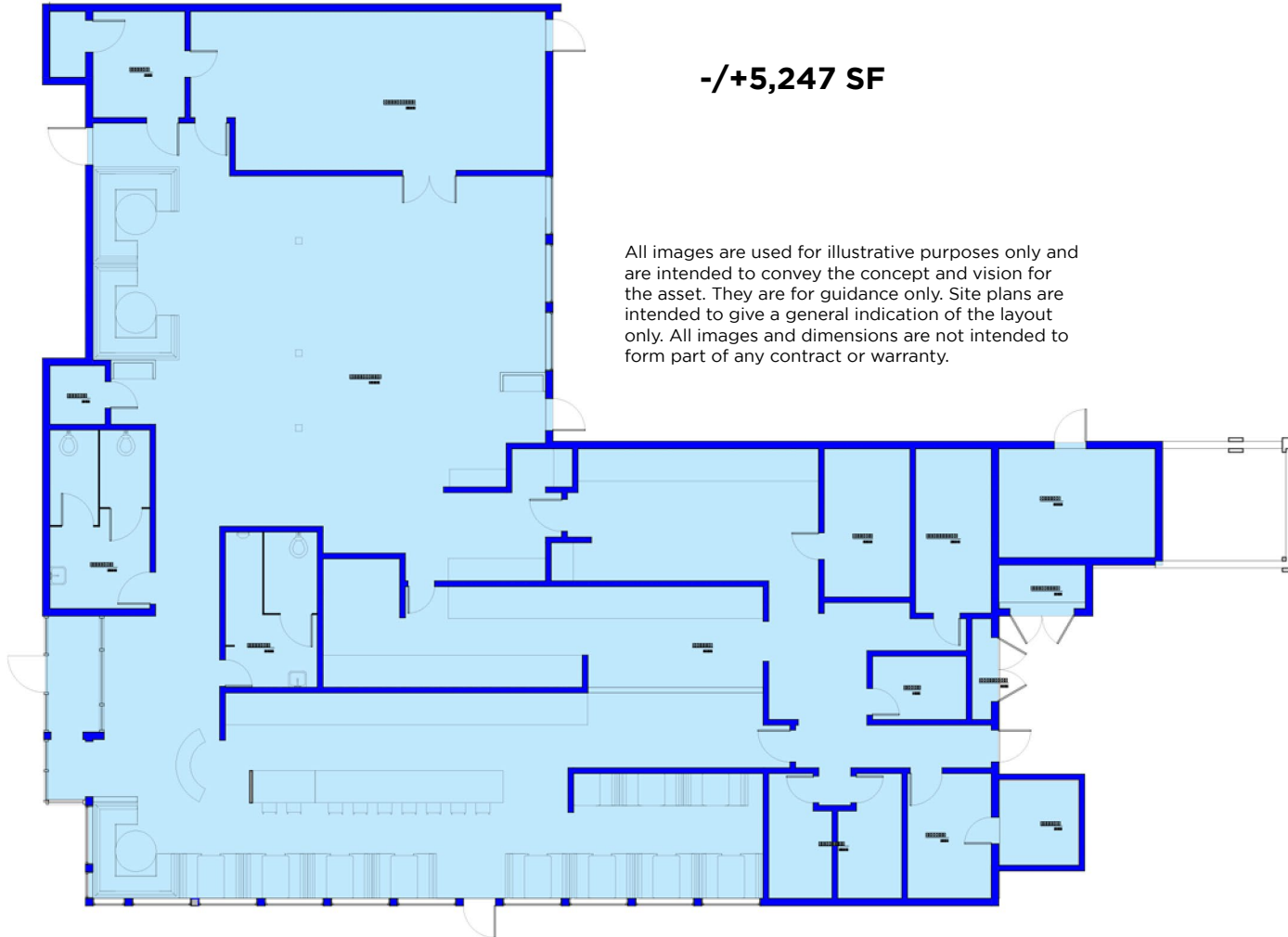
Events and Networking: Events such as the Sacramento Music Festival and Farm-to-Fork Festival, as well as a variety of industry-specific gatherings, allow businesses to network, build brand awareness, and even sponsor events to connect with a larger audience.

Commercial and Residential Growth: The real estate market in downtown Sacramento is on the rise, with numerous mixed-use developments, luxury apartments, and office spaces being built. A growing residential population means a more consistent demand for products and services. Additionally, the revitalization of older areas offers opportunities for businesses to establish themselves in prime, high-traffic locations.

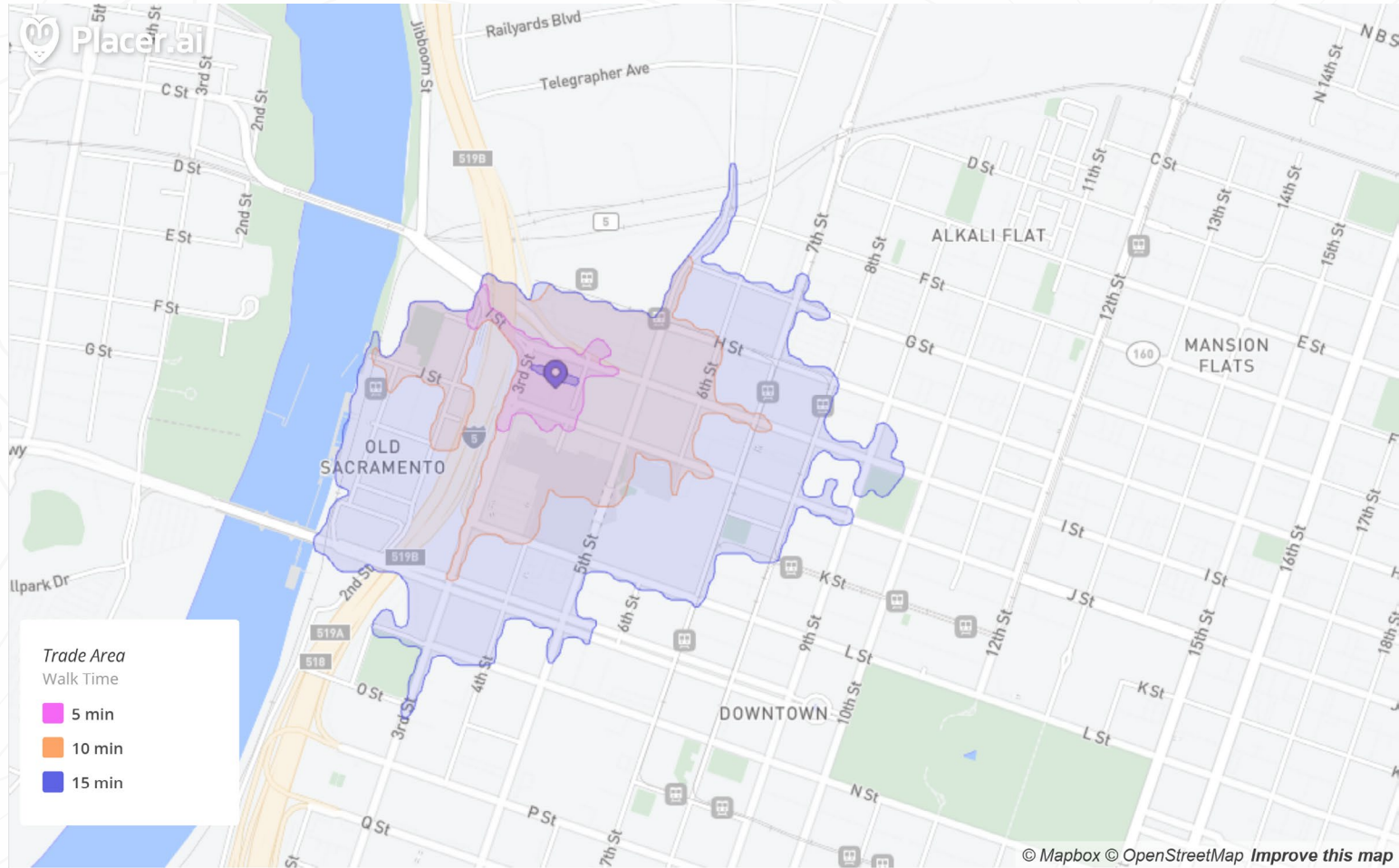
Proximity to Universities: Downtown is near Sacramento State University and other educational institutions, providing access to a pool of talented students, graduates, and interns. Many students and young professionals are drawn to living and working in the city center, offering businesses the chance to tap into a dynamic and educated workforce.



FLOOR PLAN



WALKING DISTANCE



Vagabond Inn Executive Old Town | | Sep 1st, 2024 - Aug 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



DEMOGRAPHICS

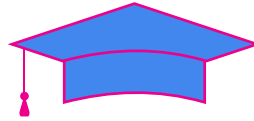
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



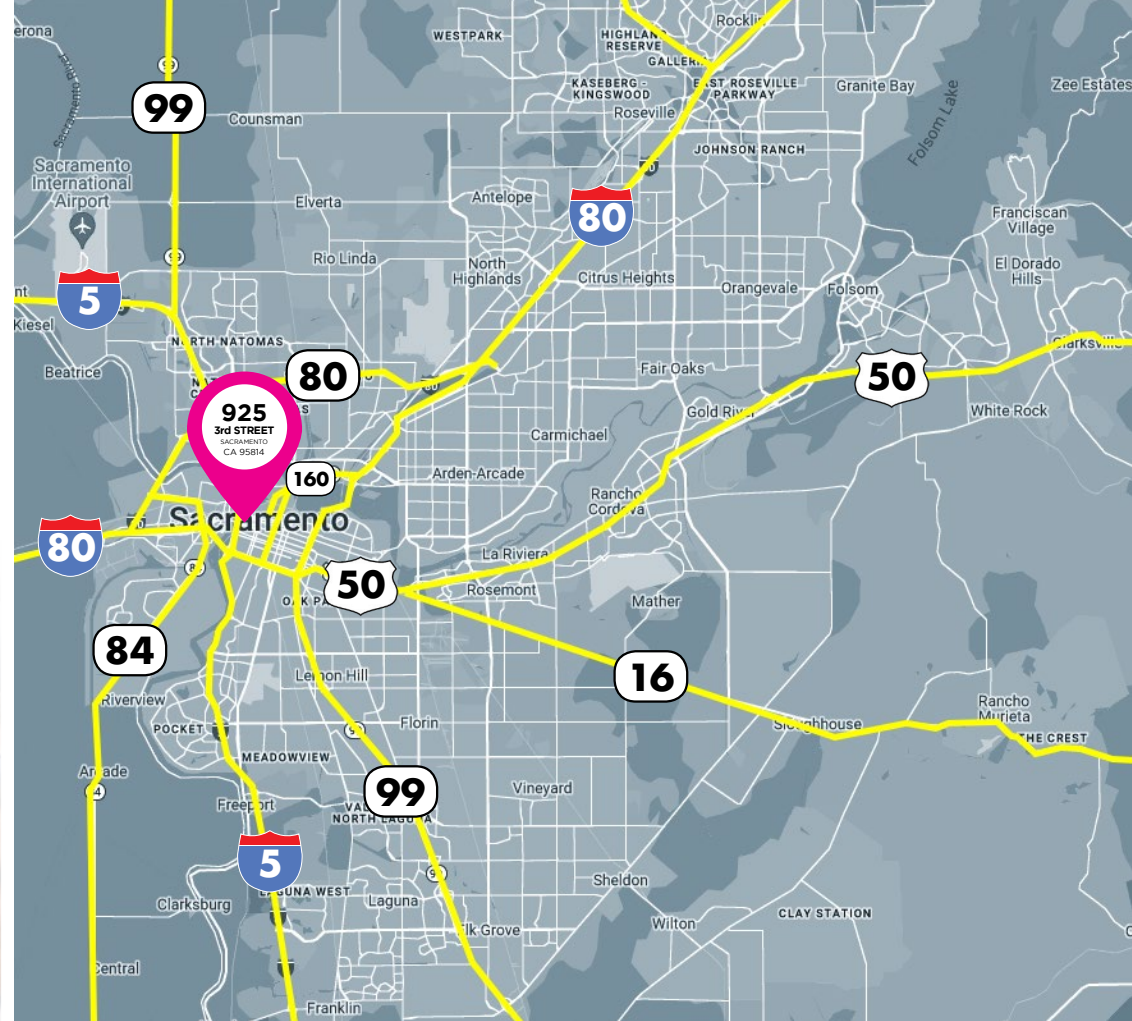
- 37% Some College, No Degree
- 25% High School Graduate
- 17% Bachelor's Degree
- 8% Some High School, No Diploma
- 8% Advanced Degree
- 5% Associate Degree

HOUSE HOLD INCOME

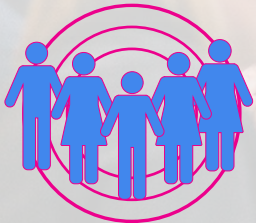


5 mile 2023 Households

< \$25K	2,430
\$25K - 50K	2,287
\$50K - 75K	2,252
\$75K - 100K	1,292
\$100K - 125K	1,686
\$125K - 150K	1,296
\$150K - 200K	886
\$200K+	1,237



RESIDENT POPULATION



5 mile Population 2023

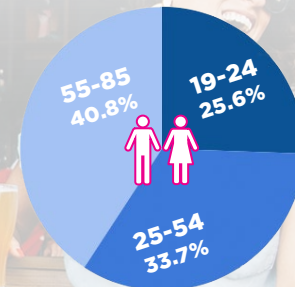
2010	32,633
2023	32,982
2028	33,036

TRAFFIC COUNT



-/+ 23,000

2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	4,026
5 mile	13,169
10 mile	30,700



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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