AVAILABLE

# FOR LEASE

## 925 3RD ST
## Sacramento, CA 95814

+/-3,986 SF to +/-5,247 SF

**$2.00 PSF + NNN**

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CENTURY 21
Select Real Estate, Inc

MUELLER COMMERCIAL GROUP

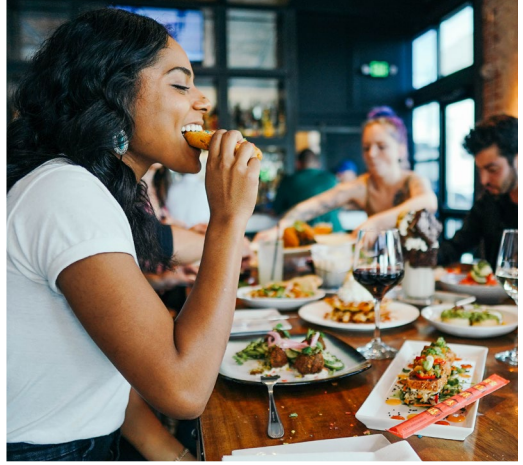

***Hotel Remodel - 2nd Generation Restaurant w/ Parking Downtown - J St. Exit I-5***

# THE PROPERTY

*925 3rd St. Sacramento, CA 95814*

| REGION | AVAILABILITY | ZONING | OPPORTUNITY | PRICING |
|---|---|---|---|---|
| Downtown Sacramento | +/-3,986 SF to +/-5,247 SF Numerous Parking Stalls | C-3 SPD | Turn-Key 2nd Gen. Restaurant | $2.00 PSF + NNN |

- Turn-Key Restaurant Available with Exisitng Infrastructure
- The property is located at the first intersection once using the off ramp of I-5 onto J St.
- Q1 2027 - City Express by Marriot Remodel
- This subject restaurant is a former Denny's.



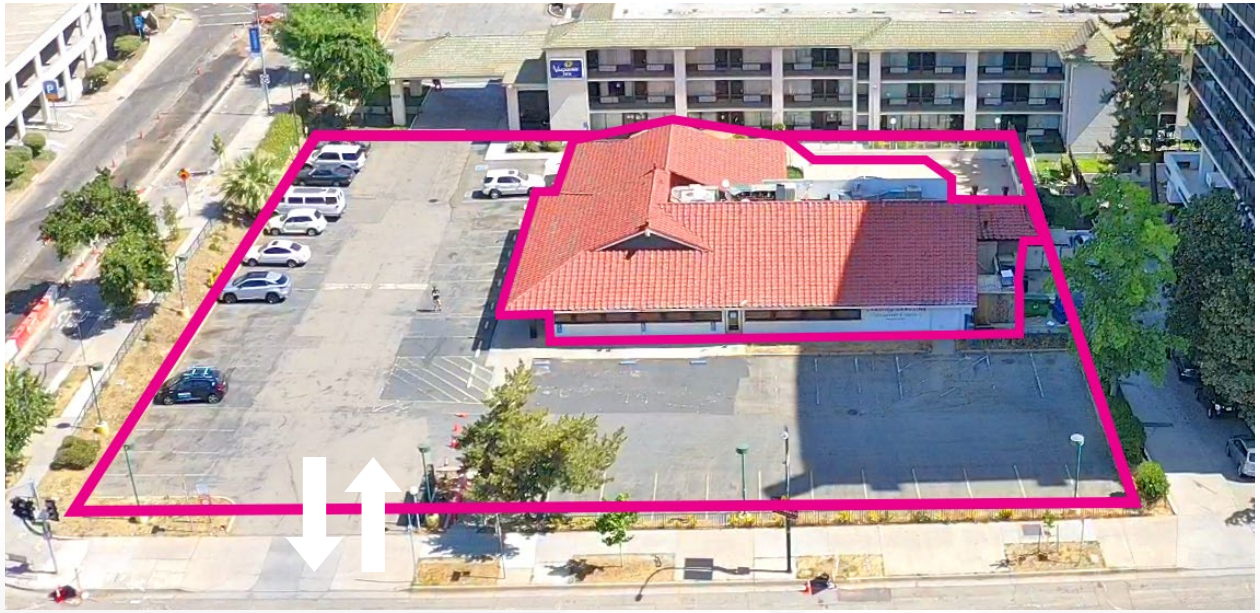
Capital Mall
wework
California State Capitol Museum
Sacramento Central Public Library
KIMPTON THE SAWYER
CHIPOTLE MEXICAN GRILL
WORLD TRAVELER COFFEE ROASTERS
SAUCED BBQ & Spirits
24 HOUR FITNESS
Golden1 Credit Union
Lids
Cabana Club
TOM'S WATCH BAR
KAISER PERMANENTE
Hilton HOTELS & RESORTS
DOCO
Holiday Inn BY IHG
Downtown Plaza West
I STREET
J STREET
AMTRAK
CITY EXPRESS BY MARRIOTT
925 3rd STREET SACRAMENTO CA 95814
3RD STREET
5
5

Before

After

CITY EXPRESS BY MARRIOTT

After



# THE BUILDING

This Restaurant space has over 5,400 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.

AVAILABLE

# 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.

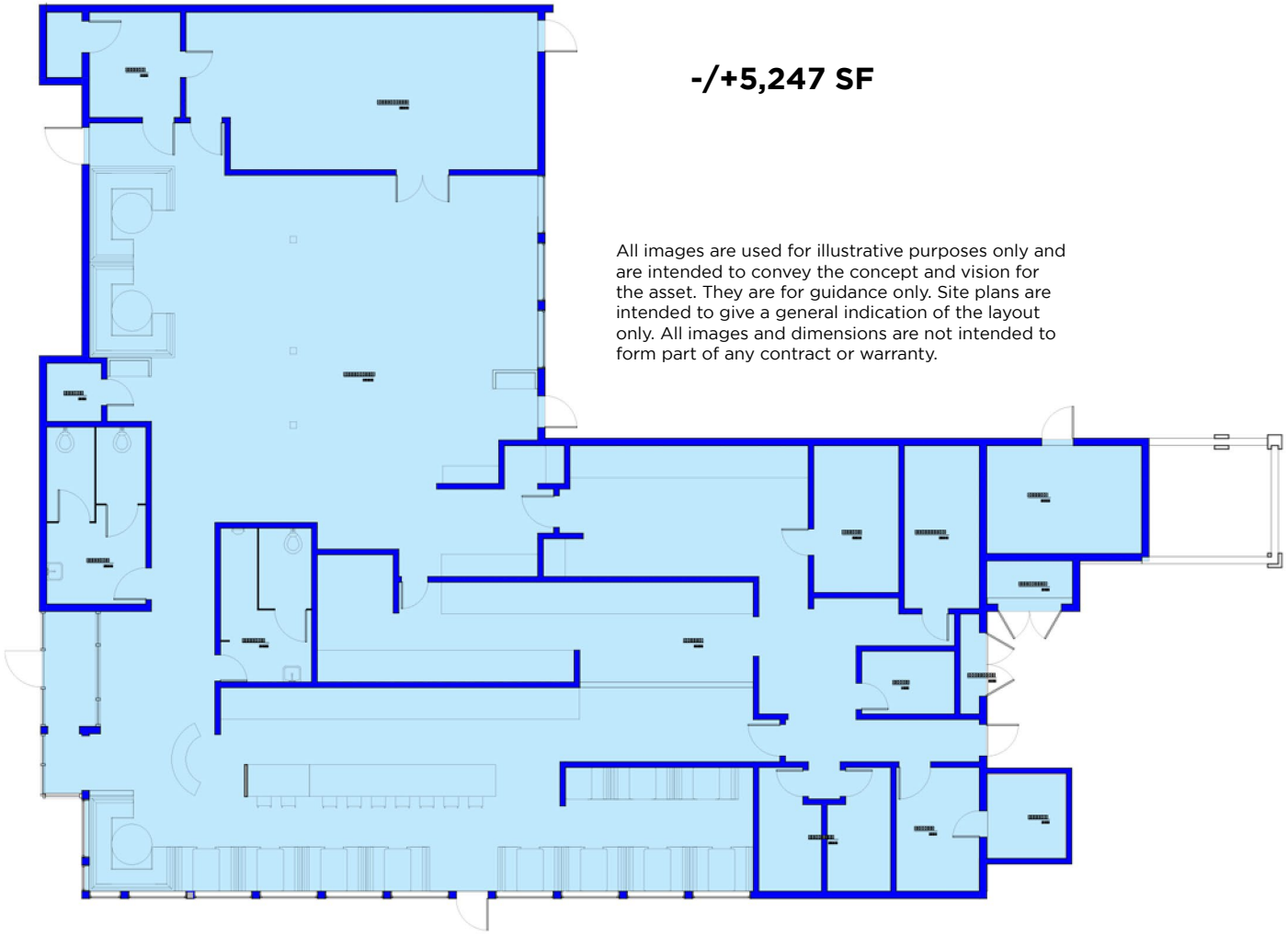
**Cultural Events and Tourism:** Sacramento has a rich cultural scene, attracting visitors to museums, historic districts, festivals, and events. Businesses in downtown can benefit from this influx of tourists and attendees by drawing on increased foot traffic and offering services catering to visitors.

**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



**-/+5,247 SF**

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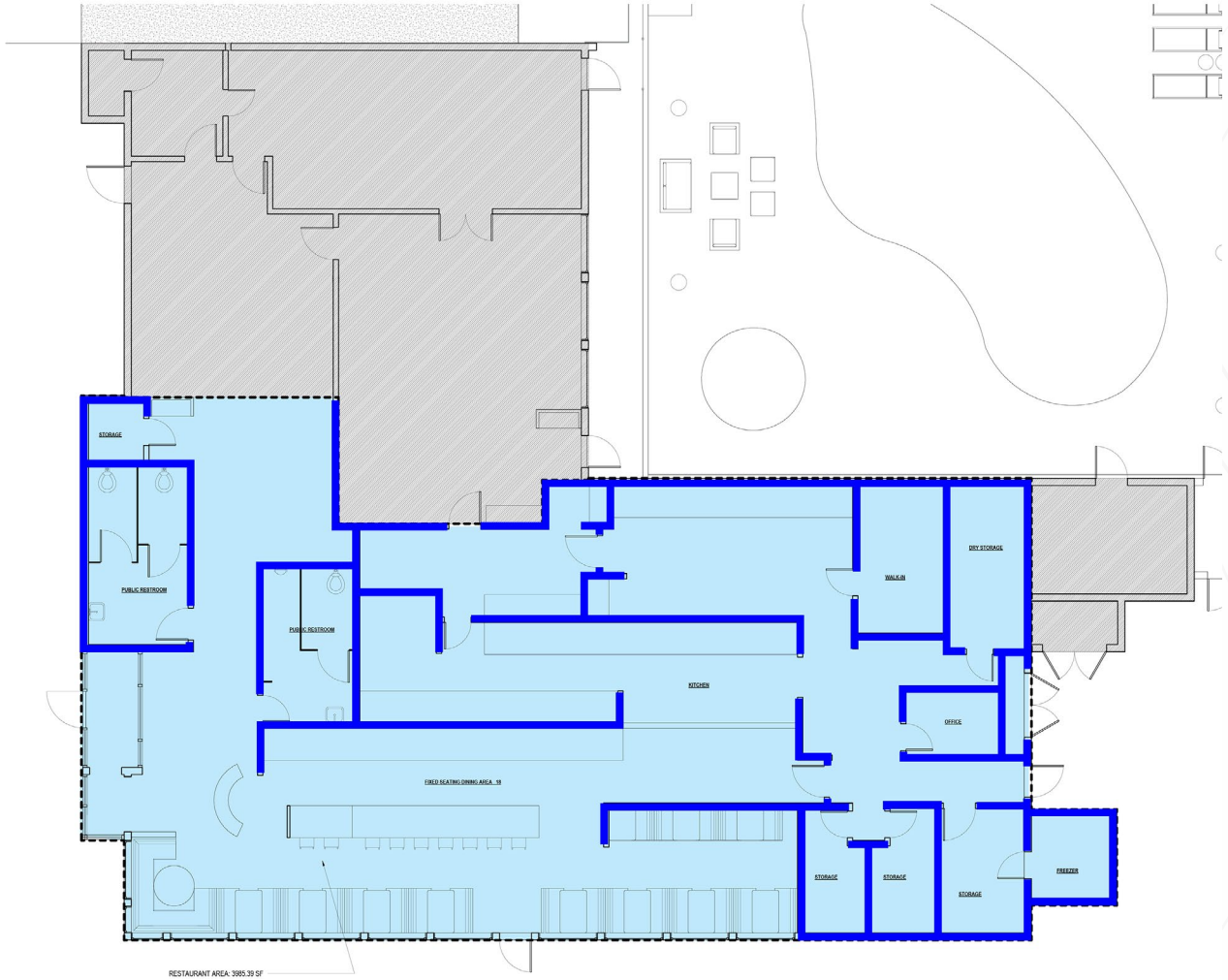


**+/-3,986 SF**

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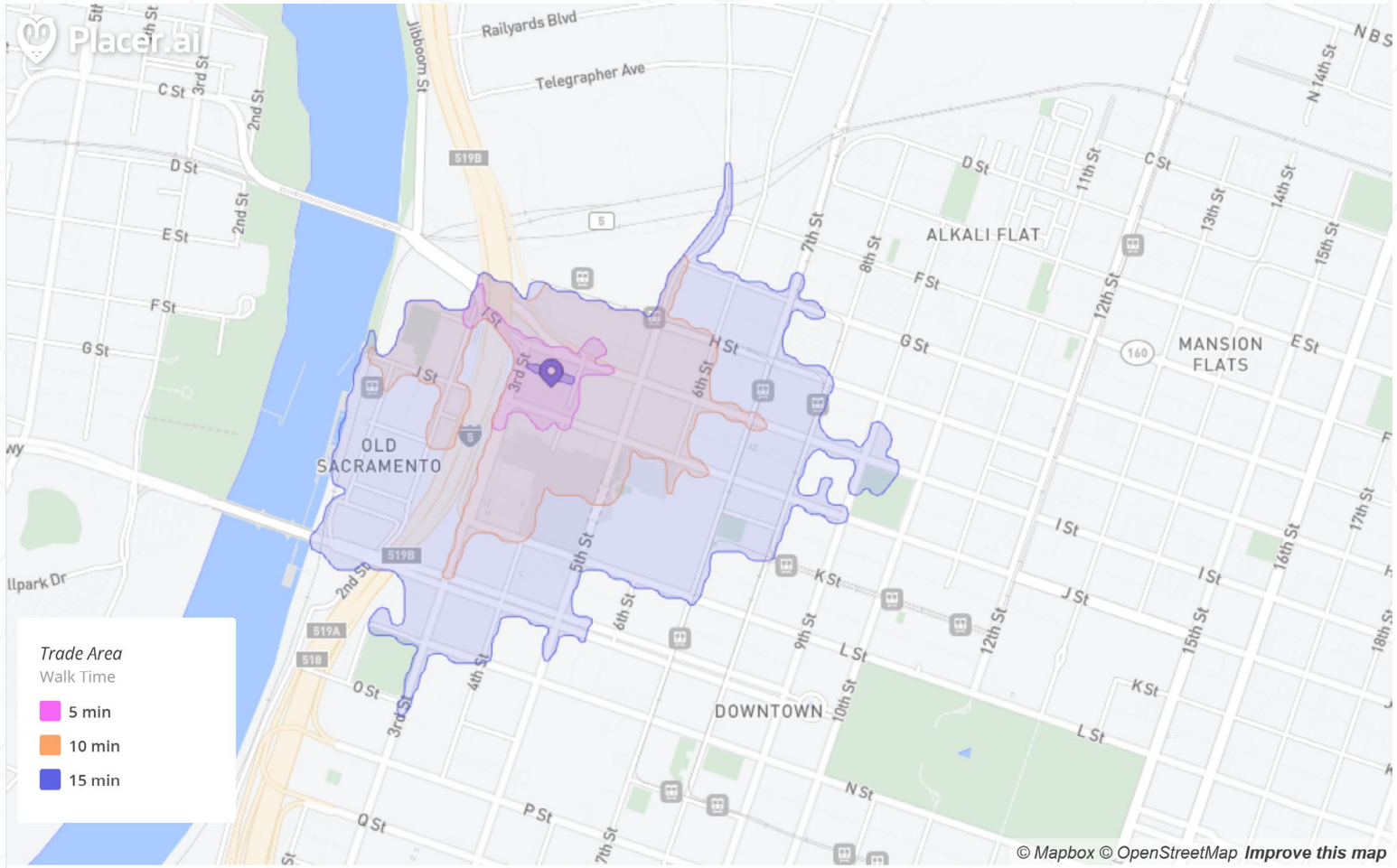
# WALKING DISTANCE

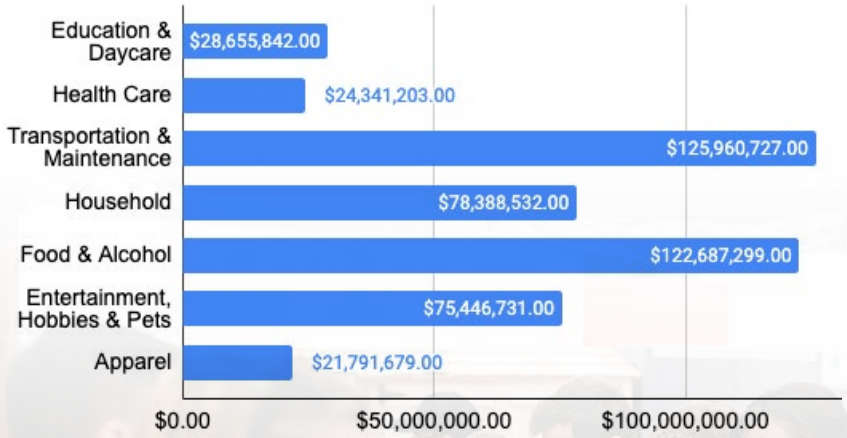



Vagabond Inn Executive Old Town | | Sep 1st, 2024 - Aug 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

# DEMOGRAPHICS

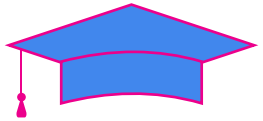
## CONSUMER SPENDING

5 mile Households

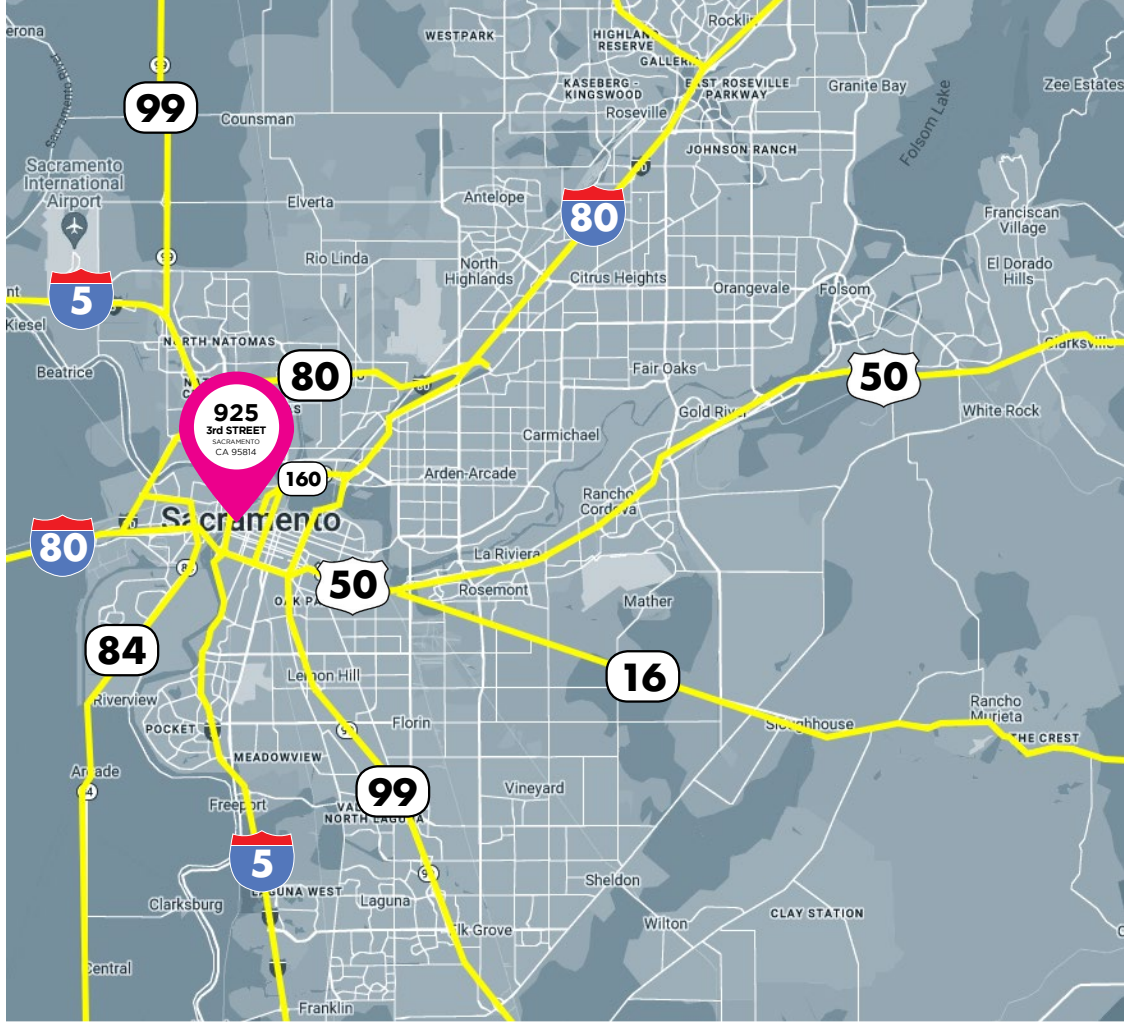



## EDUCATION

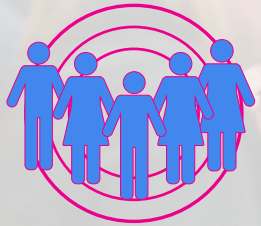
% Breakdown - 2023



- 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




## RESIDENT POPULATION



5 mile Population 2023

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

## TRAFFIC COUNT

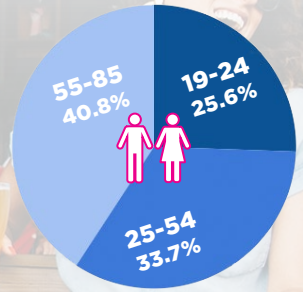
-/+ 23,000

## 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 |

## 2023 POPULATION BY AGE

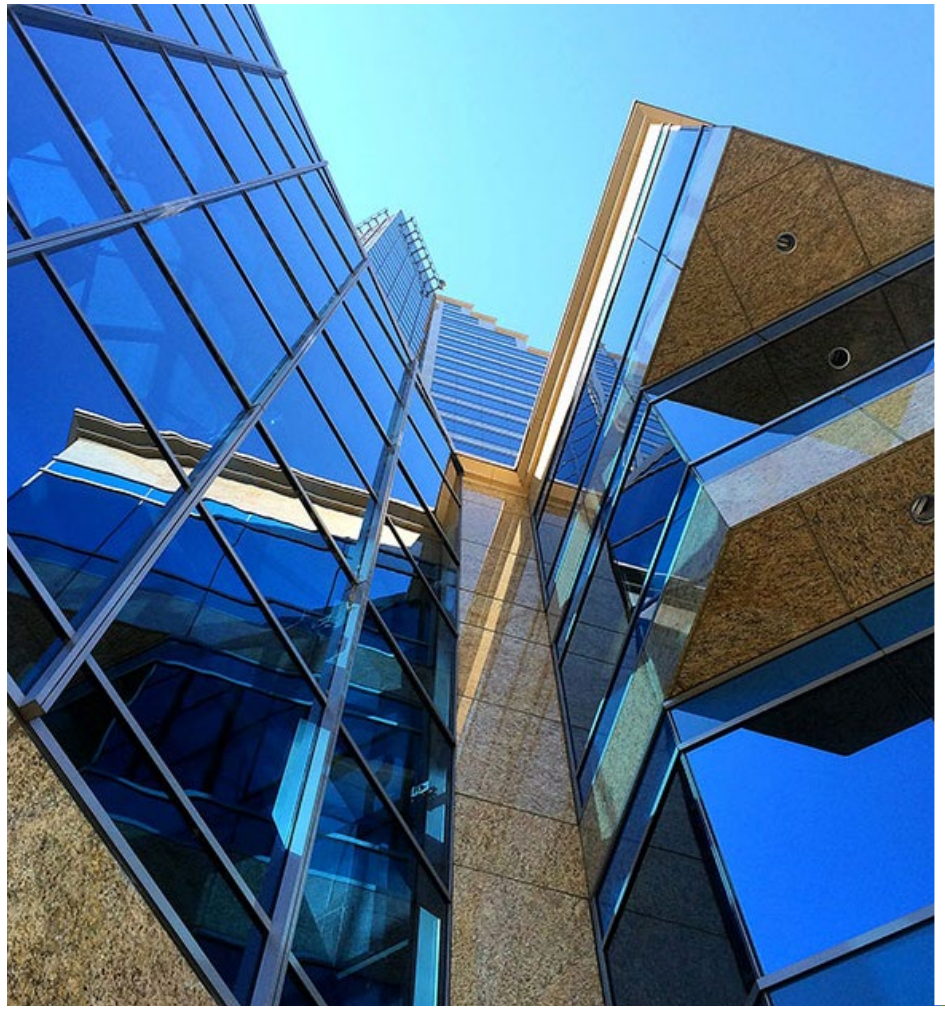


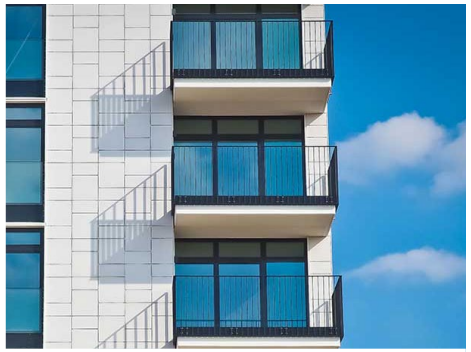

## TOTAL HOUSE HOLDS - 2023

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

Data from Costar

# 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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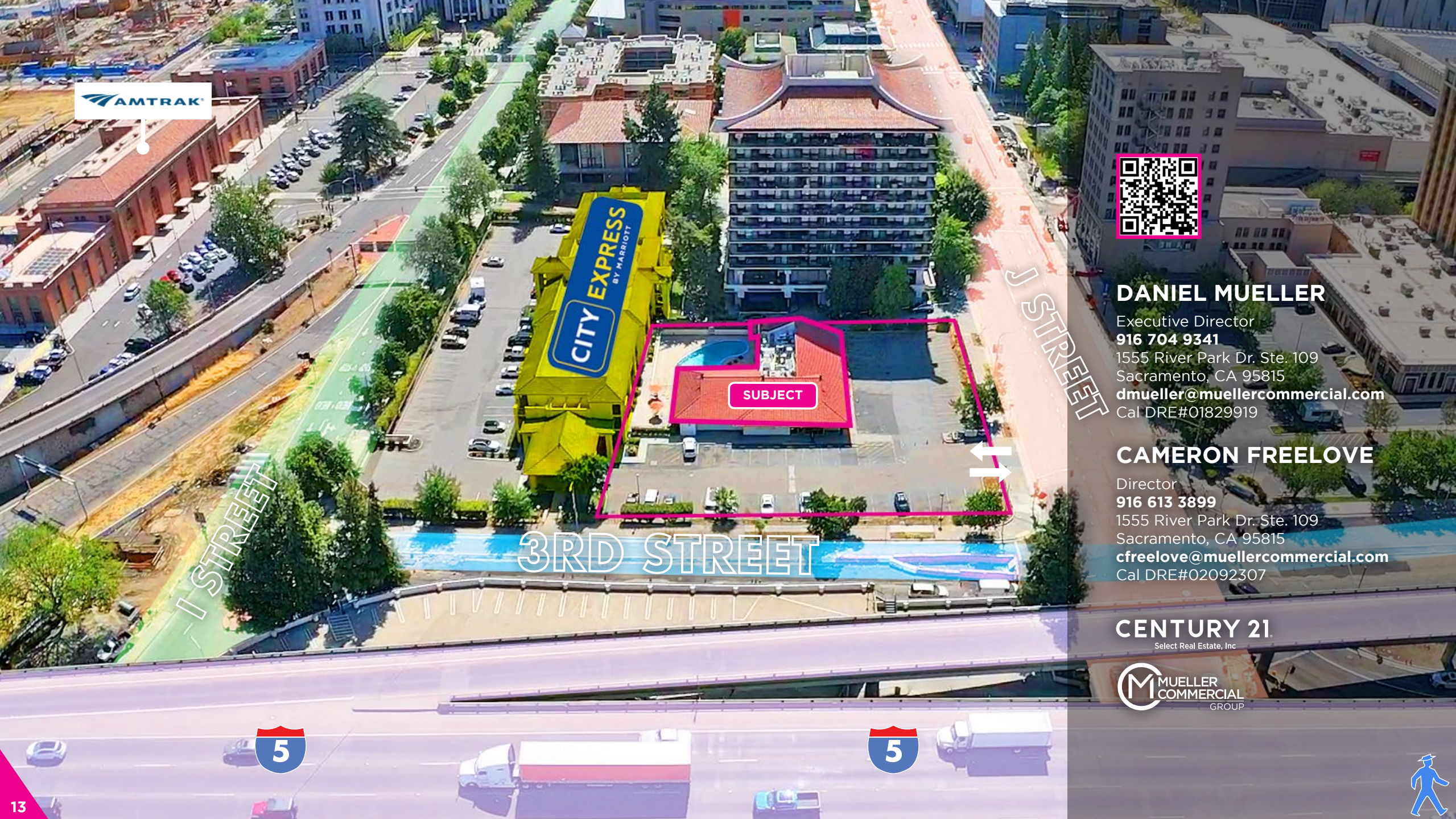



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