

HOSPITALITY FOR SALE

# Motel For Sale Sacramento, CA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Intero Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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# Executive Summary

# Location Description



## Property Description

Situated in a prime downtown Sacramento location with convenient access to government offices, business districts, restaurants, retail establishments, and entertainment venues. The property benefits from strong visibility, easy freeway access, nearby public transportation, and proximity to key amenities in the city center.

## Offering Summary

Sale Price:	Call for Price
No. of rooms	35

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,265	3,599	11,859
Total Population	2,110	5,986	18,811
Average HH Income	\$100,879	\$101,499	\$93,870

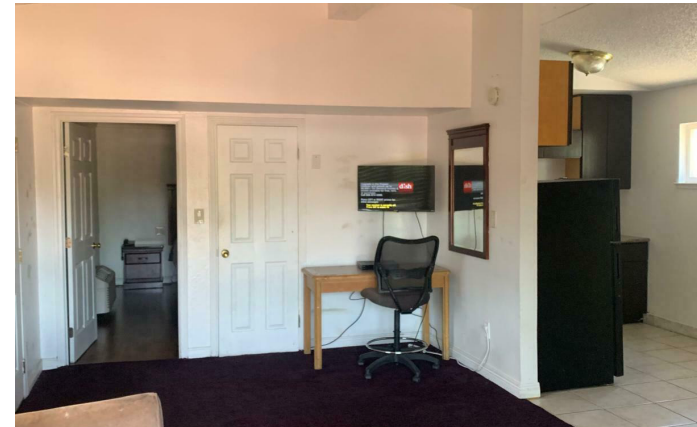
# Complete Highlights



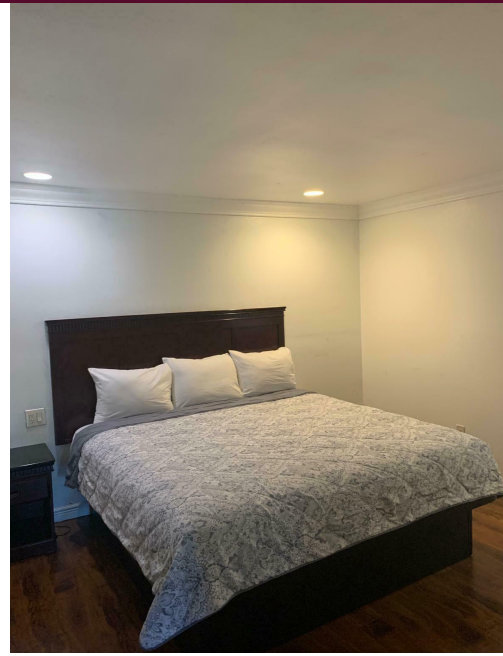
- **35 Guest Rooms – Well-sized motel with strong accommodation capacity**
- **Ample Parking – Convenient on-site parking for guests and visitors**
- **Zoning: C-4 – Flexible commercial zoning**
- **Lot Size: 0.24 Acres**
- **Can be converted to housing (buyer to verify with the city)**
- **Schedule a Tour Today – Contact the listing agent for more details and a private showing!**



# Existing Property Photos



# Existing Property Photos





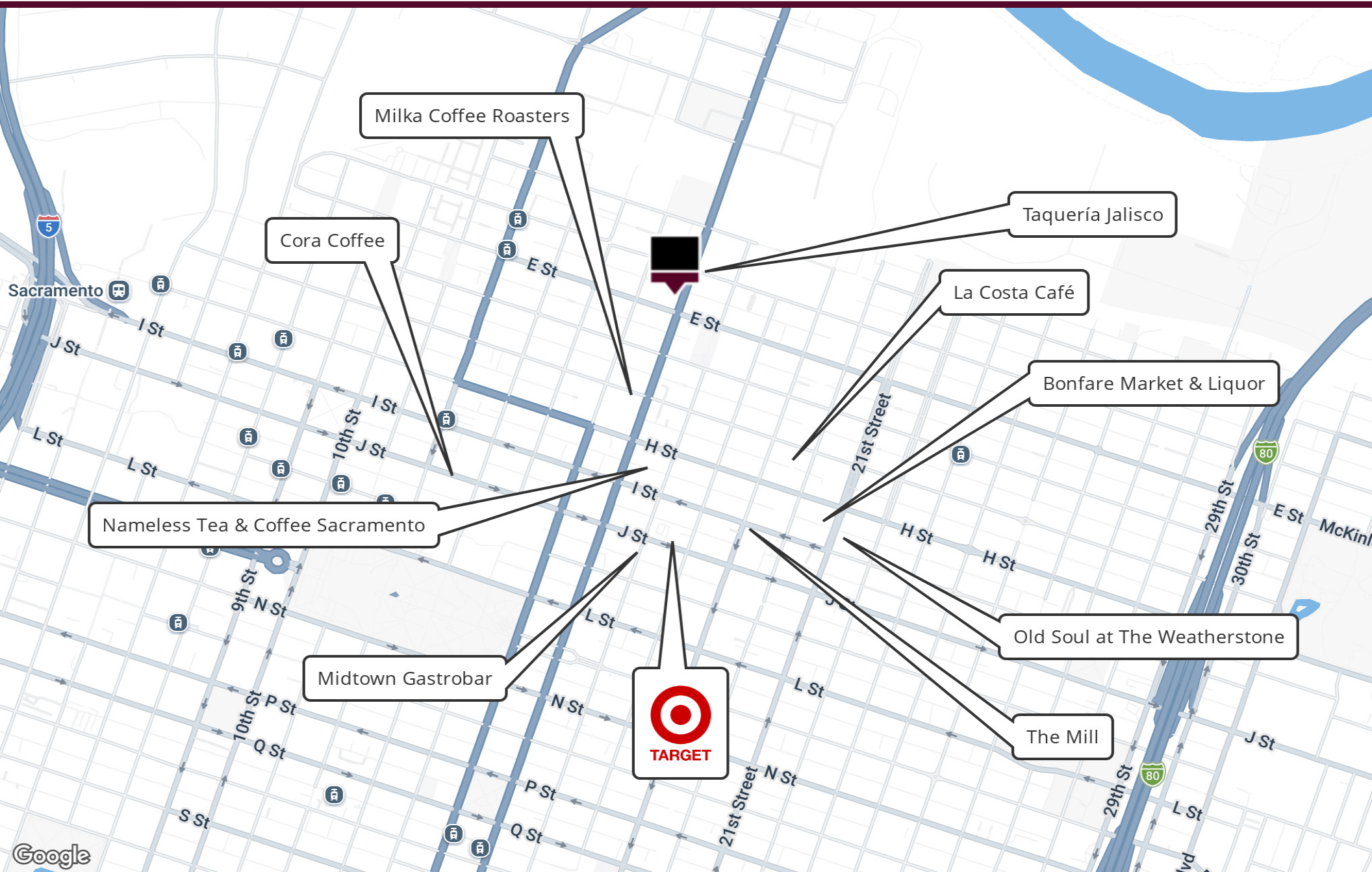
  
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# Location Information

# Location Map





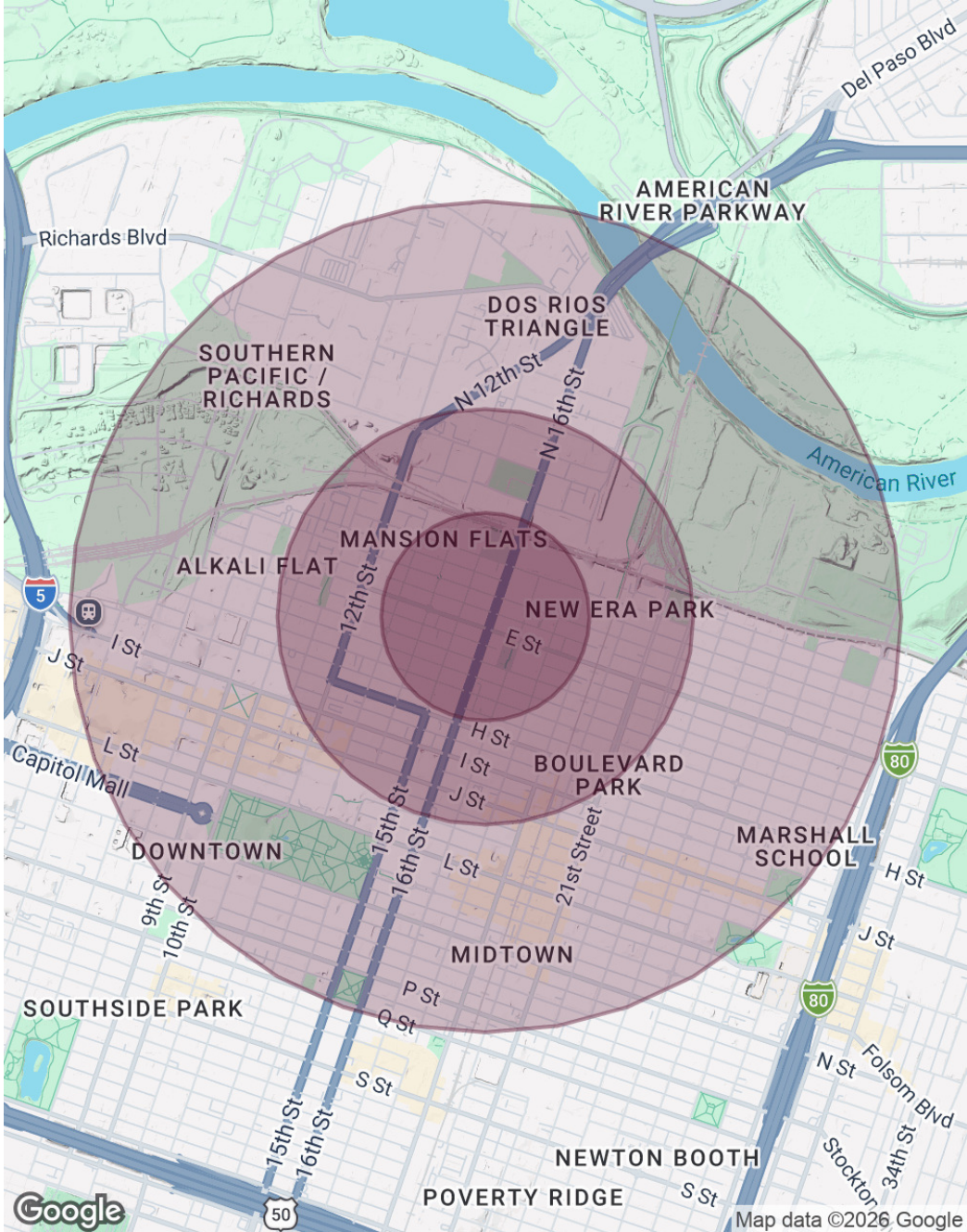
# Demographics

# Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,110	5,986	18,811
Average Age	34.4	34.8	37.3
Average Age (Male)	35.3	35.5	37.7
Average Age (Female)	33.2	33.4	39.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,265	3,599	11,859
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$100,879	\$101,499	\$93,870
Average House Value	\$702,040	\$722,381	\$628,137

2023 American Community Survey (ACS)





# Advisor Bios

# Ravi Jagtiani | Jagtiani Group | Intero Commercial



## RAVI JAGTIANI

America's Top 1% Real Estate Professional | Top Business Broker & No.1 Childcare Broker in California

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CalDRE #02044082

## Professional Background

With over 20 years of experience in real estate and business brokerage, Ravi Jagtiani is a recognized leader in commercial transactions, business sales, and strategic investment. He ranks among the Top 1% of Realtors Nationwide and holds the distinction of being the No. 1 Childcare Selling Broker in California and the Top Business Broker in California.

Ravi specializes in Retail, Land, and Business Opportunities, with extensive experience selling preschools, brokering large land development transactions, and investing in high cash-flow assets. In addition to commercial real estate, he has helped numerous Bay Area homeowners sell their residences and strategically reinvest their capital into high-performing opportunities across Texas, Arizona, North Carolina, and Florida.

In addition to his professional practice, Ravi serves on the Planning Commission for the City of Foster City, California, where he contributes expertise in land use, real estate development, and smart growth planning.

As a Realtor, investor, and developer, Ravi has built a diversified portfolio of residential and commercial properties. He is passionate about sharing his experience, insight, and professionalism to help clients build long-term wealth through strategic real estate investments.

The Jagtiani Group provides comprehensive real estate services for buyers and sellers, specializing in:

- Residential Properties
- Commercial Properties
- Multi-Family Properties
- Business Opportunities — Acquisitions, Dispositions & M&A

## Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

## Memberships

SamCAR, NAR, AREA, CAR

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