

FOR SALE OR LEASE

3050 BEACON BLVD, WEST SACRAMENTO, CA



 **18,086**
SF BULDING

 **\$3.5M**
SALE PRICE

 **\$1.80**
SF/MONTH FSG

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

Stand-alone West Sacramento office building for sale or lease ideal for an owner-user, featuring excellent parking, and income in place.

Property Overview

- 18,086 SF office with up to 10,450 SF available now for an owner-user
- Income in place from existing tenants
- Private turn-key offices for lease with recently renovated common areas
- Leasable offices range from 1,825 to 8,625 SF for a variety of tenants
- Elevator-serviced across two floors
- 6 cars per 1,000 SF office space in parking
- Located 1 minute from Capitol City Freeway and 7 minutes from the State Capitol

DAVID KHEDRY

VICE PRESIDENT

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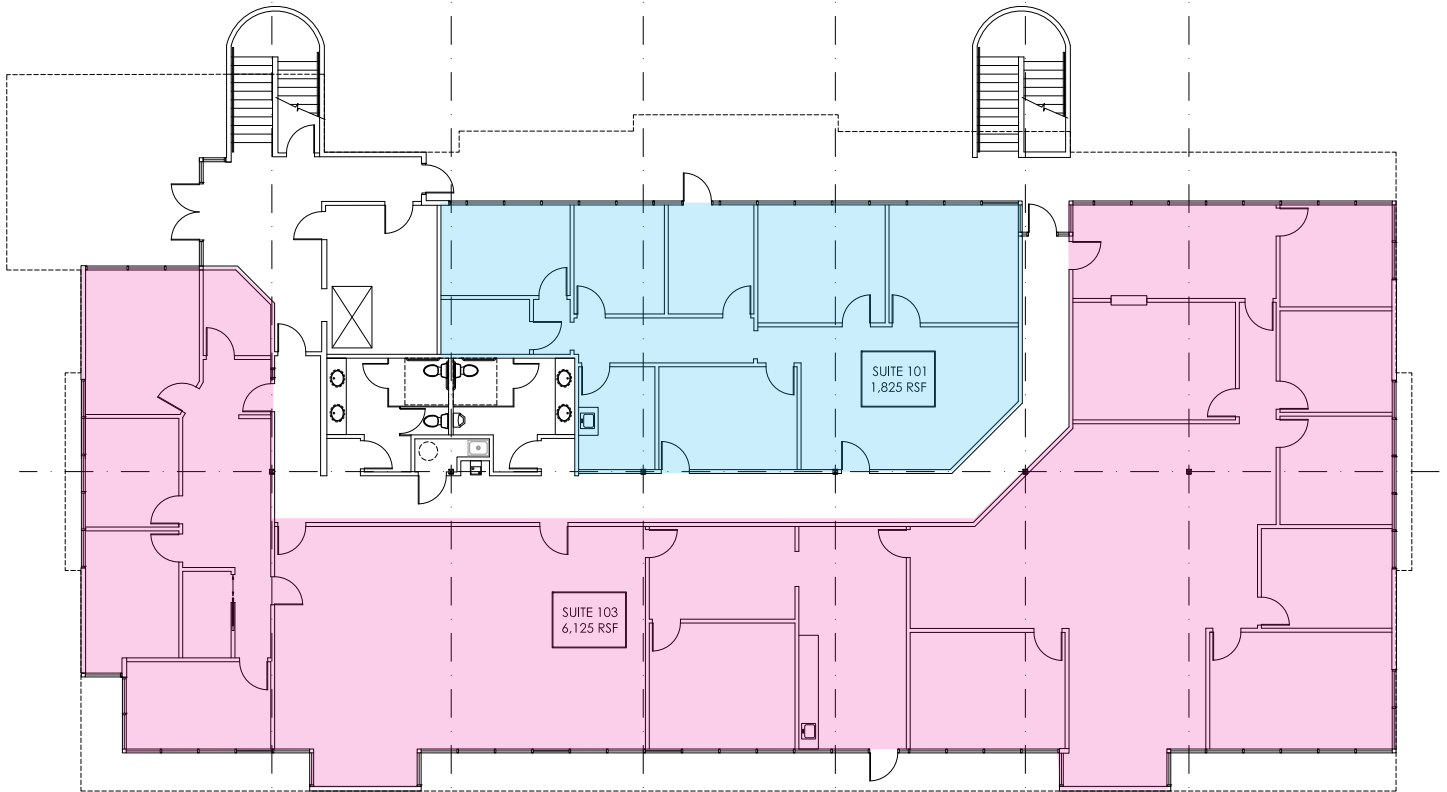
THE FLOOR PLANS


3050 BEACON BLVD, WEST SACRAMENTO, CA




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FIRST FLOOR



 = Leased

 = Available

Suite 101: 1,825 SF

Lease Rate: \$1.80/SF/Month FSG

Private Offices: \$700/Month (~150 SF)

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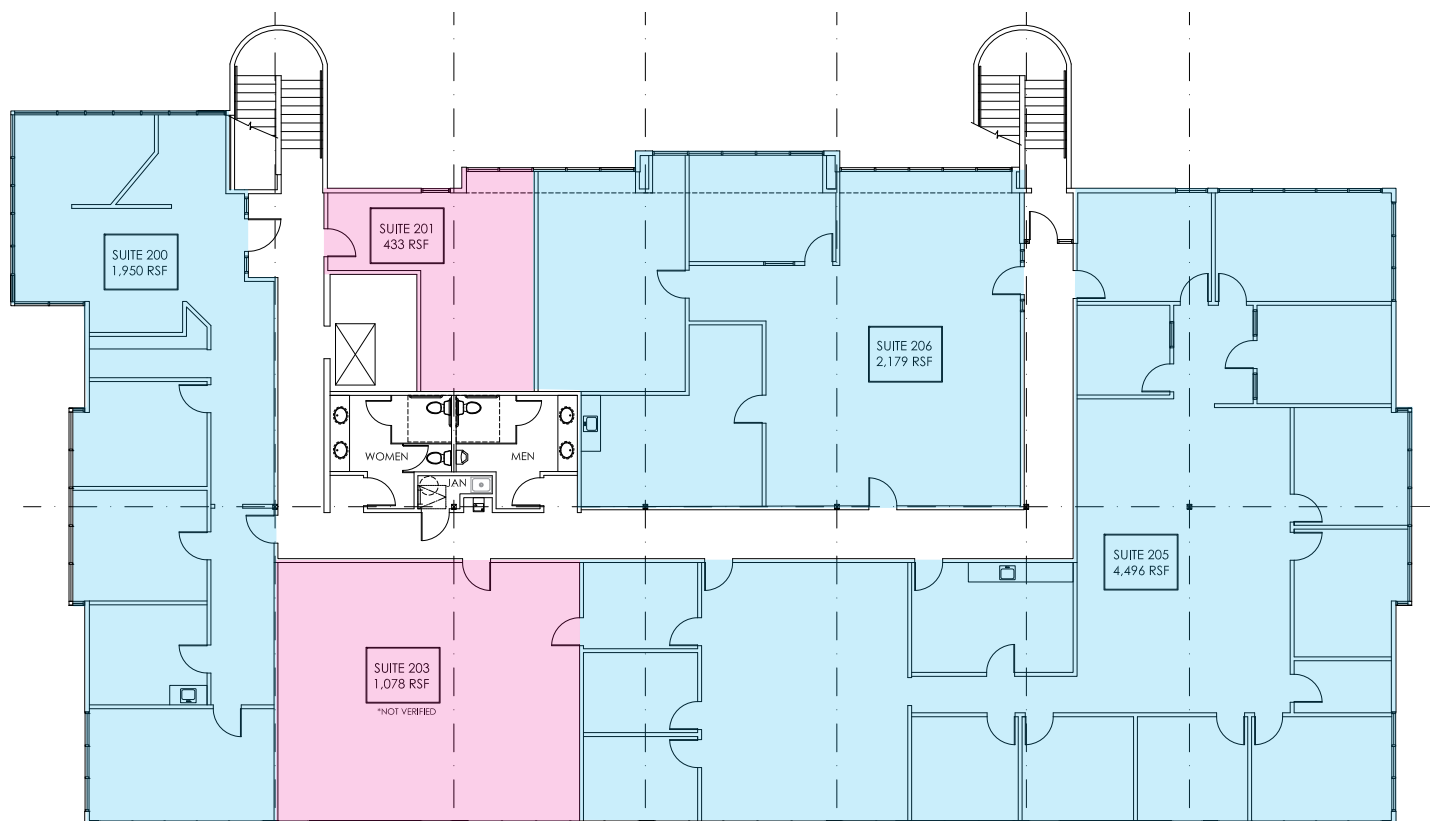
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


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SECOND FLOOR



 = Leased

 = Available

Suite 200: 1,950 SF

Suite 205: 4,496 SF

Suite 206: 2,179 SF

Suites 200 + 205 + 206: 8,625 SF

Lease Rate: \$1.80/SF/Month FSG

Private Offices: \$700/Month (~150 SF)

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ECONOMICS

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SCHEDULED REVENUE

Suite	Size (sf)	Base Rent (FSG)	Monthly Base Rent (FSG)	Annual Base Rent (FSG)
Suite 103 - Victor Community	6,125	\$ 1.82	\$ 11,134.00	\$ 133,608.00
Suite 200 - Noah's Dove	1,950	\$ 1.80	\$ 3,510.00	\$ 42,120.00
Suite 201 - Field True	433	\$ 1.96	\$ 850.00	\$ 10,200.00
Suite 203 - CA Central Valley Flood Association	1,078	\$ 1.95	\$ 2,099.91	\$ 25,198.92
	9,586		\$ 17,593.91	\$ 211,126.92



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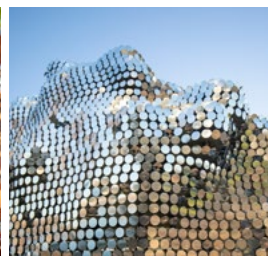
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WEST SACRAMENTO

SACRAMENTO, CA



54.9K
RESIDENTS



32.4K
EMPLOYEES



\$100.4K
MEDIAN HH INCOME



4.2M
OUT-OF-MARKET VISITORS

Located in Yolo County, the City of West Sacramento has emerged as one of the most forward-looking municipalities in Northern California within the last two decades

Location Overview

- Immediate access to Downtown Sacramento via Tower Bridge and major freeway corridors including I-80, US-50, and I-5
- Close proximity to popular entertainment venues, such as the Golden 1 Center, the renovated Convention Center, and the Sutter Health Park
- Rapid growth driven by mixed-use development, infill land, and riverfront revitalization
- Growing residential base fueling demand for neighborhood retail and service uses
- Home to a diverse base of major employers in logistics, manufacturing, healthcare, food production, and government, supporting a strong and stable regional workforce

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THE LOCATION

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