

# 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
- 4.5 cars per 1,000 SF office space in parking (81 parking stalls on-site)
- Located 1 minute from Capitol City Freeway and 7 minutes from the State Capitol

## DAVID KHEDRY

VICE PRESIDENT

D.R.E. LIC. 02063469

916.573.3303

[DAVIDKHEDRY@TURTONCRE.COM](mailto:DAVIDKHEDRY@TURTONCRE.COM)

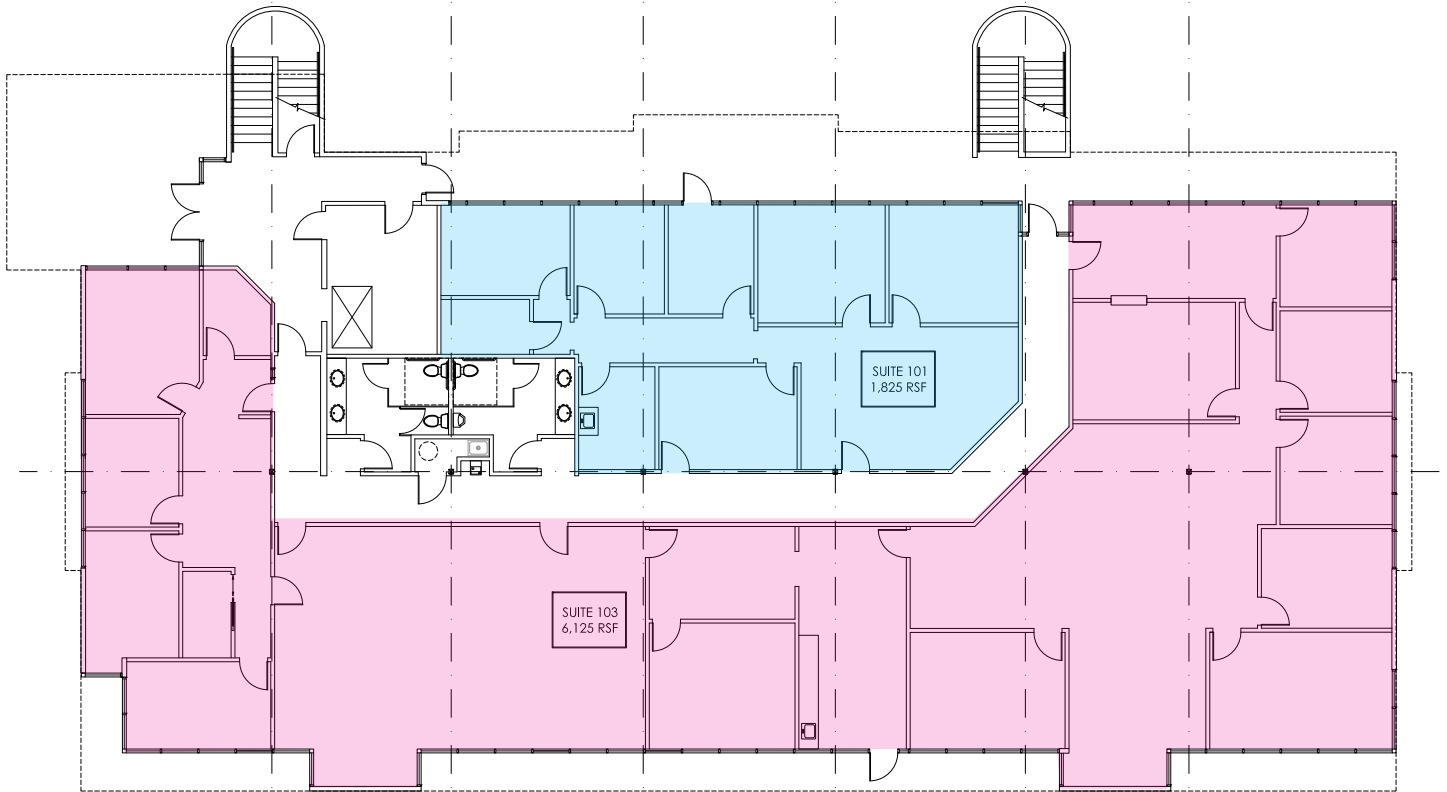
# THE FLOOR PLANS


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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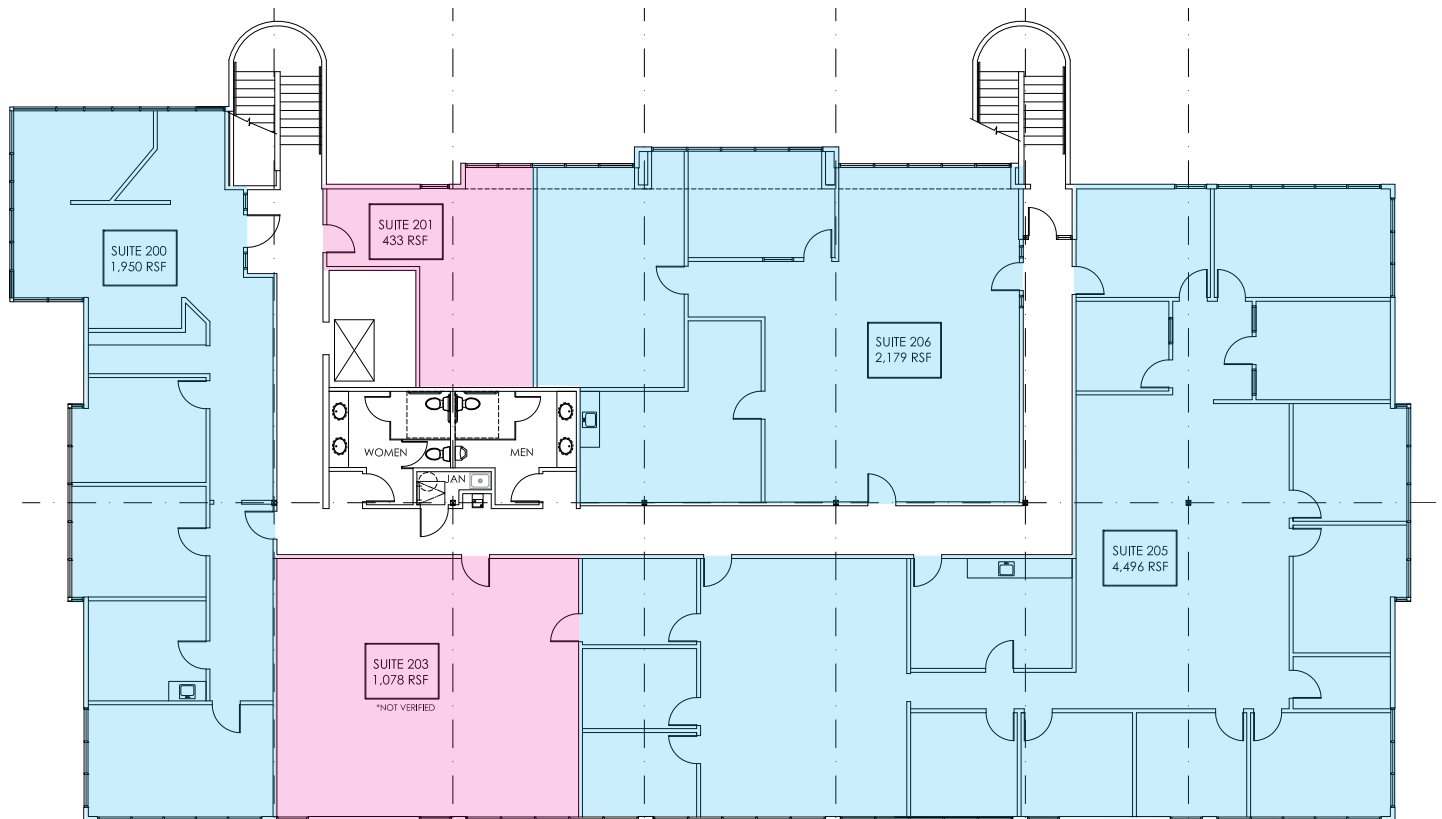
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


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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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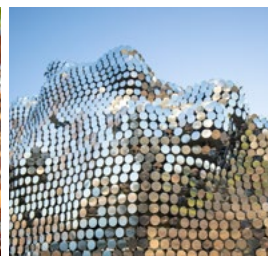
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# WEST SACRAMENTO

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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