



CROSSROAD
VENTURES GROUP

1450 Halyard Dr

West Sacramento, CA 95691

CALL FOR PRICING

Owner User/Investor

Office

916.788.9731
crossroadventures.net

Highlights

- +/-16,800 square foot office building well suited for professional use
- Constructed in 1987 with proven durability and functional design
- Owner-User / Leased Investment Opportunity
- Partial owner occupancy (+/-5,585 SF) supporting immediate use
- In place leased space generating ongoing rental income
- Clear separation between owner occupied and tenant areas
- Flexible floor plan adaptable to various office configurations
- Single building asset offering simplified ownership structure

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1450 Halyard Dr
West Sacramento, CA 95691

For Sale

Office

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SECTION 1.

Property Information

1450 Halyard Dr

West Sacramento, CA 95691

For Sale

Office

Property Summary



Property Description

Introducing a versatile opportunity for owner-users and investors, this property features a 16,800 SF office building, built in 1987, and strategically zoned BP in the prime West Sacramento location. With the owner occupying 5585 SF, the buyer gains the potential for immediate or near-future occupancy, creating a compelling owner-user opportunity. Simultaneously, it offers a solid leased investment prospect, adding further value to this promising property.

Property Highlights

- +/-16,800 square foot office building well suited for professional use
- Constructed in 1987 with proven durability and functional design
- Owner-User / Leased Investment Opportunity
- Partial owner occupancy (+/-5,585 SF) supporting immediate use
- In place leased space generating ongoing rental income
- Clear separation between owner occupied and tenant areas
- Flexible floor plan adaptable to various office configurations
- Single building asset offering simplified ownership structure
- Balanced profile appealing to both investors and owner users

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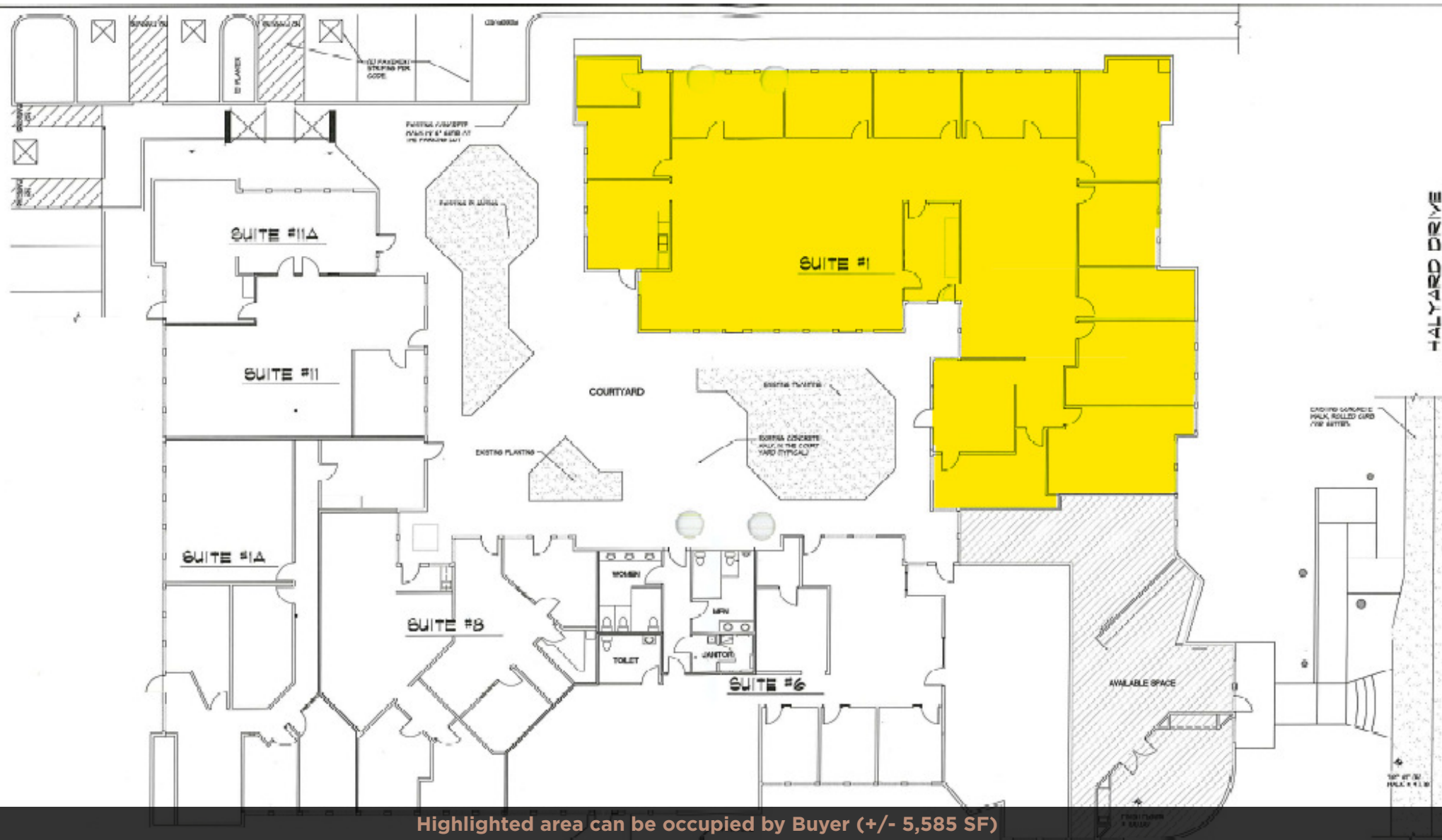
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Floorplan



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Additional Photos



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Halyard Drive, LLC

Rent Roll

Property: 1450 Halyard Drive, LLC

Suite/Build	Tenant	SF Area	% of Total	Lease Term		Term	Lease Type	Base Rent	Monthly CAM	Total Rent/CAM	Monthly Rent/SF	Total Annual Rent	Annual CAM	Annual Rent/SF	Security Deposit
				Begin	End										
1	Miyamoto International (Owner)	5,585	35%	2/1/2002	9/30/2029	332	FSG	\$ 13,500.00	\$ -	\$ 13,500.00	\$ 2.42	\$ 162,000.00	\$ -	\$ 29.01	\$ -
6/6A	Delta Conservancy	4,715	29%	8/1/2019	7/31/2027	96	FSG	\$ 9,430.00	\$ -	\$ 9,430.00	\$ 2.00	\$ 113,160.00	\$ -	\$ 24.00	\$ -
1A/11/11A/8	Communicare+OLE	5,707	36%	8/1/2025	9/30/2030	62	FSG	\$ 9,873.00	\$ -	\$ 9,873.00	\$ 1.73	\$ 118,476.00	\$ -	\$ 20.76	\$ 11,112.00
Total		16,007.00						\$ 32,803.00	\$ -	\$ 32,803.00	\$ 2.05	\$ 393,636.00	\$ -	\$ 73.77	\$ 11,112.00

Summary:

Occupancy	Total Units	Percentage	Monthly	Monthly CAM	Total Rent	Base Annual	Base Annual	Total Annual Rent
Occupied	3.00	100%	\$ 32,803.00	\$ -	\$ 32,803.00	\$ 393,636.00	\$ -	\$ 393,636.00
Vacant	0.00	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	3.00	100%	\$ 32,803.00	\$ -	\$ 32,803.00	\$ 393,636.00	\$ -	\$ 393,636.00

Suite	Rent Increase Date	Schedule									
		2026	2027	2028	2029	2030	2031	2032	2033		
1	Miyamoto International No Bumps	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	Lease Ends	\$ -	\$ -	\$ -	\$ -	\$ -	-
6	Delta Conservancy Bumps on 10/1 each year	\$ 9,666.00	Lease ends	Lease Ends	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
1A/11/11A/8	Communicare OLE Rent bumps on 10/1 each year	\$ 10,169.00	\$ 10,474.00	\$ 10,789.00	\$ 11,112.00	Lease ends	\$ -	\$ -	\$ -	\$ -	-

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Location Map



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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SECTION 2.

Sale Comparables

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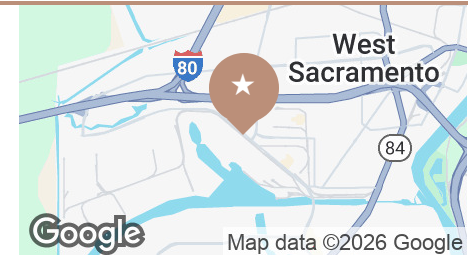
Sale Comps



1450 Halyard Dr

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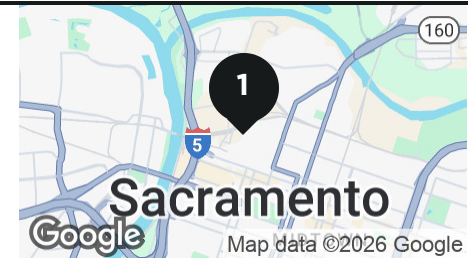
Price:	\$0	Bldg Size:	16,707 SF
Lot Size:	62,852 SF	Year Built:	1987
Price/SF:	\$0.00		



700 E St

Sacramento, CA 95814

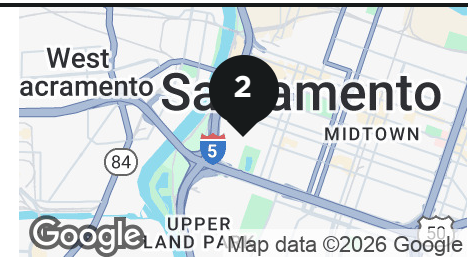
Price:	\$2,651,500	Bldg Size:	9,674 SF
Lot Size:	20,038 SF	Year Built:	1982
Price/SF:	\$274.09		



501 S St

Sacramento, CA 95811

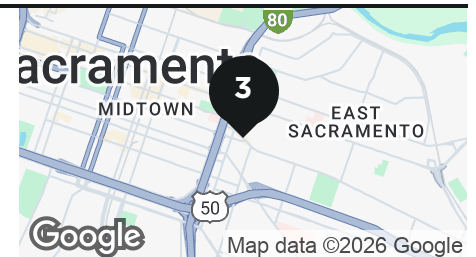
Price:	\$2,120,000	Bldg Size:	8,376 SF
Lot Size:	19,166 SF	Year Built:	1981
Price/SF:	\$253.10		



3195 Folsom Blvd

Sacramento, CA 95816

Price:	\$3,700,000	Bldg Size:	11,200 SF
Lot Size:	11,326 SF	Price/SF:	\$330.36



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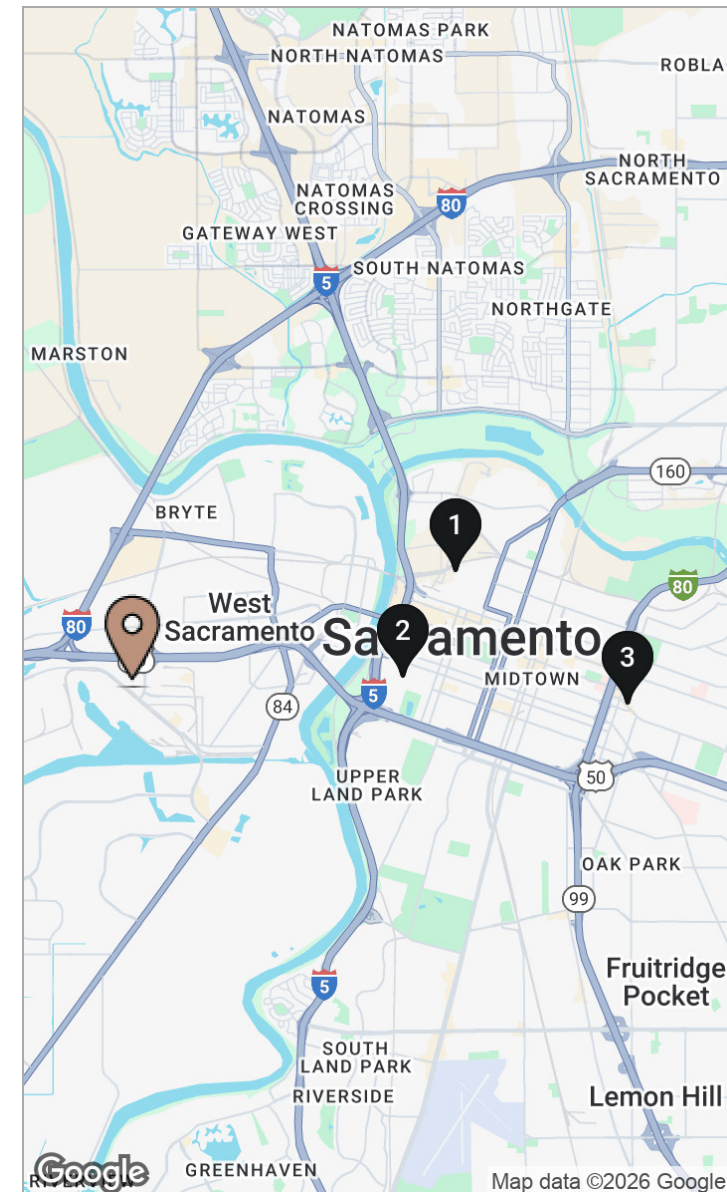
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Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Price/SF
★	1450 Halyard Dr West Sacramento, CA	\$0	16,707 SF	\$0.00
1	700 E St Sacramento, CA	\$2,651,500	9,674 SF	\$274.09
2	501 S St Sacramento, CA	\$2,120,000	8,376 SF	\$253.10
3	3195 Folsom Blvd Sacramento, CA	\$3,700,000	11,200 SF	\$330.36
	Averages	\$2,823,833	9,750 SF	\$285.85



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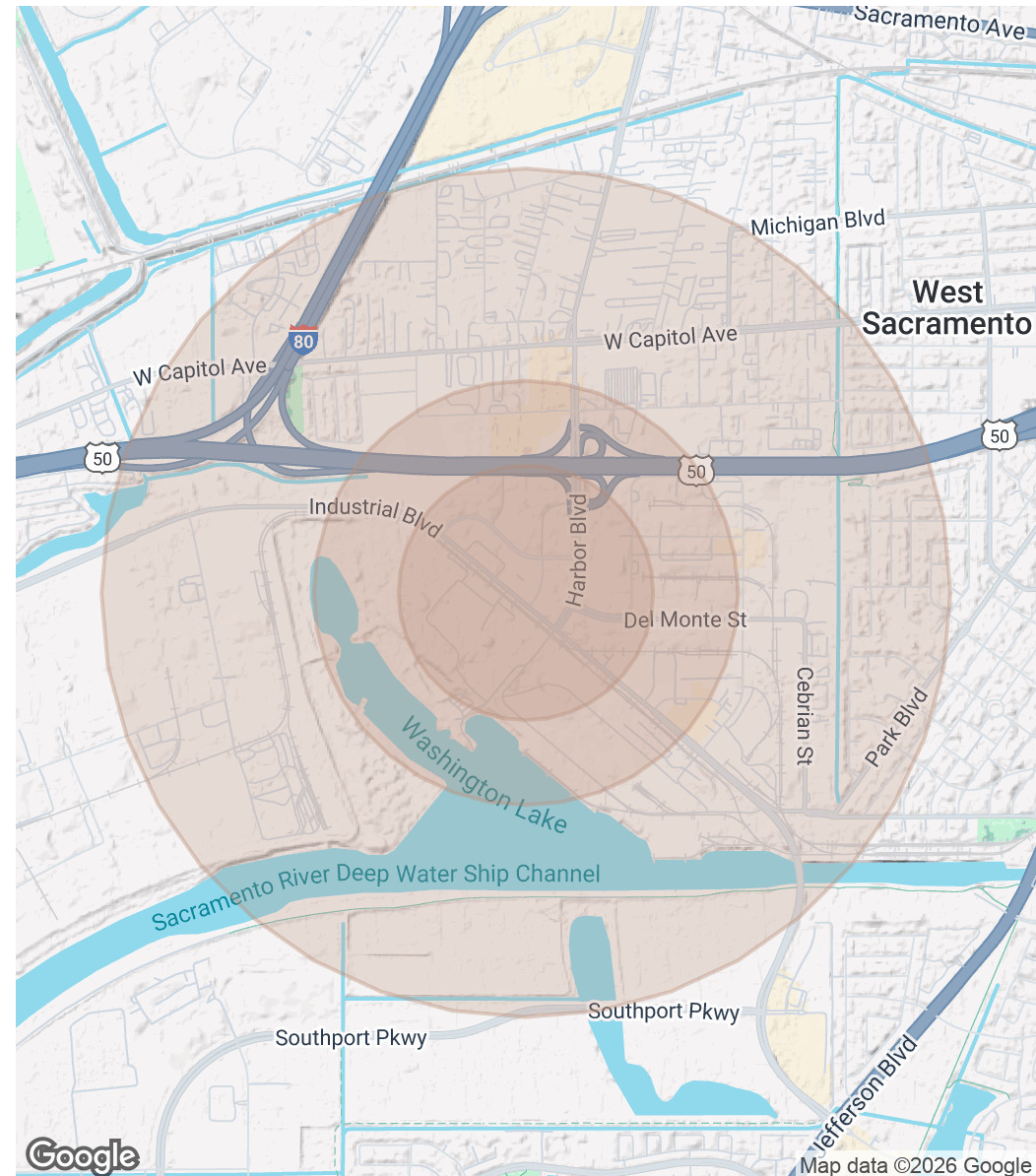
Office

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	33	832	5,810
Average Age	50	37	39
Average Age (Male)	48	37	38
Average Age (Female)	52	38	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	14	327	2,241
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$81,849	\$60,604	\$70,961
Average House Value	\$416,148	\$372,572	\$290,635

Demographics data derived from AlphaMap



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