



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

JIM ESWAY

CalDRE #00820384

P: 916.788.9731

jesway@crossroadventures.net

your real estate compass.

1450 Halyard Dr

West Sacramento, CA 95691

For Sale

Office

Table Of Contents

Confidentiality & Disclaimer

All materials and information received or derived from Crossroad Ventures Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Crossroad Ventures Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Crossroad Ventures Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossroad Ventures Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossroad Ventures Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

3

SALE COMPARABLES

9

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

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

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

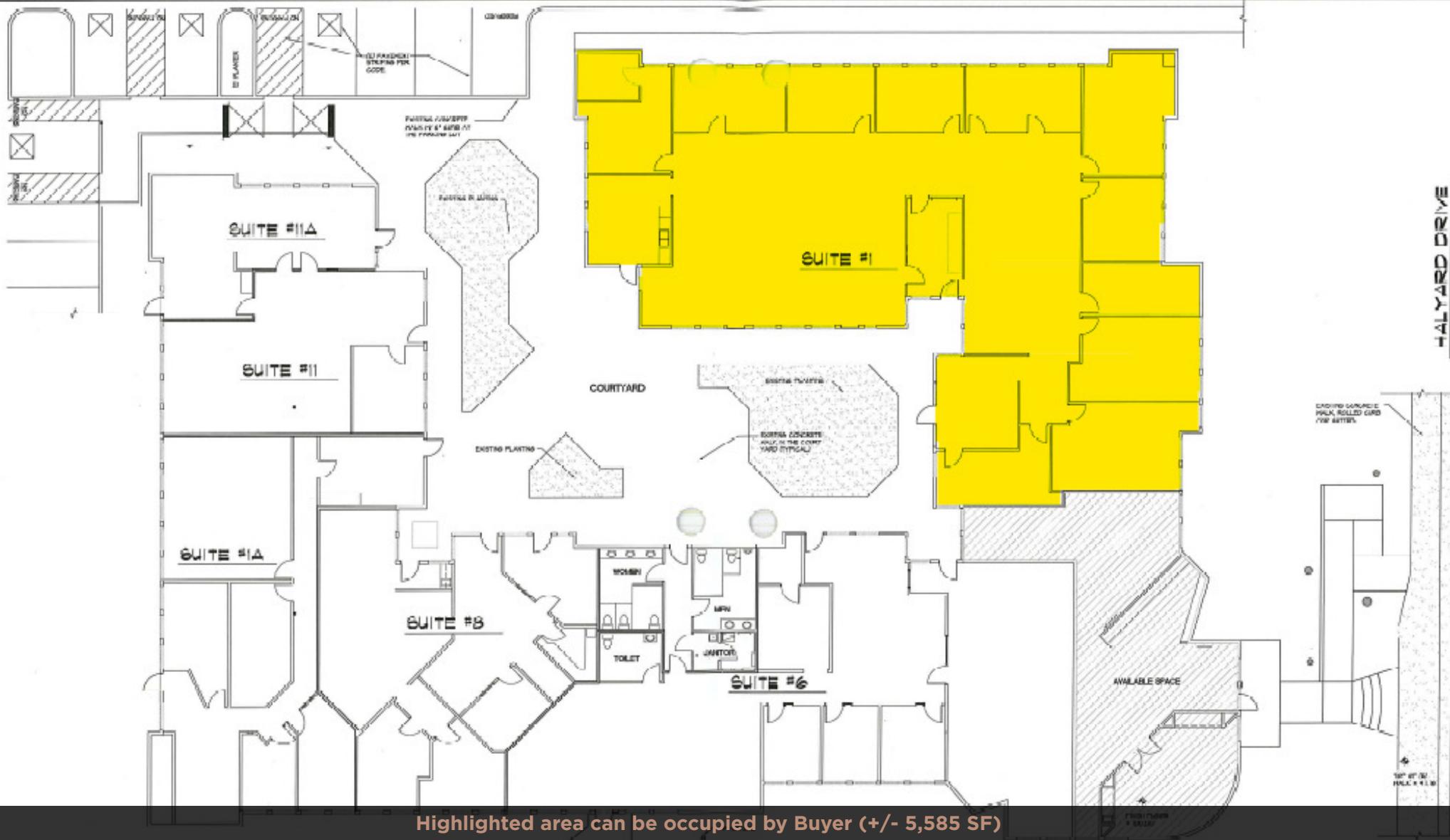
1450 Halyard Dr

West Sacramento, CA 95691

For Sale

Office

Floorplan



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD
VENTURES GROUP

your real estate compass.

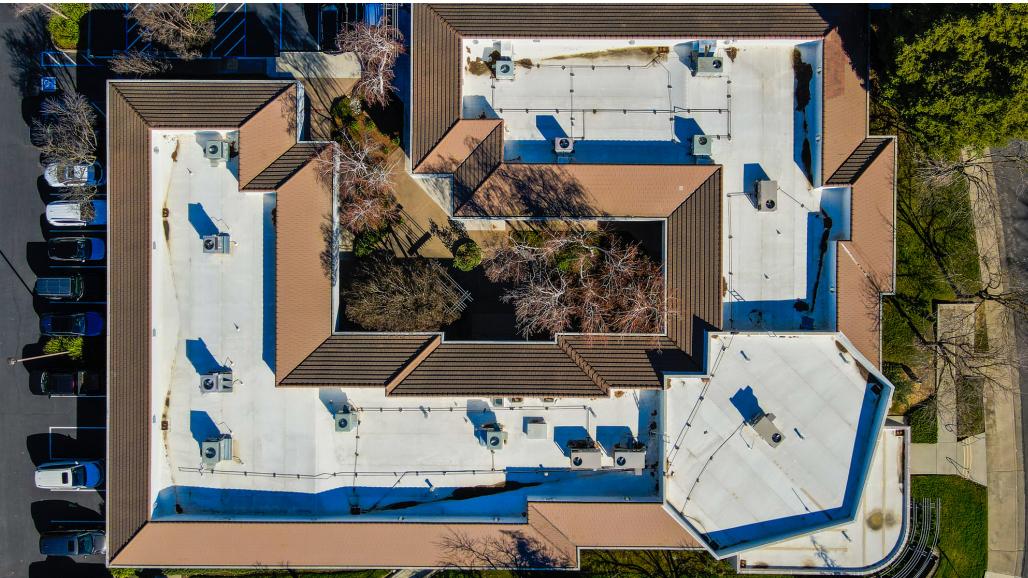
For Sale

Office

Additional Photos

1450 Halyard Dr

West Sacramento, CA 95691



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD
VENTURES GROUP

your real estate compass.



CROSSROAD
VENTURES GROUP

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		Monthly		Total Annual Rent	Annual CAM	Annual Rent/SF	Security Deposit
				Begin	End				CAM	Total Rent/CAM	Rent/SF					
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	\$ 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	2034	2035
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	\$ -	\$ -	\$ -	\$ -	\$ -

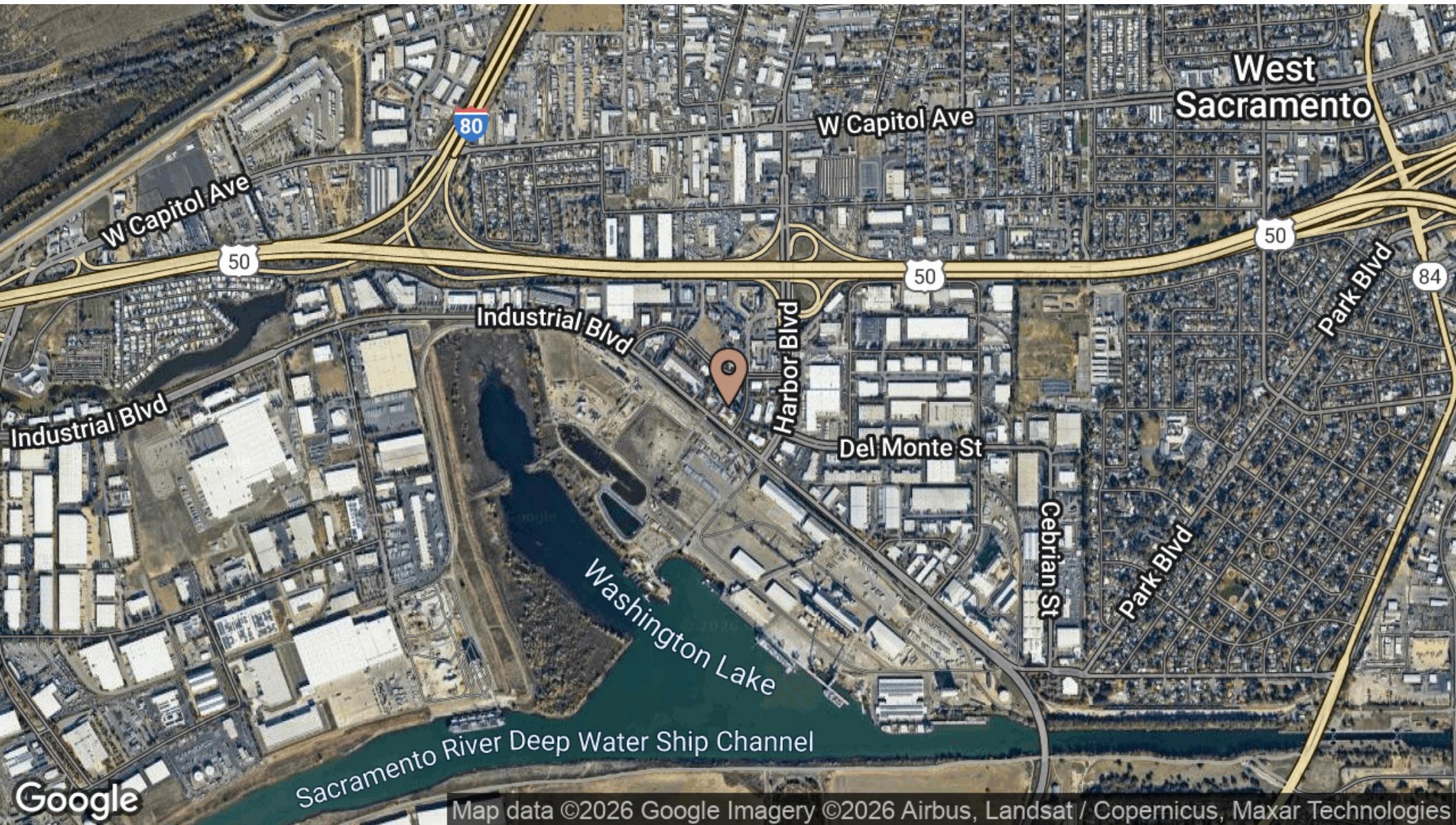
For Sale

Office

Location Map

1450 Halyard Dr

West Sacramento, CA 95691



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD
VENTURES GROUP

your real estate compass.

SECTION 2.

Sale Comparables

For Sale

Office

Sale Comps

1450 Halyard Dr

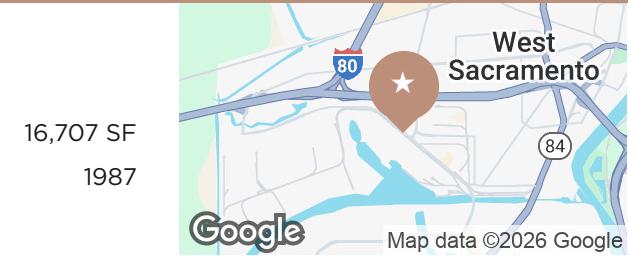
West Sacramento, CA 95691



1450 Halyard Dr

West Sacramento, CA 95691

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



Google

Map data ©2026 Google



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



Google

Map data ©2026 Google



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



Google

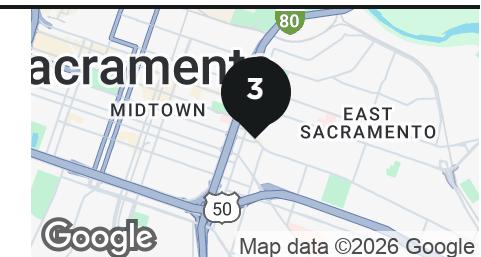
Map data ©2026 Google



3195 Folsom Blvd

Sacramento, CA 95816

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



Google

Map data ©2026 Google

JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD

VENTURES GROUP

your real estate compass.

For Sale

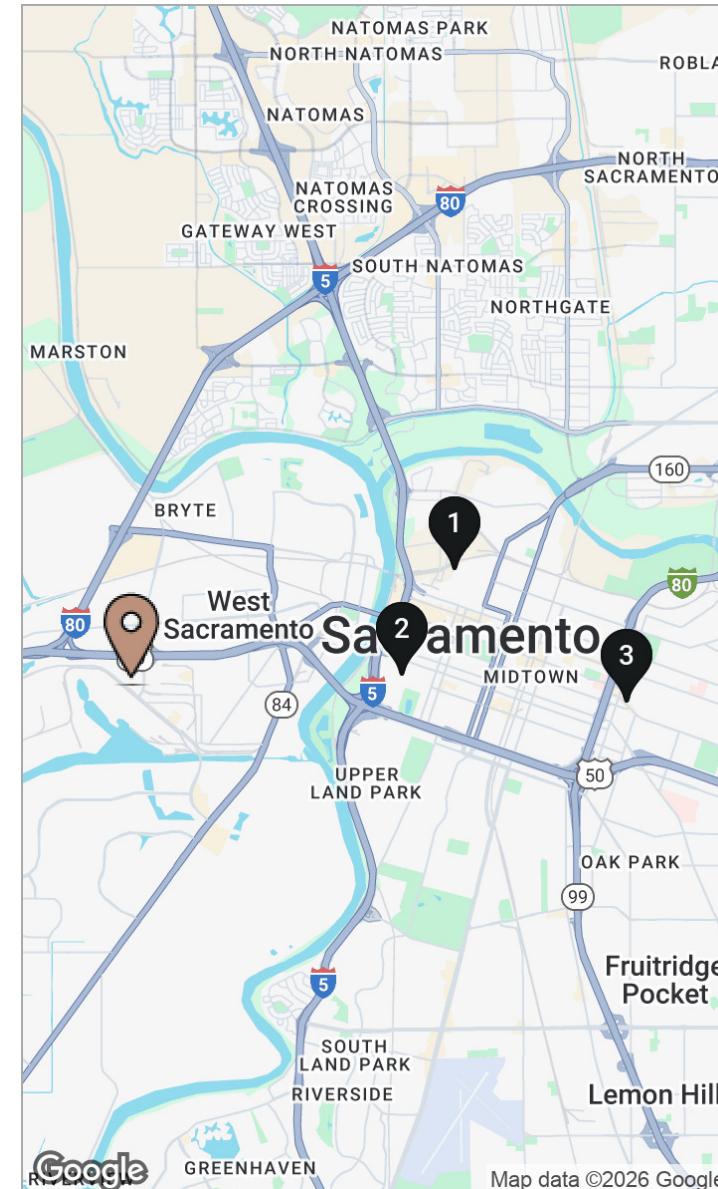
Office

Sale Comps Map & Summary

1450 Halyard Dr

West Sacramento, CA 95691

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



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD
VENTURES GROUP
your real estate compass.

1450 Halyard Dr

West Sacramento, CA 95691

For Sale

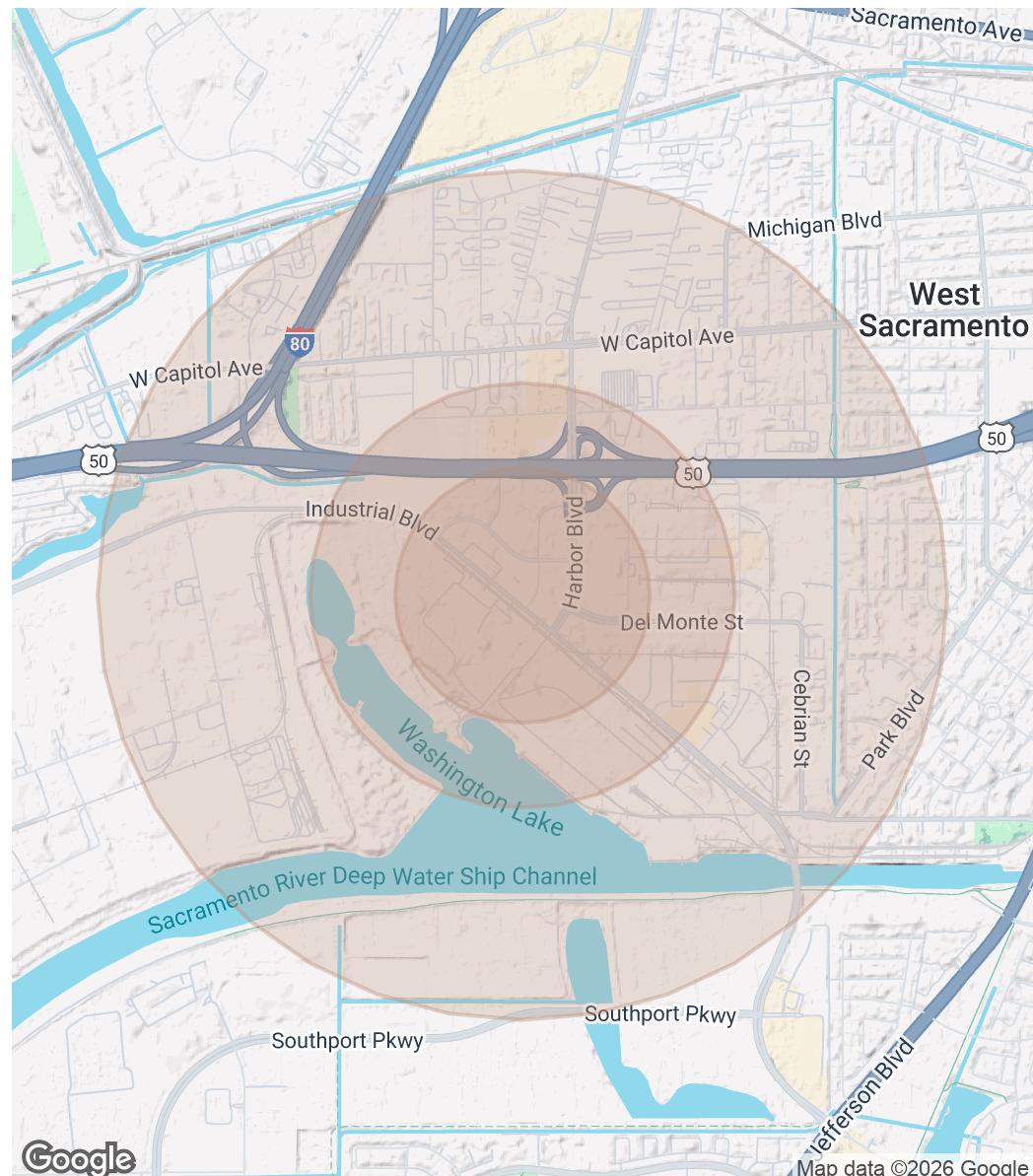
Office

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



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

CROSSROAD

VENTURES GROUP

your real estate compass.