

3028 Beacon Blvd

3002 BEACON BLVD
WEST SACRAMENTO, CA 95691

FOR LEASE

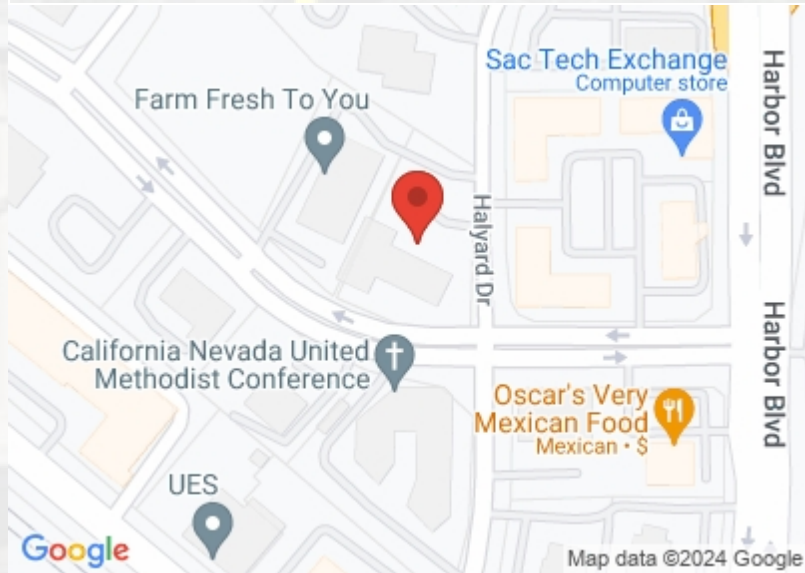


PROPERTY SUMMARY

Welcome to Beacon Building Business Park in West Sacramento, CA, a dynamic economic hub near major transportation routes. This multi-tenant office building, just off Hwy 50, offers 8,466 rentable square feet on 1.30 acres with ample parking. Perfect for small office /medical/retail users, 3002-3028 Beacon Blvd provides a strategic and accessible workspace for startups and established businesses alike.

- Ample parking available for tenants and visitors.
- Conveniently located near Freeway 80 and downtown Sacramento.
- Beacon Building Business Park's beautifully landscaped grounds enhance the property's appeal.
- Corner unit with numerous windows providing abundant natural light.

Building SqFt	8,466 SqFt
Year Built	1979
Lot Size (SF)	43,560.00 SqFt
Parcel ID	067-132-001-000
Zoning Type	Commercial
County	Yolo
Coordinates	38.572345,-121.550488



BREEZE SINGH

Senior Vice President

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RAJ SINGH

Senior Vice President

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Applied Commercial

3461 Fair Oaks Blvd, Ste 125
Sacramento, CA 95864

Office: 916-995-9754
www.theteamsingh.com



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#3028	Office/Medical/Retail	\$ 1.75 SF/Mo	MG	1,200 SF	Negotiable



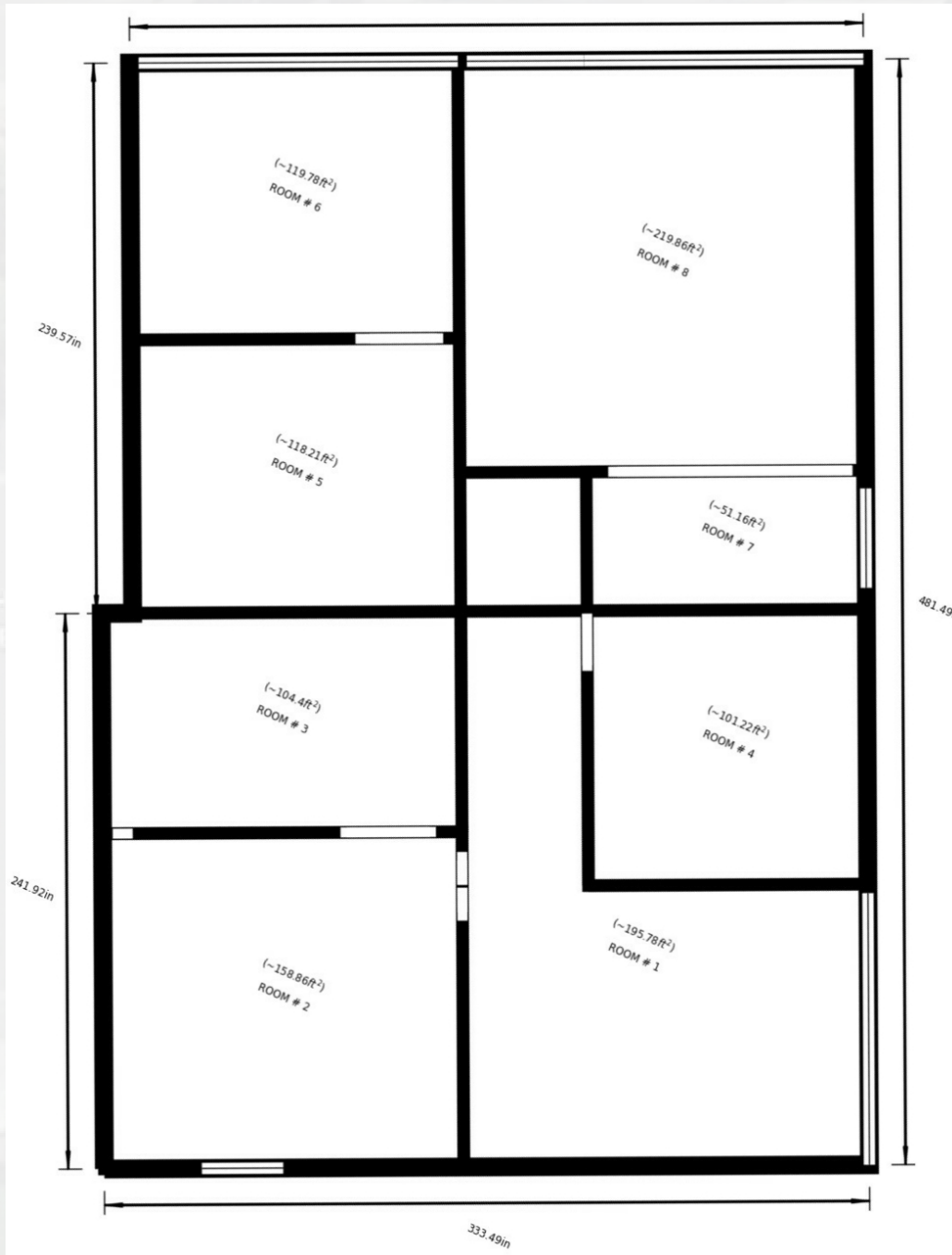
BREEZE SINGH Senior Vice President Mobile: 916-995-9754 Breeze@realtorbreeze.com License #: 01981870	RAJ SINGH Senior Vice President Direct: 916-529-3172 raj@theteamsingh.com License #: 01998314	Applied Commercial 3461 Fair Oaks Blvd, Ste 125 Sacramento, CA 95864 Office: 916-995-9754 www.theteamsingh.com
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,292	45,430	156,578
2010 Population	6,254	61,841	183,776
2024 Population	6,563	73,008	216,960
2029 Population	6,481	78,495	228,812
2024-2029 Growth Rate	-0.25 %	1.46 %	1.07 %
2024 Daytime Population	14,242	102,081	317,571

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,282	17,204	68,470
2010 Total Households	2,310	23,157	77,891
2024 Total Households	2,494	27,594	89,196
2029 Total Households	2,477	30,035	94,295
2024 Average Household Size	2.54	2.55	2.32
2024 Owner Occupied Housing	905	13,556	38,913
2029 Owner Occupied Housing	913	13,823	39,905
2024 Renter Occupied Housing	1,589	14,038	50,283
2029 Renter Occupied Housing	1,564	16,212	54,390
2024 Vacant Housing	107	1,824	6,879
2024 Total Housing	2,601	29,418	96,075

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	540	3,495	9,232
\$15000-24999	301	1,639	4,460
\$25000-34999	440	1,839	5,200
\$35000-49999	183	1,758	6,437
\$50000-74999	328	3,363	13,077
\$75000-99999	301	3,318	12,430
\$100000-149999	230	5,227	16,773
\$150000-199999	58	3,189	9,481
\$200000 or greater	113	3,766	12,106
Median HH Income	\$ 33,964	\$ 86,185	\$ 85,690
Average HH Income	\$ 62,272	\$ 116,110	\$ 118,185

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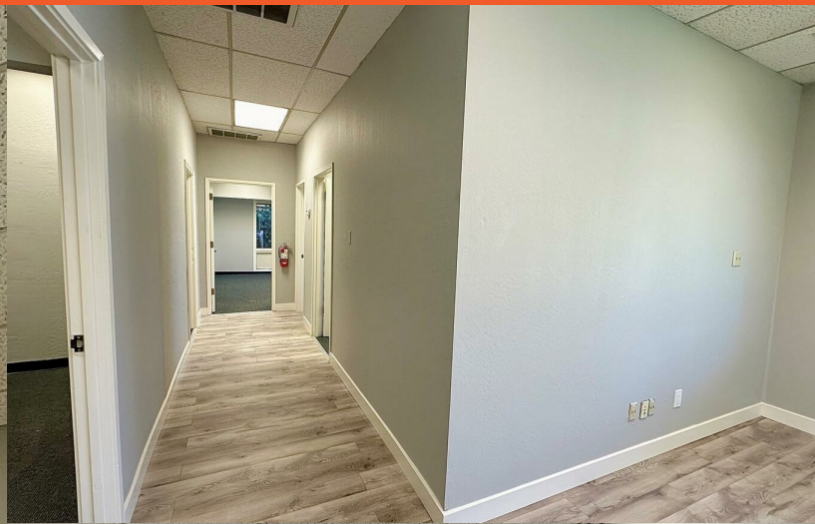
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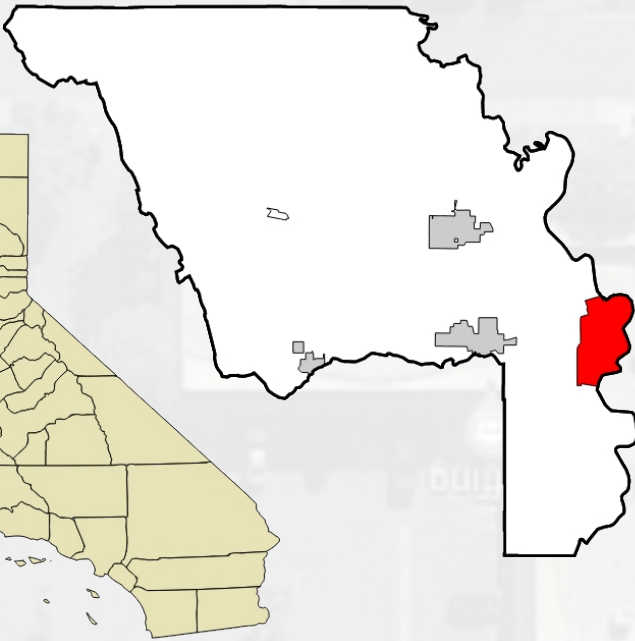
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CITY OF WEST SACRAMENTO

COUNTY	YOLO
INCORPORATED	12/31/1986

AREA

CITY	22.8 SQ MI
LAND	21.5 SQ MI
WATER	1.3 SQ MI
ELEVATION	20 FT

POPULATION

POPULATION	48,744
ESTIMATE (2019)	53,519
DENSITY	2,492.73 SQ MI



ABOUT WEST SACRAMENTO

West Sacramento (also known as West Sac) is a city in Yolo County, California, United States. The city is separated from Sacramento by the Sacramento River, which also separates Sacramento and Yolo counties. It is a fast-growing community; the population was 53,915 at the 2020 census, up from 48,744 at the 2010 census.

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