

3251 Beacon Boulevard

Property ID: 15844614

3251 Beacon Boulevard
 3251 Beacon Boulevard
 West Sacramento, CA 95691
 County: Yolo

Michael Stassi (916) 446-8264
tony whittaker (916) 492-6914



For Lease	Active
Type:	Office Office Building
Total Space Available:	7,186 SF
Divisible To:	2,232 SF
Maximum Contiguous:	7,186 SF
Building Size:	37,200 SF
Date Last Verified:	3/27/2009
Property ID:	15844614

Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	7,186 SF	2,232 SF	4,954 SF	\$1.80 SF/Month	Immediate	Office Building	No

Additional Photos





Additional Information

Property Description:

Three story Class A office building
Full mechanical, electrical and plumbing improvements
ADA & building code compliance
Class A interior fixtures
Landscape and garden enhancements
Turn-key, ready for immediate occupancy
Lobby and monument signage available
Key card access to building after business hours
Covered parking

Location Description:

Located in the West Sacramento submarket
High Identity Industrial Blvd/Beacon Blvd. corner location
Easy access to surrounding freeways

Brokerage Firm

CB Richard Ellis

Map

Demographics

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	3,531	27,375	86,960
2008 Female Population	3,455	28,680	89,857
% 2008 Male Population	50.54%	48.84%	49.18%
% 2008 Female Population	49.46%	51.16%	50.82%
2008 Total Adult Population	5,120	42,959	143,344
2008 Total Daytime Population	11,699	67,336	195,226
2008 Total Daytime Work Population	7,585	34,968	113,135
2008 Median Age Total Population	32	36	37
2008 Median Age Adult Population	42	45	43
2008 Age 0-5	737	4,447	11,285
2008 Age 6-13	823	6,156	14,829
2008 Age 14-17	307	2,491	7,359
2008 Age 18-20	220	1,799	6,102
2008 Age 21-24	307	2,289	10,729
2008 Age 25-29	770	4,845	16,449
2008 Age 30-34	572	4,146	14,281
2008 Age 35-39	439	4,004	12,877
2008 Age 40-44	390	4,005	12,751
2008 Age 45-49	361	3,784	13,686
2008 Age 50-54	360	3,731	12,867
2008 Age 55-59	475	3,722	11,660
2008 Age 60-64	321	2,661	8,042
2008 Age 65-69	275	2,115	5,748
2008 Age 70-74	216	1,735	5,141
2008 Age 75-79	160	1,541	4,713
2008 Age 80-84	123	1,308	4,113
2008 Age 85+	131	1,276	4,185
% 2008 Age 0-5	10.55%	7.93%	6.38%
% 2008 Age 6-13	11.78%	10.98%	8.39%
% 2008 Age 14-17	4.39%	4.44%	4.16%
% 2008 Age 18-20	3.15%	3.21%	3.45%
% 2008 Age 21-24	4.39%	4.08%	6.07%
% 2008 Age 25-29	11.02%	8.64%	9.30%
% 2008 Age 30-34	8.19%	7.40%	8.08%
% 2008 Age 35-39	6.28%	7.14%	7.28%
% 2008 Age 40-44	5.58%	7.14%	7.21%
% 2008 Age 45-49	5.17%	6.75%	7.74%
% 2008 Age 50-54	5.15%	6.66%	7.28%
% 2008 Age 55-59	6.80%	6.64%	6.59%
% 2008 Age 60-64	4.59%	4.75%	4.55%
% 2008 Age 65-69	3.94%	3.77%	3.25%
% 2008 Age 70-74	3.09%	3.10%	2.91%
% 2008 Age 75-79	2.29%	2.75%	2.67%
% 2008 Age 80-84	1.76%	2.33%	2.33%
% 2008 Age 85+	1.87%	2.28%	2.37%
2008 White Population	3,920	35,740	102,936
2008 Black Population	357	2,856	18,083
2008 Asian/Hawaiian/Pacific Islander	939	7,222	26,585
2008 American Indian/Alaska Native	98	586	1,606
2008 Other Population (Incl 2+ Races)	1,672	9,650	27,608
2008 Hispanic Population	2,489	15,545	43,133
2008 Non-Hispanic Population	4,498	40,509	133,684
% 2008 White Population	56.11%	63.76%	58.22%
% 2008 Black Population	5.11%	5.10%	10.23%
% 2008 Asian/Hawaiian/Pacific Islander	13.44%	12.88%	15.04%
% 2008 American Indian/Alaska Native	1.40%	1.05%	0.91%
% 2008 Other Population (Incl 2+ Races)	23.93%	17.22%	15.61%
% 2008 Hispanic Population	35.62%	27.73%	24.39%
% 2008 Non-Hispanic Population	64.38%	72.27%	75.61%
2000 Non-Hispanic White	2,310	20,943	76,102
2000 Non-Hispanic Black	204	2,085	14,122
2000 Non-Hispanic Amer Indian/Alaska Native	151	467	1,628
2000 Non-Hispanic Asian	500	4,272	17,553
2000 Non-Hispanic Hawaiian/Pacific Islander	13	76	640
2000 Non-Hispanic Some Other Race	n/a	60	313
2000 Non-Hispanic Two or More Races	106	1,703	6,753
% 2000 Non-Hispanic White	70.34%	70.74%	64.98%
% 2000 Non-Hispanic Black	6.21%	7.04%	12.06%
% 2000 Non-Hispanic Amer Indian/Alaska Native	4.60%	1.58%	1.39%
% 2000 Non-Hispanic Asian	15.23%	14.43%	14.99%

% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.40%	0.26%	0.55%
% 2000 Non-Hispanic Some Other Race	0.00%	0.20%	0.27%
% 2000 Non-Hispanic Two or More Races	3.23%	5.75%	5.77%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	6,986	56,055	176,817
2008 Total Households	2,477	21,625	80,437
Population Change 1990-2008	2,155	17,639	32,036
Household Change 1990-2008	747	6,350	17,039
% Population Change 1990-2008	44.61%	45.92%	22.13%
% Household Change 1990-2008	43.18%	41.57%	26.88%
Population Change 2000-2008	1,992	15,517	28,020
Household Change 2000-2008	704	6,082	14,711
% Population Change 2000-2008	39.89%	38.28%	18.83%
% Households Change 2000-2008	39.71%	39.13%	22.38%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,007	16,823	70,217
2000 Occupied Housing Units	1,761	15,506	65,745
2000 Owner Occupied Housing Units	703	7,312	27,494
2000 Renter Occupied Housing Units	1,058	8,193	38,251
2000 Vacant Housing Units	246	1,317	4,472
% 2000 Occupied Housing Units	87.74%	92.17%	93.63%
% 2000 Owner Occupied Housing Units	35.03%	43.47%	39.16%
% 2000 Renter Occupied Housing Units	52.72%	48.70%	54.48%
% 2000 Vacant Housing Units	12.26%	7.83%	6.37%

Income

	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$36,640	\$44,058	\$47,521
2008 Per Capita Income	\$22,964	\$24,453	\$31,930
2008 Average Household Income	\$64,767	\$63,385	\$70,188
2008 Household Income < \$10,000	225	1,580	5,989
2008 Household Income \$10,000-\$14,999	183	1,424	4,848
2008 Household Income \$15,000-\$19,999	186	1,460	4,431
2008 Household Income \$20,000-\$24,999	222	1,449	4,527
2008 Household Income \$25,000-\$29,999	160	1,107	4,163
2008 Household Income \$30,000-\$34,999	187	1,291	4,906
2008 Household Income \$35,000-\$39,999	227	1,347	4,459
2008 Household Income \$40,000-\$44,999	287	1,422	4,679
2008 Household Income \$45,000-\$49,999	230	1,299	4,394
2008 Household Income \$50,000-\$59,999	245	2,129	7,864
2008 Household Income \$60,000-\$74,999	199	3,924	11,828
2008 Household Income \$75,000-\$99,999	94	2,164	10,936
2008 Household Income \$100,000-\$124,999	8	570	3,528
2008 Household Income \$125,000-\$149,999	4	201	1,645
2008 Household Income \$150,000-\$199,999	6	165	1,254
2008 Household Income \$200,000-\$249,999	3	22	272
2008 Household Income \$250,000-\$499,999	9	71	698
2008 Household Income \$500,000+	n/a	n/a	15
2008 Household Income \$200,000+	12	93	985
% 2008 Household Income < \$10,000	9.09%	7.31%	7.45%
% 2008 Household Income \$10,000-\$14,999	7.39%	6.58%	6.03%
% 2008 Household Income \$15,000-\$19,999	7.52%	6.75%	5.51%
% 2008 Household Income \$20,000-\$24,999	8.97%	6.70%	5.63%
% 2008 Household Income \$25,000-\$29,999	6.46%	5.12%	5.18%
% 2008 Household Income \$30,000-\$34,999	7.56%	5.97%	6.10%
% 2008 Household Income \$35,000-\$39,999	9.17%	6.23%	5.54%
% 2008 Household Income \$40,000-\$44,999	11.60%	6.58%	5.82%
% 2008 Household Income \$45,000-\$49,999	9.29%	6.01%	5.46%
% 2008 Household Income \$50,000-\$59,999	9.90%	9.85%	9.78%
% 2008 Household Income \$60,000-\$74,999	8.04%	18.15%	14.70%
% 2008 Household Income \$75,000-\$99,999	3.80%	10.01%	13.60%
% 2008 Household Income \$100,000-\$124,999	0.32%	2.64%	4.39%
% 2008 Household Income \$125,000-\$149,999	0.16%	0.93%	2.05%
% 2008 Household Income \$150,000-\$199,999	0.24%	0.76%	1.56%
% 2008 Household Income \$200,000-\$249,999	0.12%	0.10%	0.34%
% 2008 Household Income \$250,000-\$499,999	0.36%	0.33%	0.87%
% 2008 Household Income \$500,000+	0.00%	0.00%	0.02%

% 2008 Household Income \$200,000+

0.48%

0.43%

1.22%



8/11/2008

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