



**CROSSROAD**  
VENTURES GROUP

**1450 Halyard Dr**

West Sacramento, CA 95691



**CALL FOR PRICING**

**Owner User/Investor**

*Office*

**916.788.9731**  
[crossroadventures.net](http://crossroadventures.net)

### Highlights

- +/-16,707 square foot office building well suited for professional use
- Constructed in 1987 with proven durability and functional design
- Business Park zoning allowing diverse office occupancies
- Partial owner occupancy (+/-5,585 SF) supporting immediate business 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

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1450 Halyard Dr  
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For Sale

Office

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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.

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SECTION 1.

*Property Information*



## Property Description

Introducing a versatile opportunity for owner-users and investors, this property features a 16,707 SF office building, built in 1987, and strategically zoned BP in the prime West Sacramento location. With the owner occupying 5,585 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

- +/-16,707 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

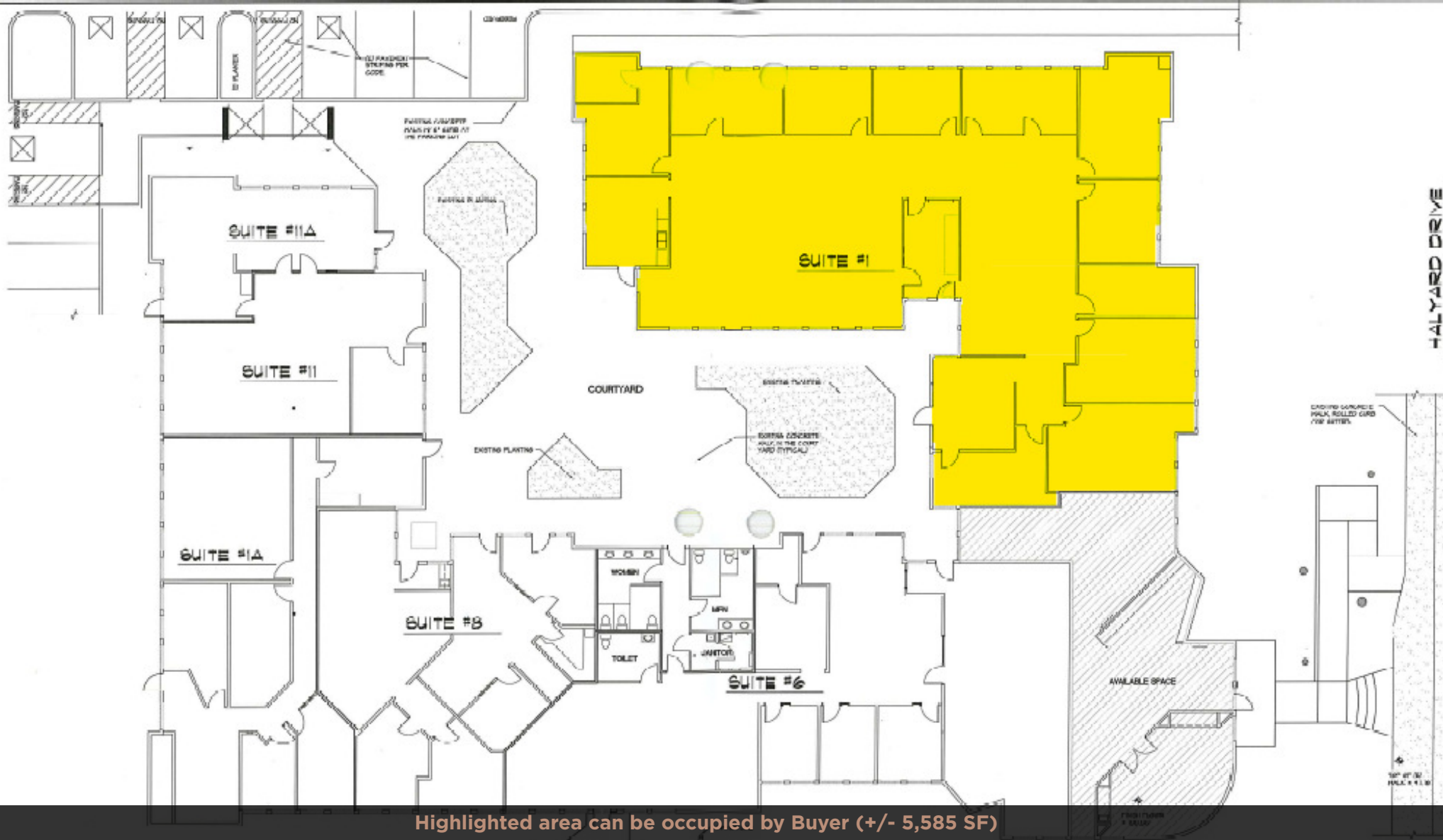
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Floorplan



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Additional Photos



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# CROSSROAD

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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	Monthly 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	Move out at sale	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
<b>Total</b>		<b>16,007.00</b>						<b>\$ 32,803.00</b>	<b>\$ -</b>	<b>\$ 32,803.00</b>	<b>\$ 2.05</b>	<b>\$ 393,636.00</b>	<b>\$ -</b>	<b>\$ 73.77</b>	<b>\$ 11,112.00</b>

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%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	<b>3.00</b>	<b>100%</b>	<b>\$ 32,803.00</b>	<b>\$ -</b>	<b>\$ 32,803.00</b>	<b>\$ 393,636.00</b>	<b>\$ -</b>	<b>\$ 393,636.00</b>	

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	\$ -	\$ -	\$ -	\$ -	

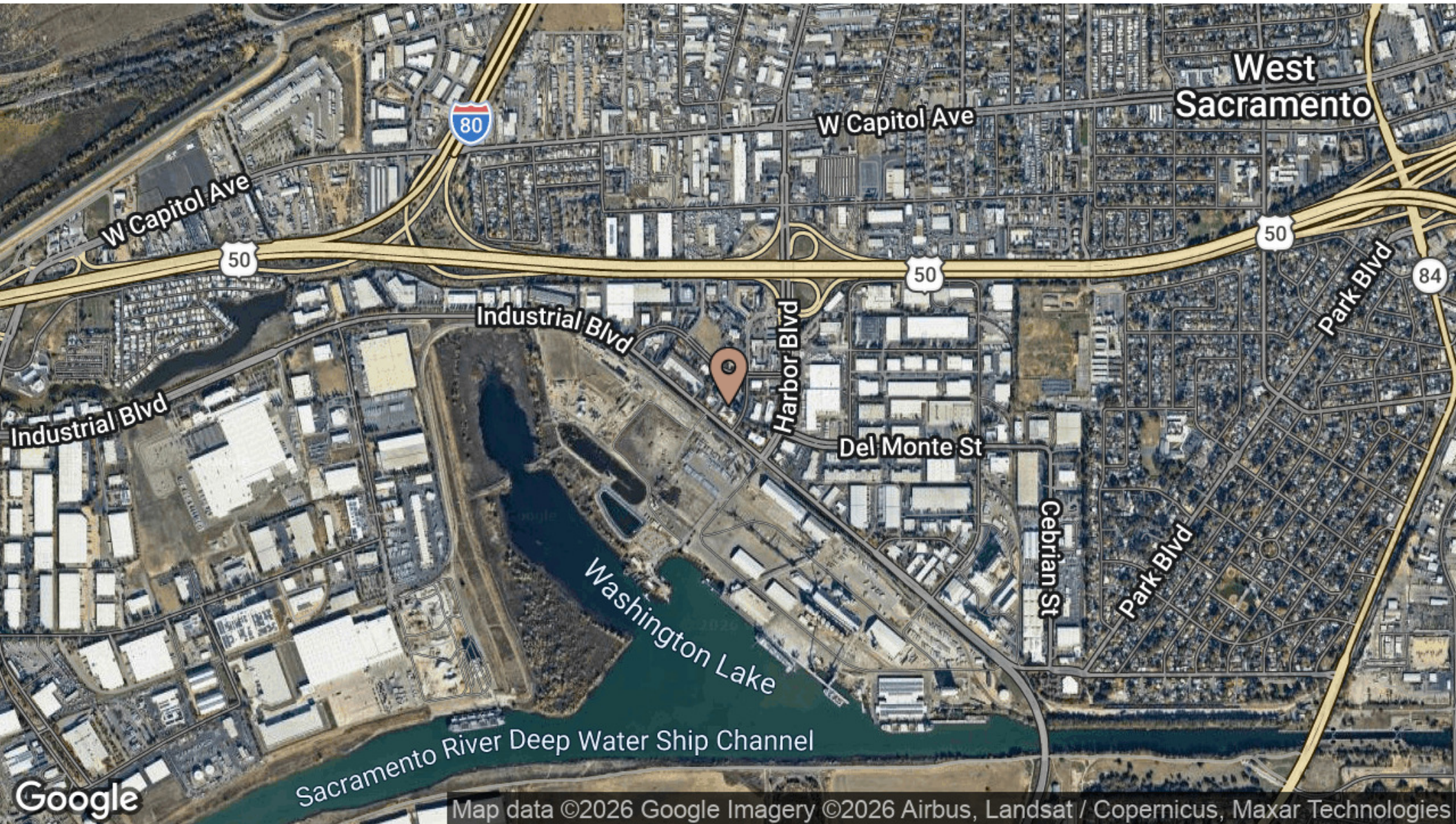
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Location Map



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

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SECTION 2.

*Sale Comparables*

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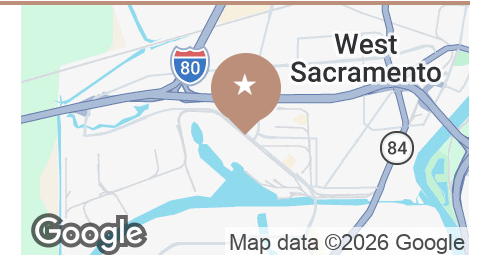
Sale Comps



## 1450 Halyard Dr

West Sacramento, CA 95691

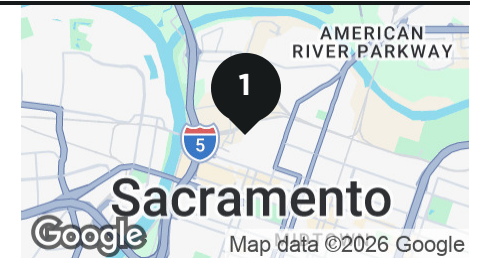
Price:	\$0	Bldg Size:	16,707 SF
Lot Size:	62,852 SF	Year Built:	1987
Price/SF:	\$0.00		



## 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

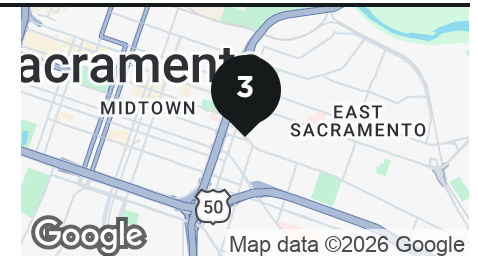
Price:	\$2,120,000	Bldg Size:	8,376 SF
Lot Size:	19,166 SF	Year Built:	1981
Price/SF:	\$253.10		



## 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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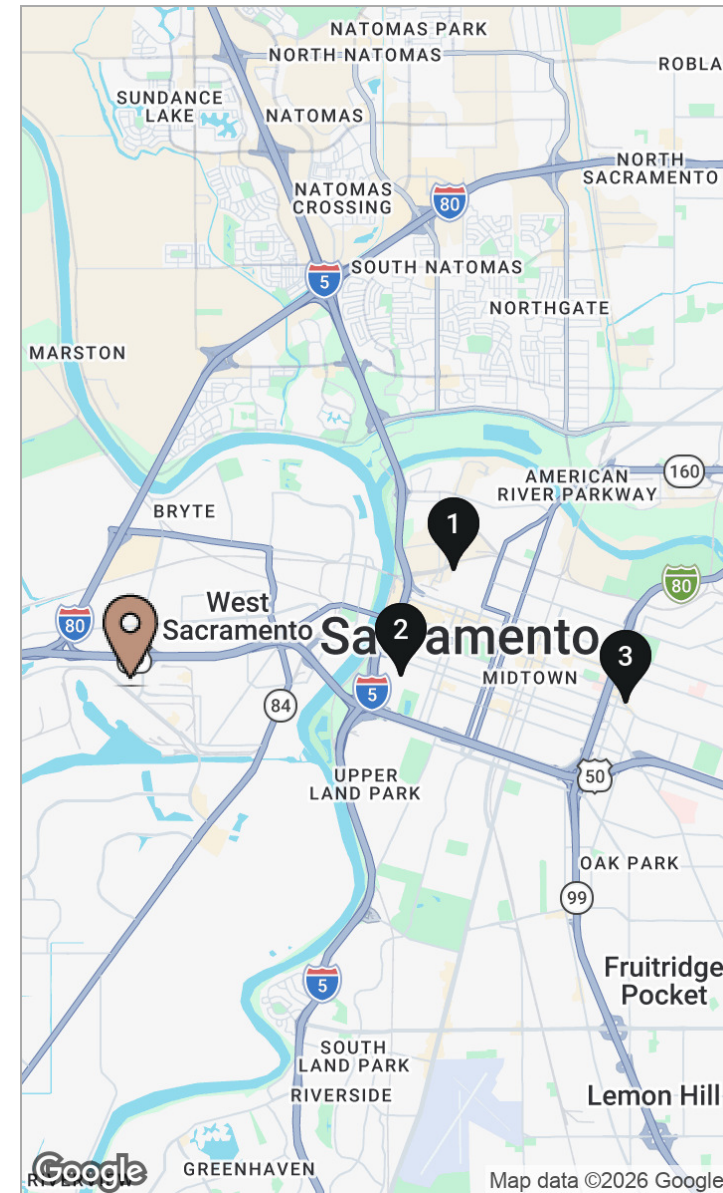
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## Sale Comps Map & Summary

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



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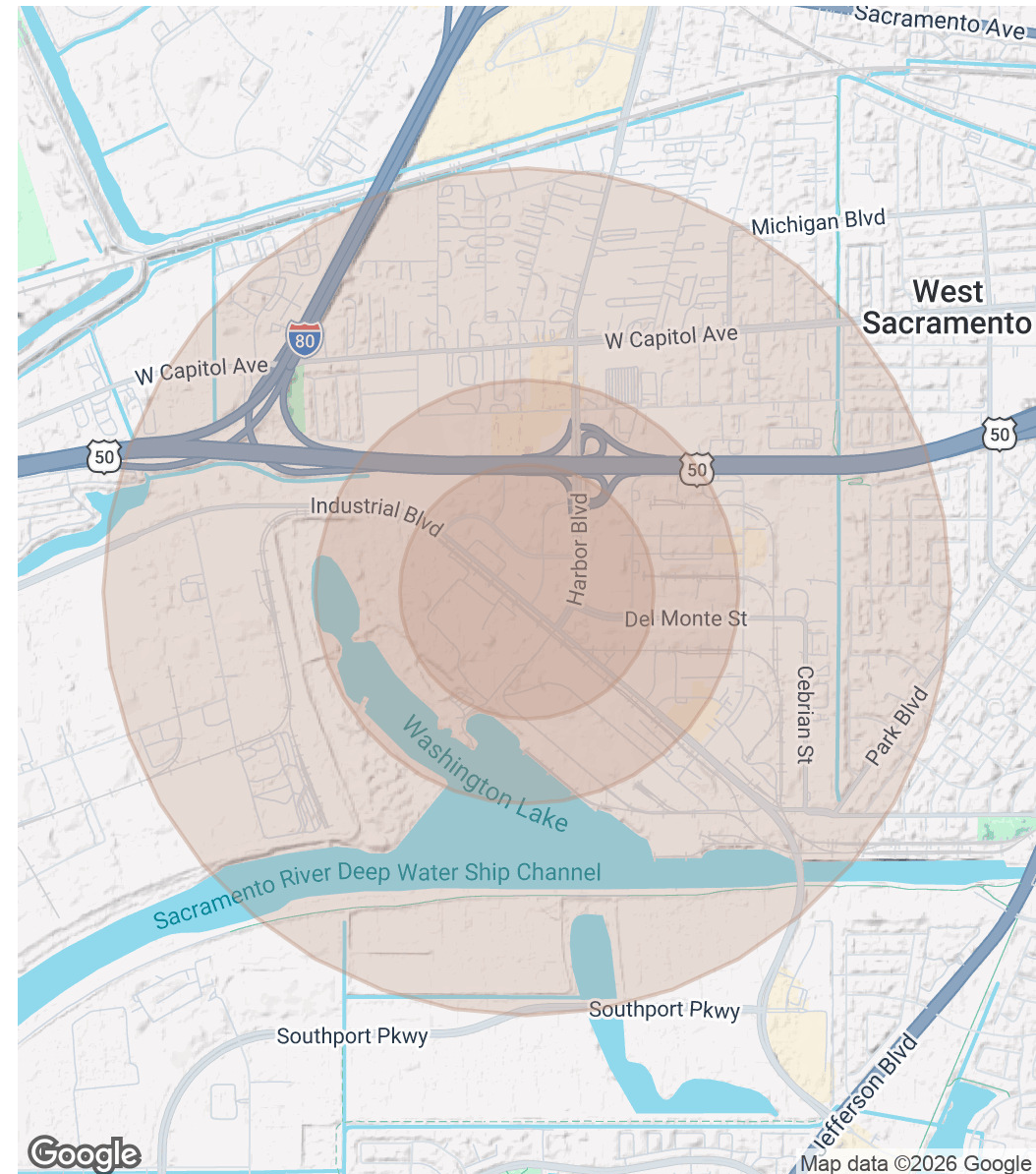
## Demographics Map & Report

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

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
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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