

3210 BEACON BLVD. WEST SACRAMENTO, CA FOR LEASE



PROPERTY HIGHLIGHTS

- ±5,000 SF Total Available
- Fully Built-Out 100% Office
- Zoned BP (Business Park)
- Stand Alone Building
- Gated On-Site Parking
- Excellent Freeway Access to I80 & HWY. 50



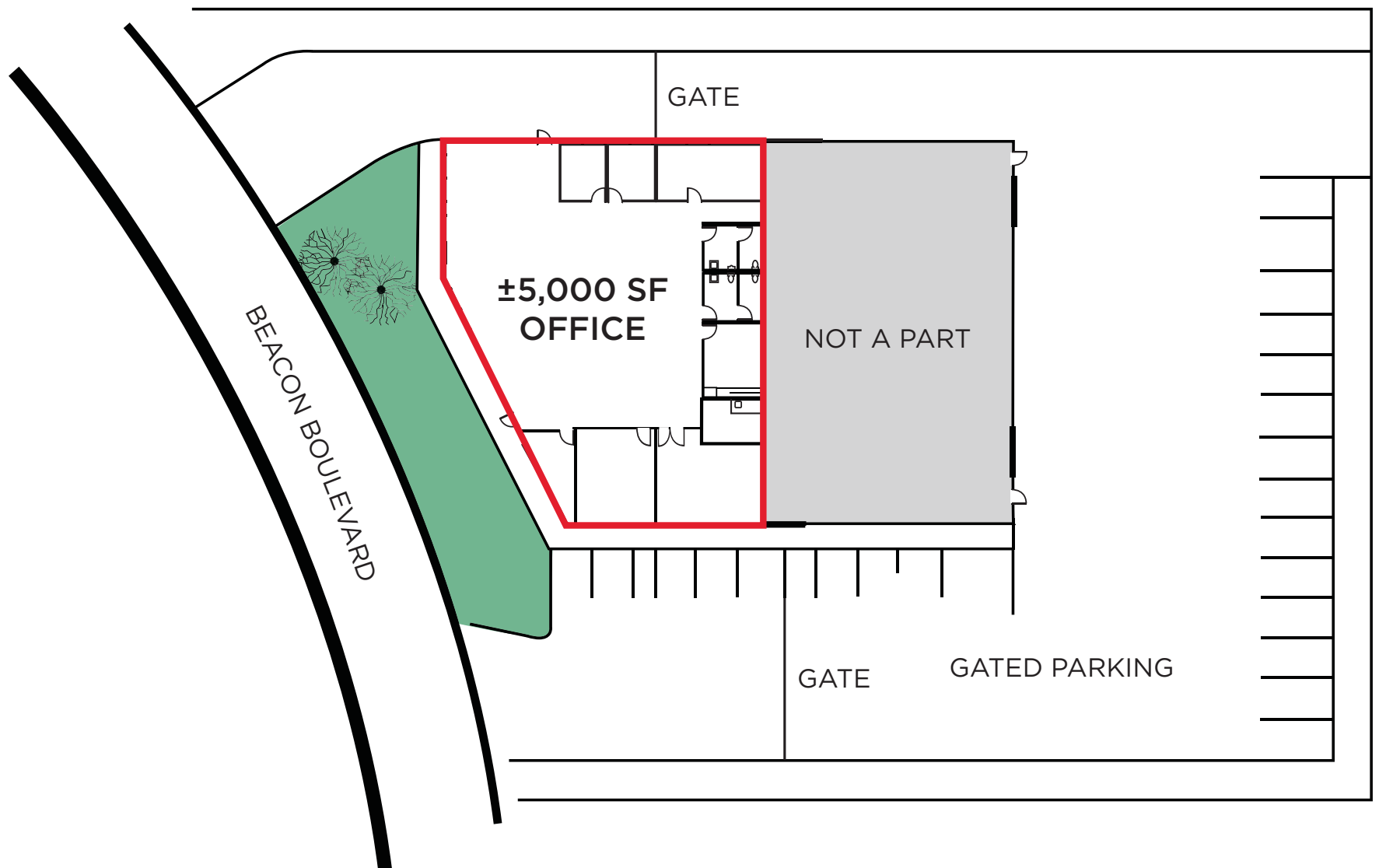
3210 BEACON BLVD., WEST SACRAMENTO, CA

PROPERTY PHOTOS



- ±5,000 SF Conditioned Offices
- Four (4) Private Offices
- Large Storage/Work Room
- Spacious Open Area for Workstations
- Breakroom with Sink (2)

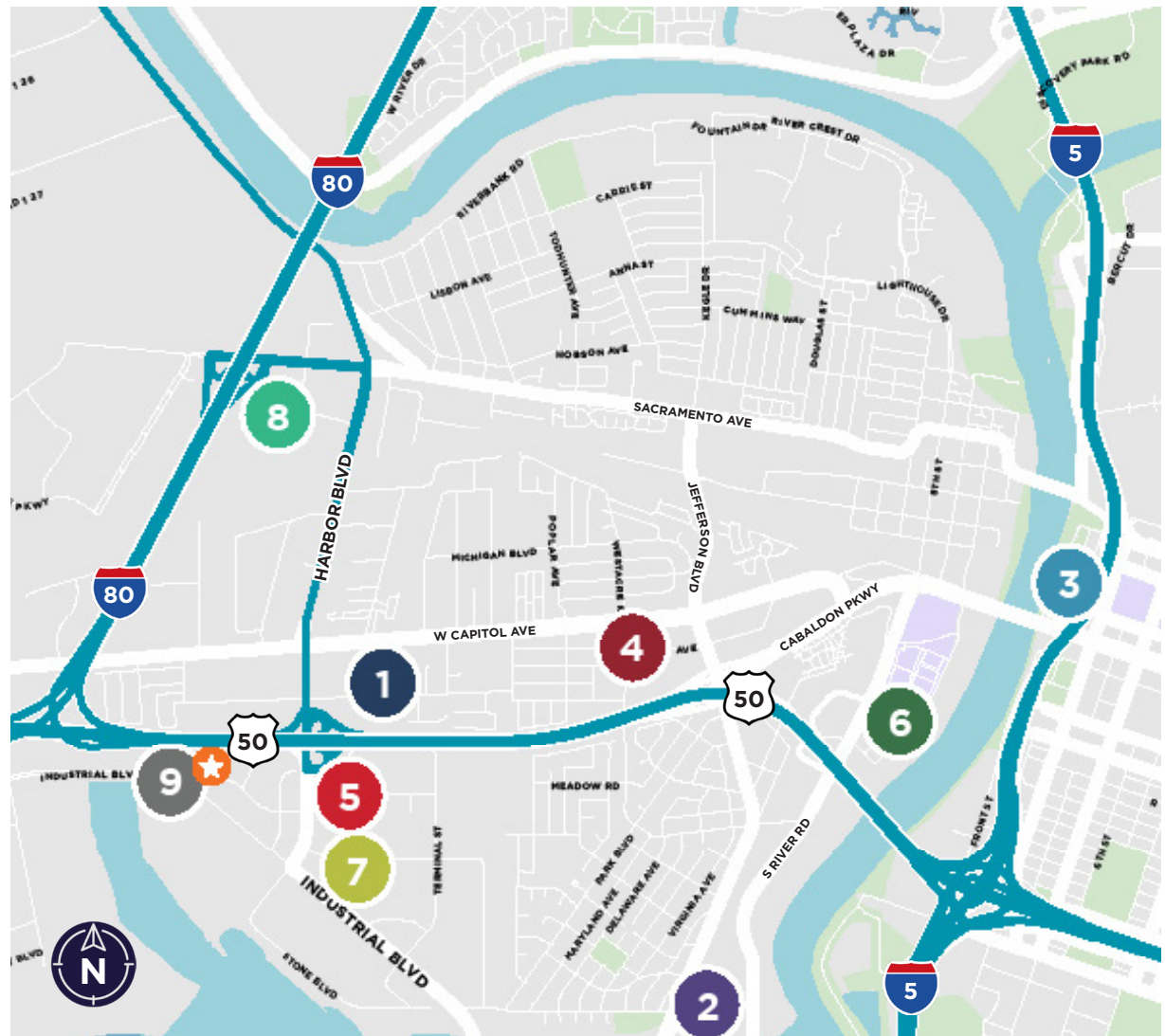
SITE PLAN



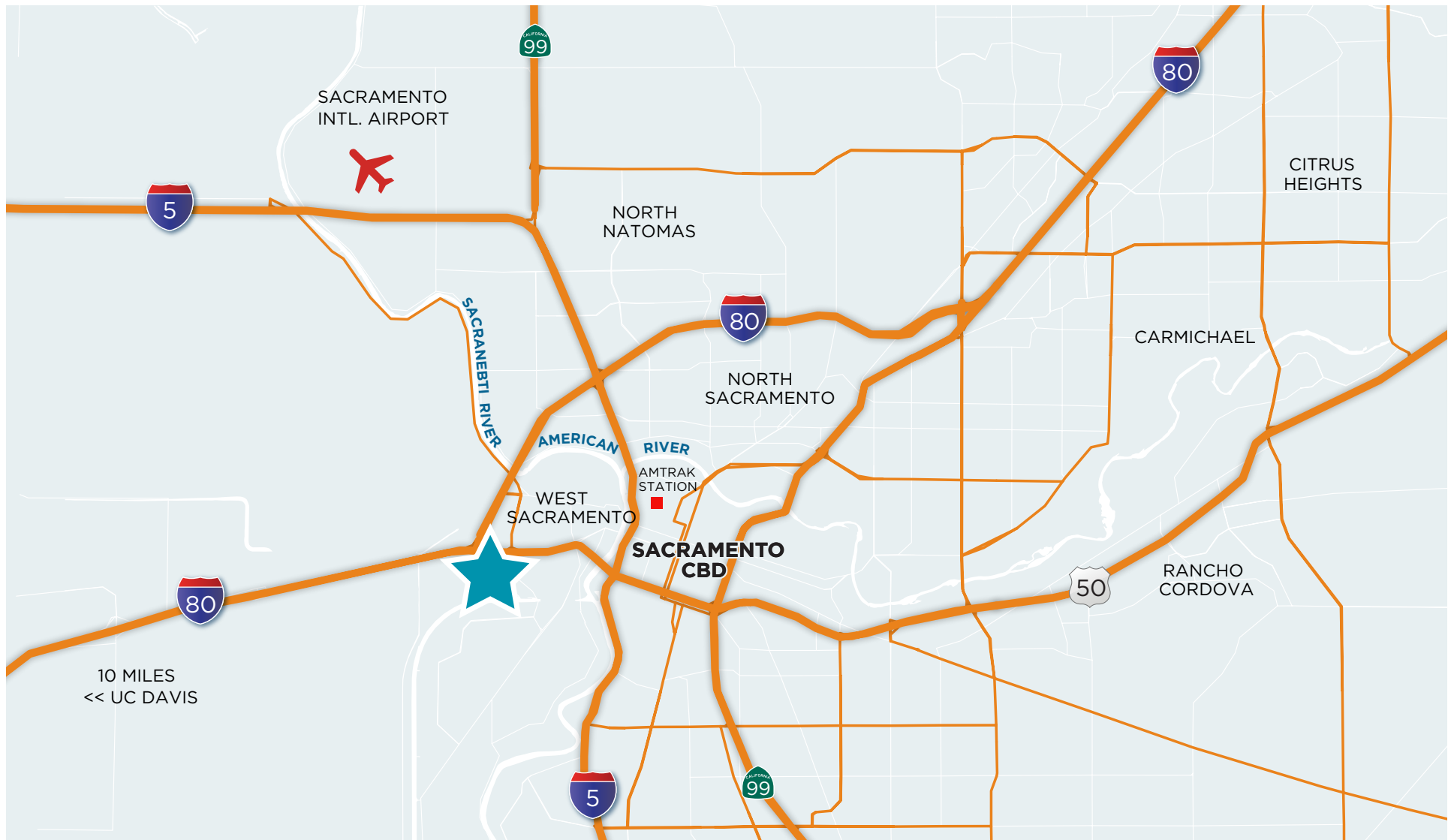
AMENITIES MAP

- 1** McDonald's
Mountain Mikes
Pizza Guys
Carl's Jr.
Subway
Roku
Del Taco
Togo's
Dollar Tree
Grocery Outlet
The UPS Store
Fitness Systems
Club House
Chevron
Circle K
76
- 2** Nugget Markets
Target
Lowe's
Safe Credit Union
Starbucks
- 3** Subway
Tower Bridge Bistro
Round Table Pizza
Joes's Crab Shack
The Firehouse
Restaurant
- 4** McDonald's
A&W
KFC
Bank of America
Wells Fargos
US Bank
Raley's
- 5** Oscar's
Denny's
Keola Fitness
- 6** The Barn
- 7** Bike Dog Brewing Co.
YOLO Brewing Co.
Chando's Tacos
- 8** In-N-Out
Chipotle Mexican
Grill
MOD Pizza
Five Guys
Golden 1 Credit
Union
IKEA
- 9** Starbucks

★ 3210 Beacon Blvd.



LOCATION MAP





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