



CROSSROAD
VENTURES GROUP

8775 Sierra College Boulevard

Roseville, CA 95661



FOR SALE \$2,750,000

For Sale

*Office/Medical
Building*

916.788.9731
crossroadventures.net

Highlights

- 9,001 square foot office/medical building built in 2002
- 100% occupied with stable, long-term tenants
- Strong in-place income and reliable cash flow
- Well below replacement cost
- Approximately \$110psf below comparables

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your real estate compass.

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Office/Medical Building

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SECTION 1.

Property Information

8775 Sierra College Boulevard

Roseville, CA 95661

For Sale

Office/Medical Building

Property Summary



Property Description

This 9,001 SF office building, constructed in 2002, presents a turnkey investment opportunity with 100% occupancy. Designed for professional use, the property features modern construction, efficient floor plans, and high-quality finishes throughout. Well-maintained and fully leased, it offers stable, in-place income with potential for long-term value appreciation. The building's size is ideal for multi-tenant use or a single user seeking a regional presence. With a strong rent roll and no deferred maintenance, this asset is well-positioned to deliver immediate returns and minimal operational oversight—making it an attractive option for investors seeking reliability and performance in a competitive market.

Offering Summary

Sale Price:	\$2,750,000
Building Size	9,001 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	181	885	3,953
Total Population	470	2,307	10,561
Average HH Income	\$142,641	\$149,883	\$182,541

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Floor Plan

USABLE AREAS					
BUILDING GROSS AREA = 9,001 SQ. FT.					
■	SUITE 100:	1,661 USABLE S.F. 1,425 RENTABLE S.F.	■	SUITE 250:	311 USABLE S.F. 360 RENTABLE S.F.
■	SUITE 200:	2,152 USABLE S.F. 2,444 RENTABLE S.F.	■	SUITE 300:	768 USABLE S.F. 840 RENTABLE S.F.
			■	SUITE 400:	1,036 USABLE S.F. 1,200 RENTABLE S.F.
			■	SUITE 450:	1,646 USABLE S.F. 1,408 RENTABLE S.F.
			■	COMMON AREA:	1,427 USABLE S.F. 1,654 RENTABLE S.F.

TOTAL USABLE AREA FOR EACH SUITE INCLUDES AREA OF INTERIOR WALLS WITHIN THE SUITE, BUT EXCLUDES EXTERIOR WALLS AND WALLS BETWEEN SUITES



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 8775 SIERRA COLLEGE BLVD.
 GRANITE BAY, CA 95661



OVERALL FLOOR PLAN
 SCALE 1" = 10'-0"

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Property Highlights



Location Description

Located in the heart of Roseville's thriving commercial corridor, the area offers exceptional access to major business hubs, dining, and amenities. Positioned near the junction of I-80 and Sierra College Boulevard, the location provides convenient connectivity to the greater Sacramento region. Nearby landmarks include the upscale Galleria at Roseville, Fountains at Roseville shopping center, and Sutter Roseville Medical Center. The area is also home to numerous corporate offices, financial institutions, and tech companies, making it ideal for professional services and office investments. With strong demographics, continued economic growth, and proximity to both residential and retail developments, this prime Roseville location offers a compelling setting for long-term business opportunity.

Property Highlights

- Impressive 9,001 SF office building
- Constructed in 2002
- Prime location in the Roseville area
- 100% occupancy
- Modern and versatile workspace
- Well-maintained with contemporary professional finishes
- Established, long-term tenants providing stable income
- Strong in-place cash flow
- Efficient layout supporting multi-tenant use
- Bright interior spaces with abundant natural light
- Professional reception and shared areas
- Ample on-site parking for tenants and visitors
- Separate utility metering for tenant convenience
- Dedicated monument and building signage opportunities
- Ideal for investors seeking dependable, turnkey office property

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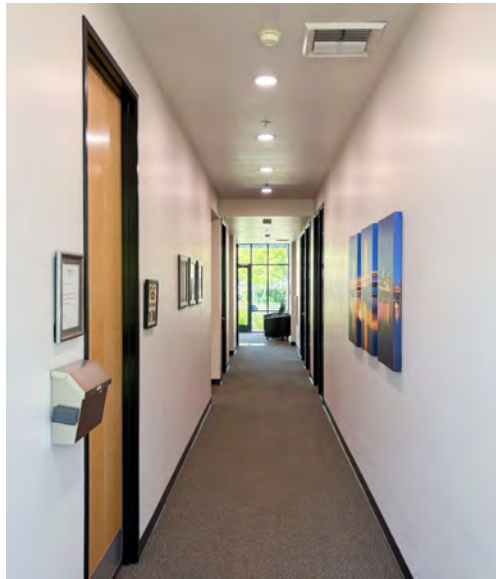
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Additional Photos



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SECTION 2.

Location Information

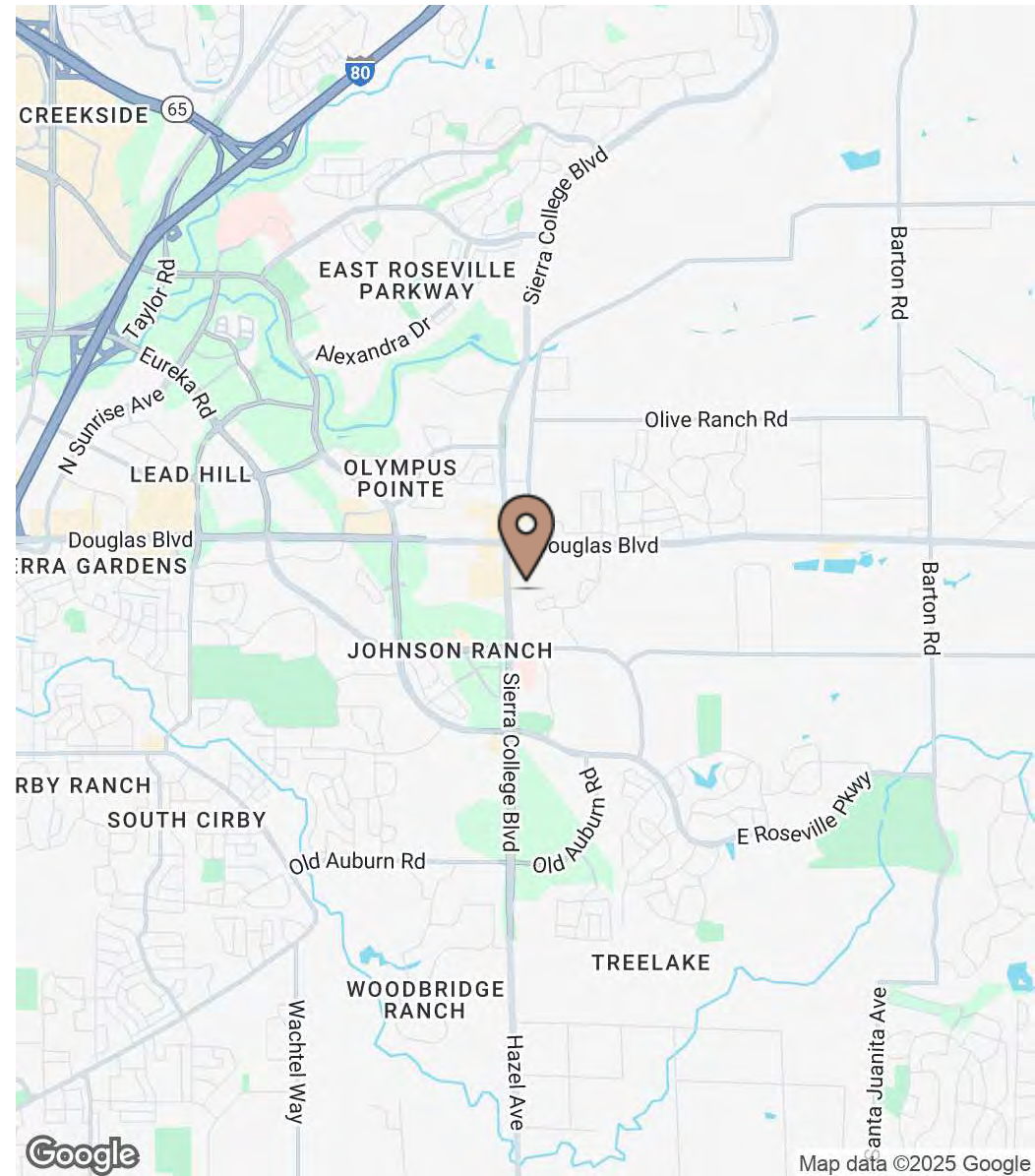
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Location Map



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SECTION 3.

Financial Analysis

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Financial Summary

Investment Overview

2025-2026 Projection

Price	\$2,750,000
Price per SF	\$306
CAP Rate	5.56%
Cash-on-Cash Return (yr 1)	5.56%
Total Return (yr 1)	\$152,988

Operating Data

2025-2026 Projection

Rental Income	\$243,098
CAM Income	\$8,748
Gross Operating Income	\$251,846
(Operating Expenses)	(\$98,858)
NET OPERATING INCOME	\$152,988
Pre-Tax Cash Flow	\$152,988
Down Payment	\$2,750,000

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Rent Roll 8775 Sierra College Blvd

Suite/Build	Tenant	R SF Area	% of Total	Lease Term		Term	Lease Type	Base Rent	Monthly		Total Annual Rent	Annual CAM	Annual Rent/SF	Security Deposit	
				Begin	End				CAM	Rent/SF					
100	Shaun T. Edwards	1,925	22%	7/1/2022	6/30/2027	60	MG	\$ 3,636.00	\$ -	\$ 3,636.00	\$ 1.89	\$ 43,632.00	\$ -	\$ 22.67	\$ 3,735.00
200/400	TMS Health	3,694	42%	9/1/2024	4/30/2029	60	MG	\$ 7,850.00	\$ -	\$ 7,850.00	\$ 2.13	\$ 94,200.00	\$ -	\$ 25.50	\$ 8,578.00
250	Monarch Center (Dr. Almont)	360	4%	7/1/2023	6/30/2027	48	MG	\$ 824.00	\$ -	\$ 824.00	\$ 2.29	\$ 9,888.00	\$ -	\$ 27.47	\$ 750.00
300/350	Viona Medical Spa	1,976	23%	9/1/2024	3/31/2027	36	MG	\$ 5,445.00	\$ -	\$ 5,445.00	\$ 2.76	\$ 65,340.00	\$ -	\$ 33.07	\$ 5,777.00
450	Innovative Structural Engineering	822	9%	8/1/2022	7/31/2027	60	MG	\$ 1,850.00	\$ 300.00	\$ 2,150.00	\$ 2.62	\$ 25,800.00	\$ 3,600.00	\$ 31.39	\$ 2,032.00
Total		8,777.00	100%					\$ 19,605.00	\$ 300.00	\$ 19,905.00	\$ 2.27	\$ 238,860.00	\$ 3,600.00	\$ 27.21	\$ 20,872.00

Summary:								
Occupancy	Total Units	Percentage	Monthly	Monthly CAM	Total Rent	Base Annual	Base Annual	Total Annual Rent
Occupied	5.00	100%	\$ 19,605.00	\$ 300.00	\$ 19,905.00	\$ 235,260.00	\$ 3,600.00	\$ 238,860.00
Vacant	0.00	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	5.00		\$ 19,605.00	\$ 300.00	\$ 19,905.00	\$ 235,260.00	\$ 3,600.00	\$ 238,860.00

Suite	Rent Increase Date	Schedule									
		2025	2026	2027	2028	2029	2030	2031	2032		
100 Shaun T. Edwards											
	Rent bumps 7/1 each year	\$ 3,636.00	\$ 3,735.00	Lease ends	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
200/400 TMS Health											
	Rent Bumps 5/1 each year	\$ 7,850.00	\$ 8,086.00	\$ 8,329.00	\$ 8,578.00	Lease ends	\$ -	\$ -	\$ -	\$ -	\$ -
250 Monarch Center											
	Rent bumps 7/1 each year	\$ 849.00	\$ 874.00	\$ 900.00	Lease ends	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
*Tenant has option to renew with 6 months notice											
300/350 Viona Medical Spa											
	Rent Bumps 4/1 and 9/1 each year	\$ 5,541.00	\$ 5,609.00	\$ 5,708.00	\$ 5,777.00	Lease ends	\$ -	\$ -	\$ -	\$ -	\$ -
450 Innovative Structural Engineering											
	Bumps on 8/1 of each year	\$ 1,973.00	\$ 2,032.00	Lease ends	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

SECTION 4.

Sale Comparables

8775 Sierra College Boulevard

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Roseville, CA 95661

Price:	\$2,750,000	Bldg Size:	9,001 SF
Cap Rate:	5.56%	Year Built:	2002
Price/SF:	\$305.52		



254 Gibson Dr

Roseville, CA 95678

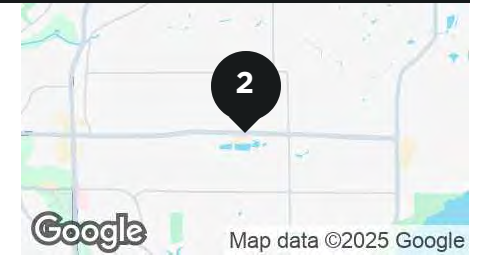
Price:	\$2,350,000	Bldg Size:	4,336 SF
Lot Size:	0.21 Acres	Year Built:	2017
Price/SF:	\$541.97		



8525 Berg St

Granite Bay, CA 95746

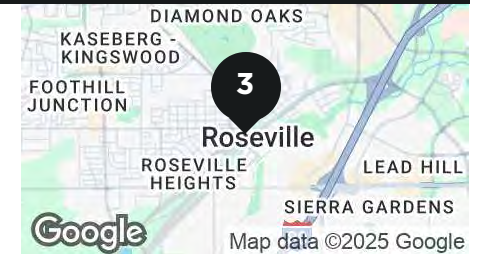
Price:	\$2,400,000	Bldg Size:	5,510 SF
Lot Size:	0.80 Acres	Year Built:	2023
Price/SF:	\$435.57		



341 Lincoln St

Roseville, CA 95678

Price:	\$1,380,000	Bldg Size:	4,487 SF
Lot Size:	0.07 Acres	Year Built:	1929
Price/SF:	\$307.56		



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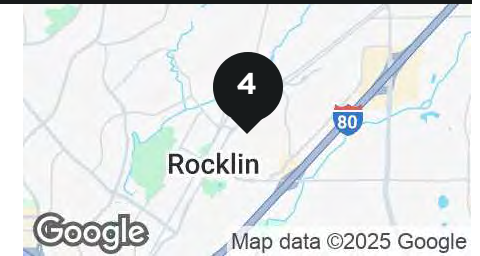
Sale Comps



4750 Grove St

Rocklin, CA 95677

Price: \$4,000,000 Bldg Size: 10,584 SF
Lot Size: 3.04 Acres Year Built: 1992
Price/SF: \$377.93



6809 Five Star Blvd

Rocklin, CA 95677

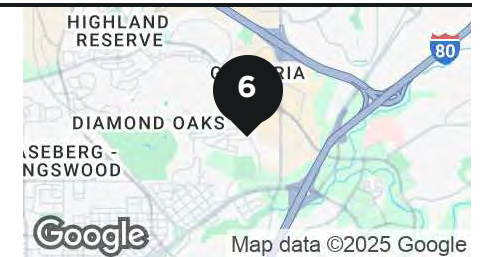
Price: \$2,800,000 Bldg Size: 7,166 SF
Lot Size: 0.69 Acres Year Built: 1997
Price/SF: \$390.73



975 Reserve Dr

Roseville, CA 95678

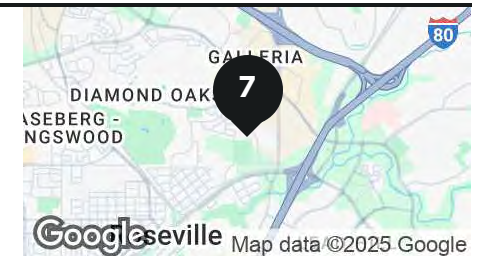
Price: \$2,050,000 Bldg Size: 5,066 SF
Lot Size: 0.62 Acres Year Built: 2005
Price/SF: \$404.66



927 Reserve Dr

Roseville, CA 95678

Price: \$2,150,000 Bldg Size: 4,956 SF
Lot Size: 0.59 Acres Year Built: 2006
Price/SF: \$433.82



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SECTION 5.

Demographics

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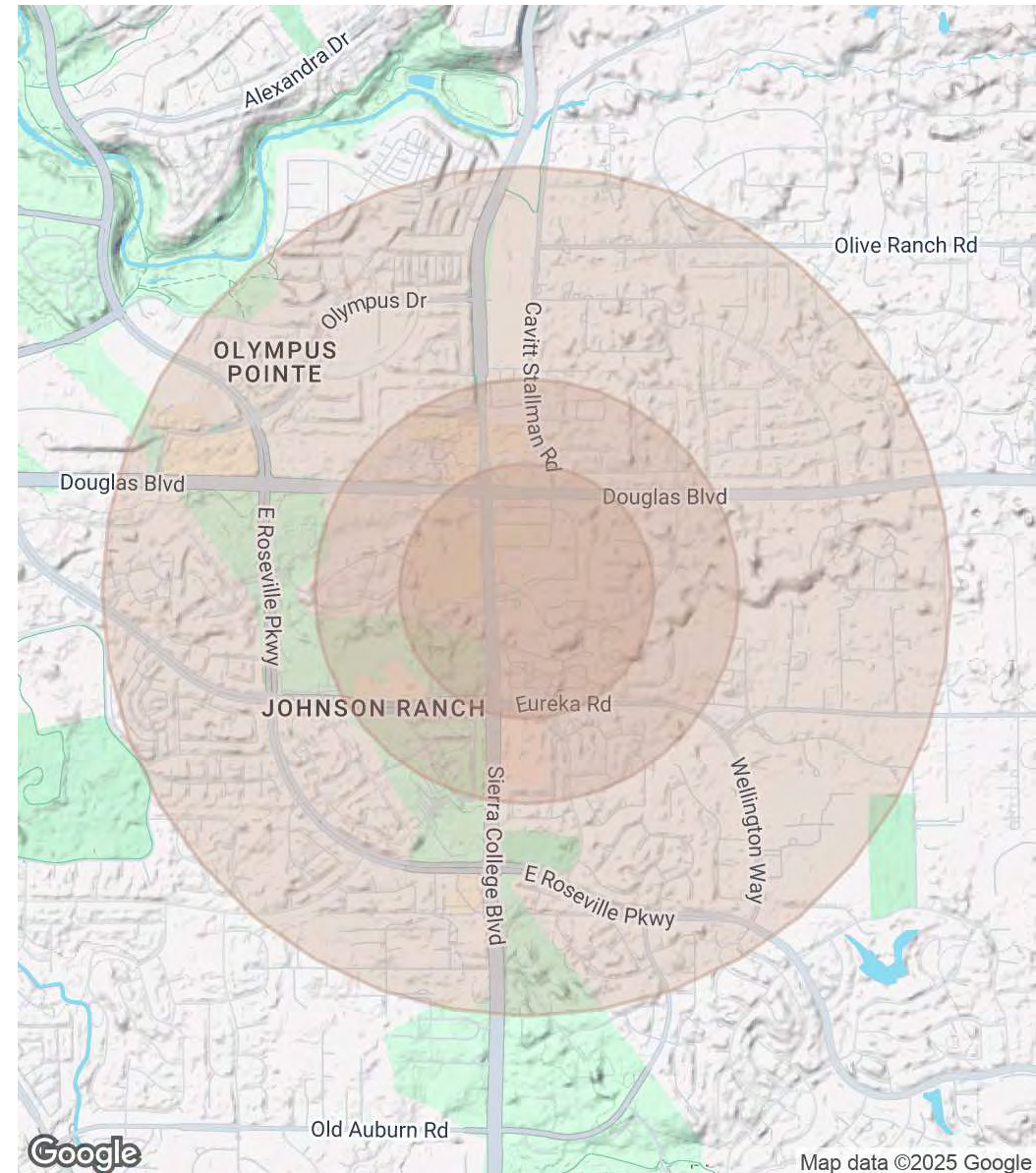
Office/Medical Building

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	470	2,307	10,561
Average Age	40	40	41
Average Age (Male)	39	38	40
Average Age (Female)	41	41	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	181	885	3,953
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$142,641	\$149,883	\$182,541
Average House Value	\$1,013,671	\$1,016,793	\$1,004,123

Demographics data derived from AlphaMap



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Advisor Bio 1



Jim Esway

Managing Partner

jesway@crossroadventures.net

Direct: **916.788.9731**

CalDRE #00820384

Professional Background

Prior to forming Crossroad Ventures Group, Jim was the regional vice president for the Trammell Crow Company for three years where he initiated the development of Granite Pointe in Roseville. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product.

During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million. Prior to joining Spieker Properties, Jim was a top performing commercial real estate broker for 13 years in the Bay Area and Sacramento involved in over 300 transactions including sales and leasing of office, R&D, and industrial properties. Crossroad Ventures Group was formed to provide clients with the highest-level single point of contact services through development, Commercial/Residential and project management and property management services. We are here to serve you. We are a full service real estate company, combining over 100 years experience with a unique platform of specialized services. CVG grows our business platform through long lasting trusted partnerships. We look forward to building this relationship.

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