

5

Sierra Gate Plaza

ROSEVILLE, CA 95661

JOHN ADAMS ACADEMY

CBRE

PROPERTY HIGHLIGHTS

LEASE OPPORTUNITY

- SUITE 330: $\pm 2,328$ RSF* AVAILABLE NOW
 - SUITE 350: ± 720 RSF* AVAILABLE NOW
 - SUITE 360: $\pm 1,347$ RSF* AVAILABLE NOW
 - SUITE 370: $\pm 1,970$ RSF AVAILABLE NOW
 - SUITE 390: $\pm 1,727$ RSF* AVAILABLE NOW
- *SUITES CAN BE COMBINED FOR $\pm 6,192$ RSF
- 2ND FLOOR: $\pm 12,832$ RSF AVAILABLE APRIL 1, 2026
 - LEASE RATE: \$2.00 FSG
 - BUILDING AND MONUMENT SIGNAGE AVAILABLE

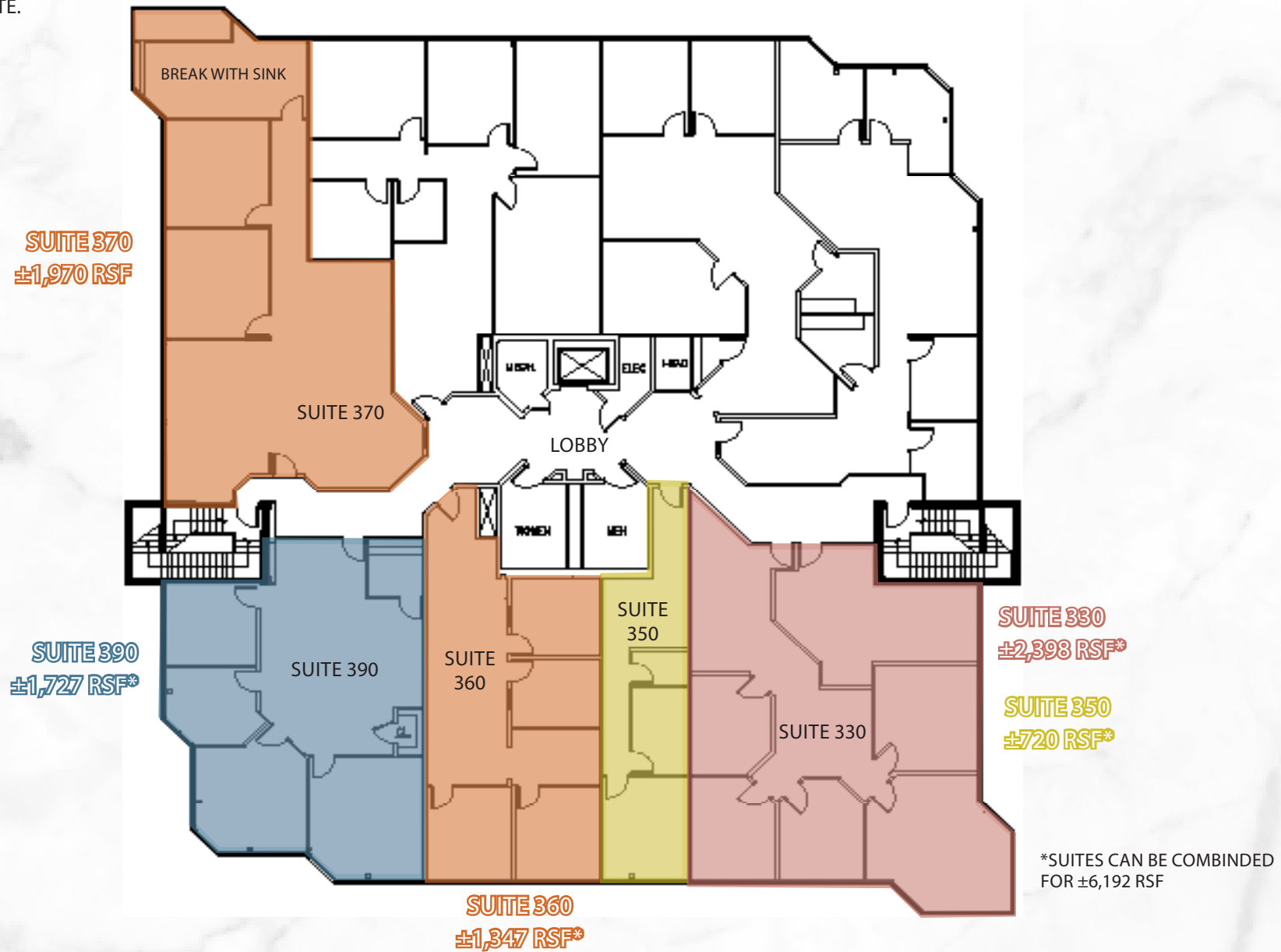
AREA OVERVIEW

- ABUNDANT PARKING (5/1000)
- ZONING: BP (BUSINESS PROFESSIONAL)
- LOCATED MINUTES FROM BOTH THE DOUGLAS BOULEVARD AND EUREKA ROAD INTERSTATE 80 INTERCHANGES

5 SIERRA GATE PLAZA

Floor Plan

NOT TO SCALE. ALL
DIMENSIONS ARE
APPROXIMATE.



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SECOND FLOOR
±12,832 RSF
AVAILABLE APRIL 1, 2026

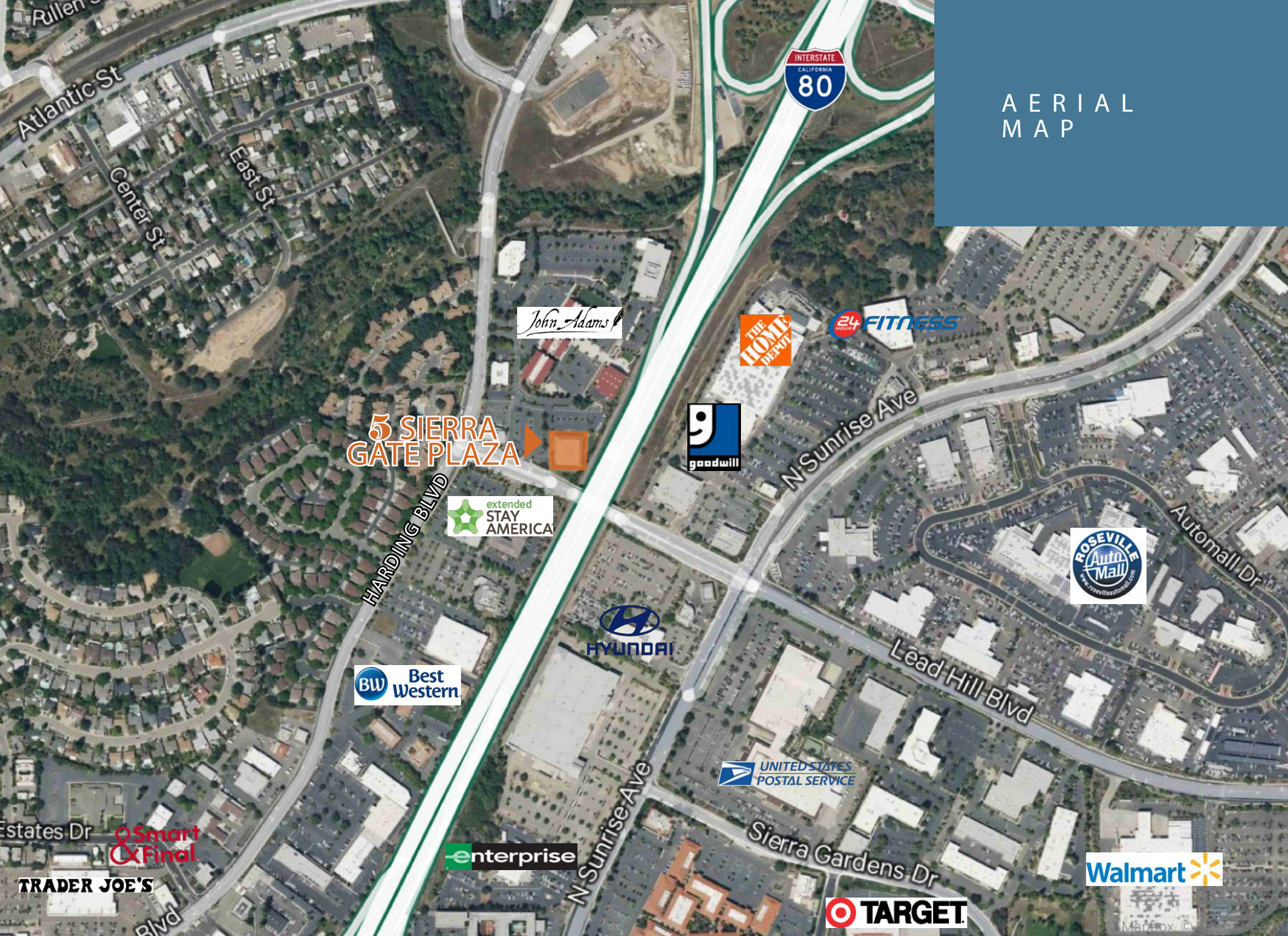


LOCATION
AERIAL





AERIAL
MAP



5 SIERRA GATE PLAZA

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