

FOR LEASE

8303 -  
8331  
Sierra College Blvd

ROSEVILLE | CA 95661

CBRE

## PROPERTY HIGHLIGHTS

Availability and Asking Rate

Suite 106 | ±2,340 RSF | \$1.65 PSF MG | March 1, 2026

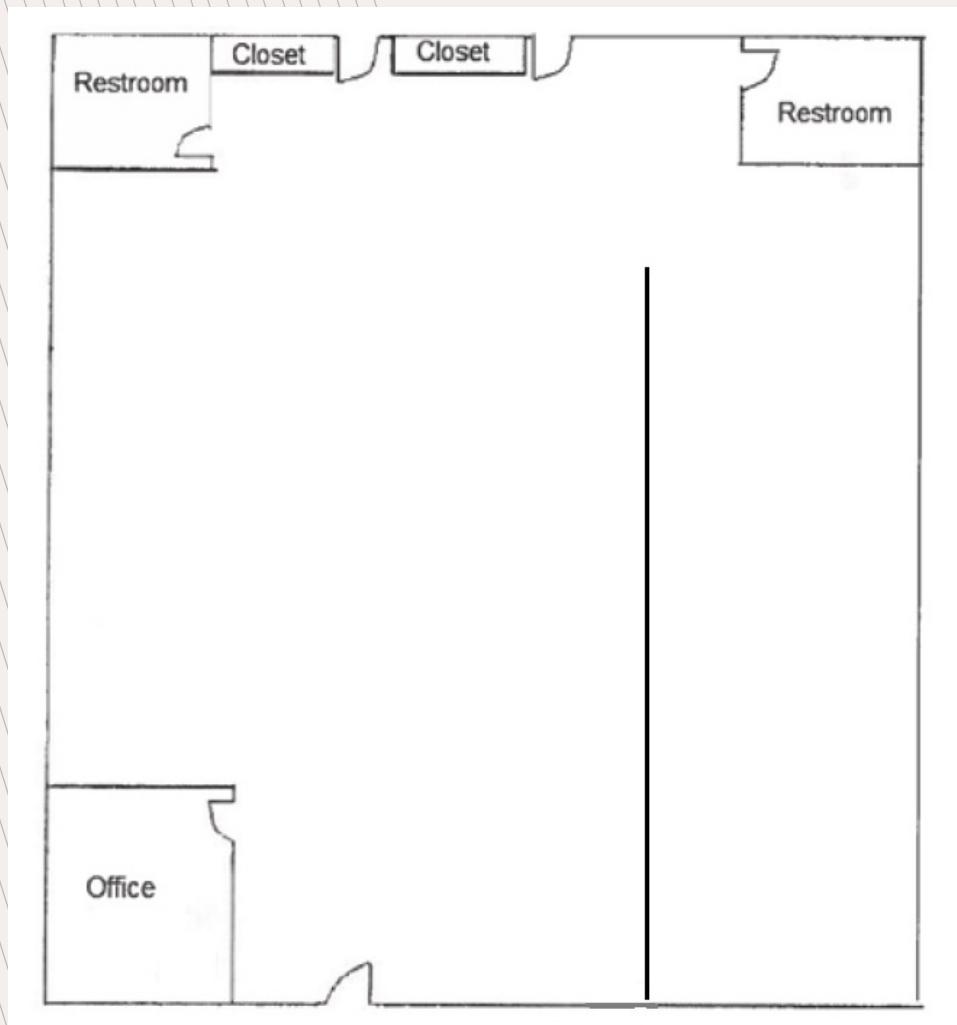
Suite 212 | ±2,016 RSF | \$1.65 PSF MG | Available

Suite 214 | ±2,016 RSF | \$1.65 PSF MG | Available

- ＊ Building Signage facing Sierra College Blvd for Suite 106
- ＊ New Roof
- ＊ Attractive Brick Exterior and Abundance of Parking
- ＊ Access to I-80 via Douglas Boulevard or Sierra College Boulevard
- ＊ Great Location between Roseville and Granite Bay

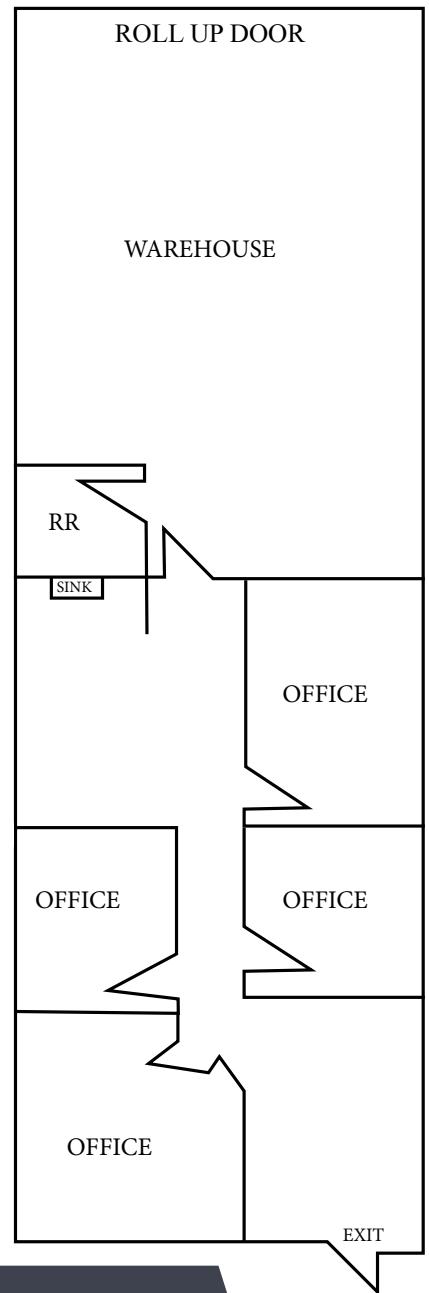


## FLOOR PLAN SUITE 106



- \* ±2,340 SF
- \* \$1.65 per square foot, Modified Gross
- \* Available March 1, 2026
- \* Former Bike Shop
- \* New Dual Pane Glass

FLOOR PLAN  
±2,016

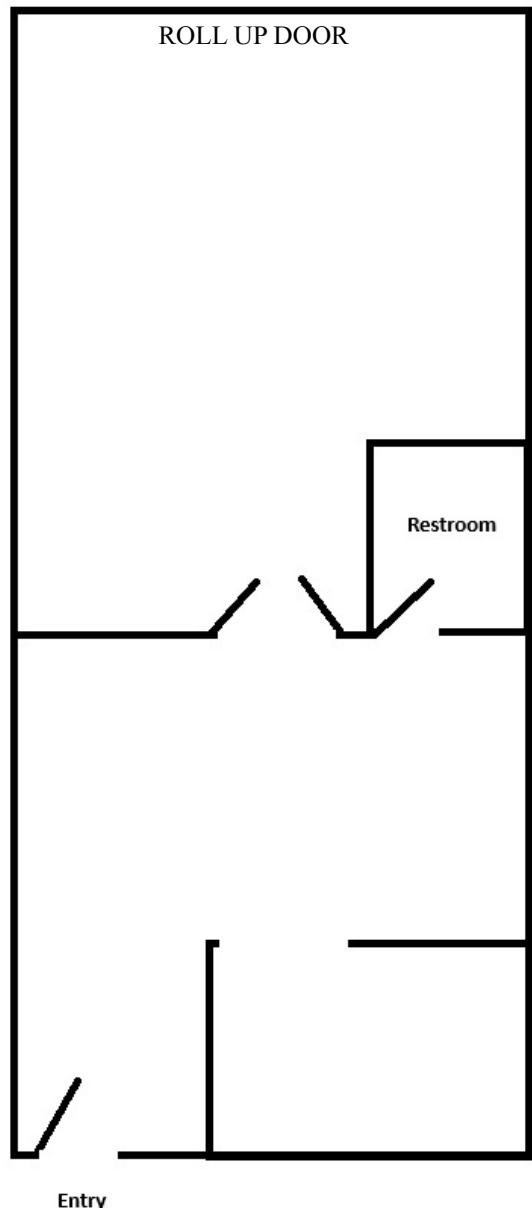


## FLOOR PLAN SUITE 212

\* ±2,016 SF

\* \$1.65 per square foot,  
Modified Gross

\* Available



## FLOOR PLAN SUITE 214

- \* ±2,016 SF
- \* \$1.65 per square foot,  
Modified Gross
- \* Available

# SITE MAP

NOT TO SCALE.



# AERIAL MAP



# 8303-8331

Sierra College Boulevard

## CONTACT US

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