

FOR LEASE

RIDE BICYCLE
SERVICE
CENTER

**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

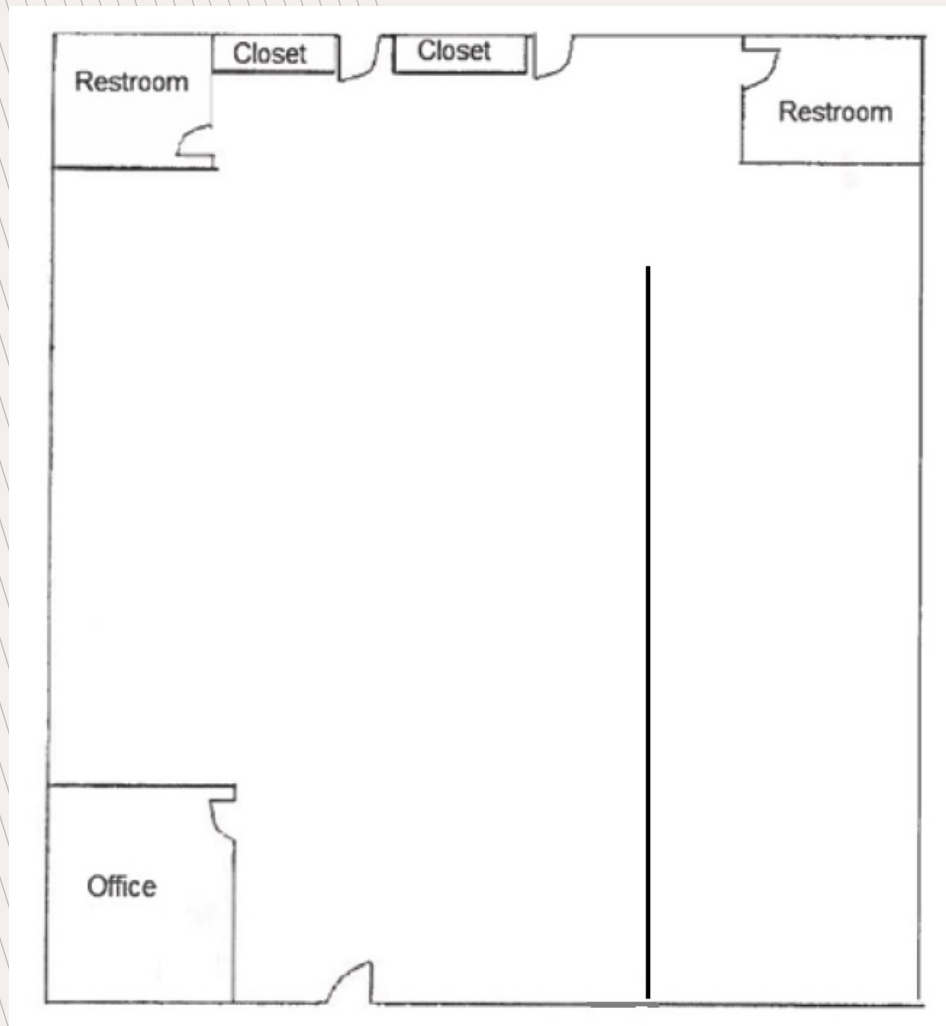
Suite 212 | ±2,016 RSF | \$1.65 PSF MG | Available

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

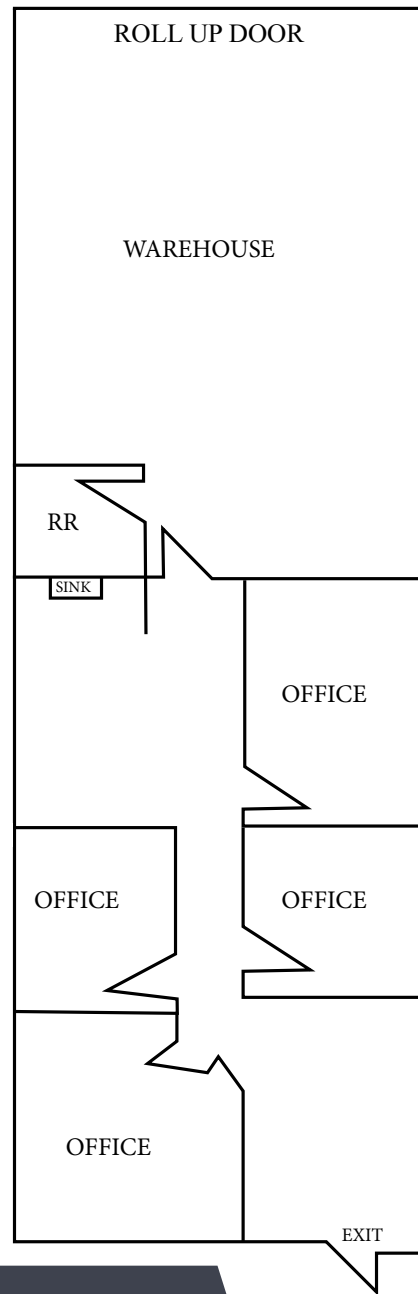


FLOOR PLAN SUITE 106



- * ±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

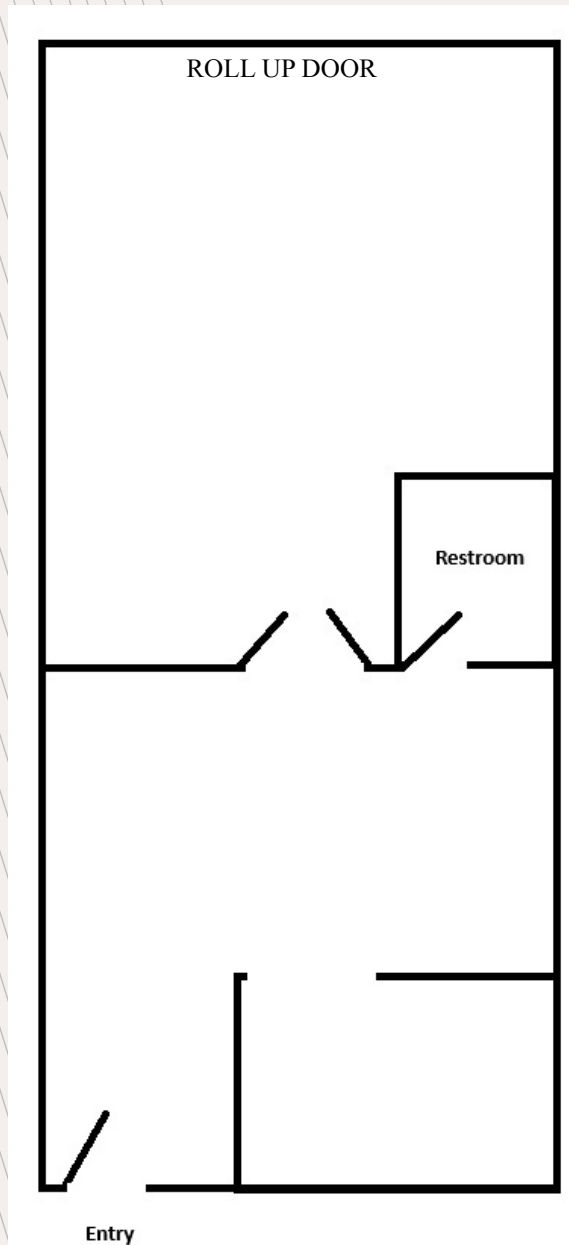


FLOOR PLAN SUITE 212

* ±2,016 SF

* \$1.65 per square foot,
Modified Gross

* Available



FLOOR PLAN SUITE 214

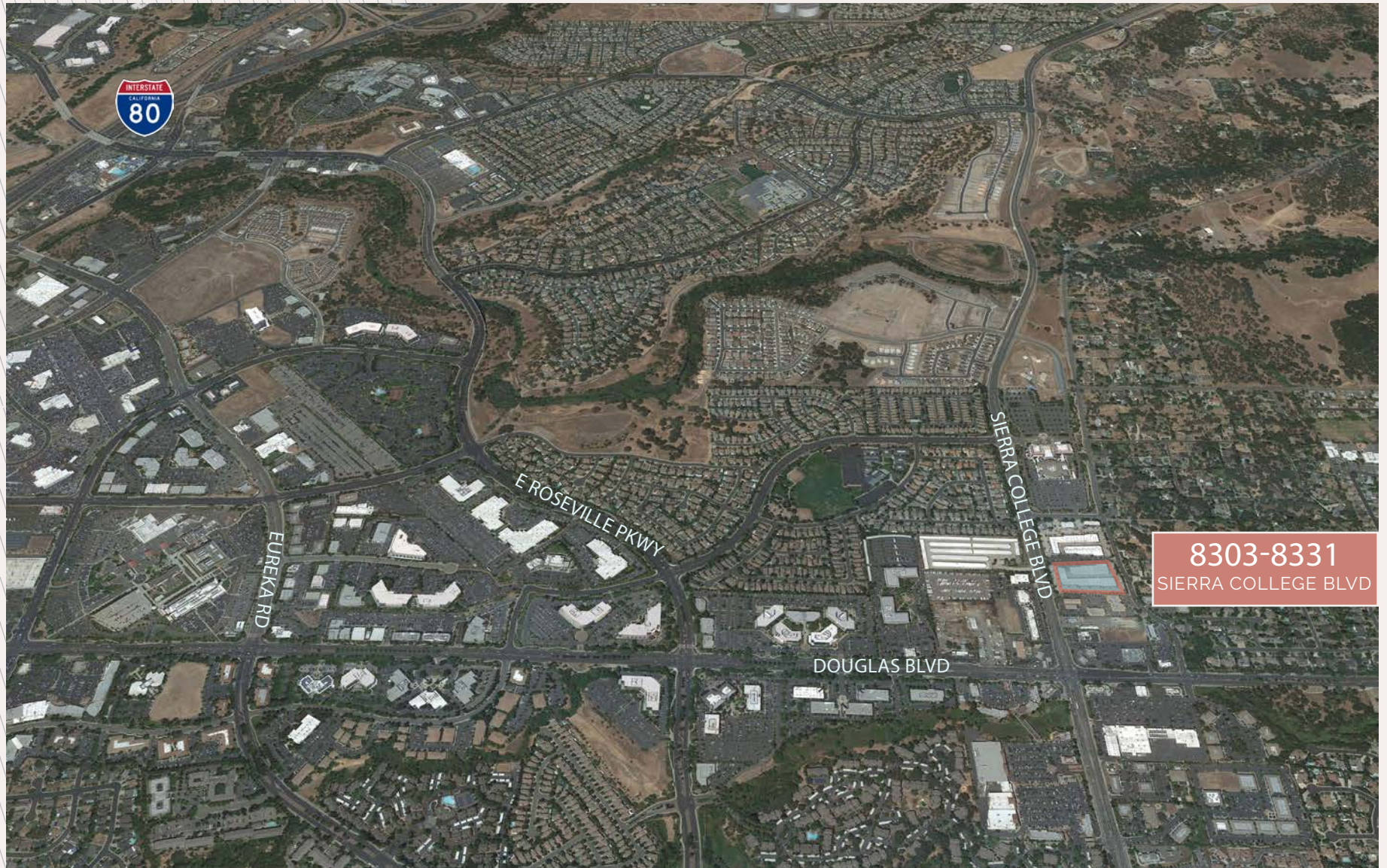
- * ±2,016 SF
- * \$1.65 per square foot,
Modified Gross
- * Available

SITE MAP

NOT TO SCALE.



AERIAL MAP



8303-8331
SIERRA COLLEGE BLVD

8303-8331

Sierra College Boulevard

CONTACT US

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