

6610, 6620, 6630

Sierra College Boulevard

FOR SALE

OWNER/USER OPPORTUNITY

CBRE

PROPERTY HIGHLIGHTS

(1) 6610 Sierra College Blvd

- \$4,000,000.00 (\$400.00 PSF)
- ±10,000 square feet
- Owner/User Sale

(2) 6620 Sierra College Blvd

- \$3,000,000.00 (\$400.00 PSF)
- ±7,500 square feet
- Owner/User Sale

(3) 6630 Sierra College Blvd, Unit C

- \$1,077,200.00 (\$400.00 PSF)
- ±2,693 square feet (condo)
- Owner/User Sale

An exceptional **Owner/User Opportunity** - three versatile buildings allowed for either Office or Medical uses **available individually or as a dynamic portfolio**, offering flexibility, visibility, and the chance to own a prime piece of the market!

- › Owner Association
- › CC&Rs
- › Reciporcal Parking/Access Agreement
- › Parking Ratio 5/1,000
- › Zoning: PD-C (Planned Development - Commercial)
- › Built in 2005



property details



LOCATION

6610, 6620, 6630 Sierra College
Boulevard, Rocklin, CA 95678



GROSS BUILDING AREA

±20,193 square feet



YEAR BUILT

2005



LAND USE

Office/Medical



ZONING DESIGNATION

PD-C (Planned Development
- Commercial)



COUNTY

Placer



PROPERTY TYPE

General Office/Medical



PERMITTED USES

Allows for a wide range of
Commercial opportunities
including Office and Medical



PARCEL NUMBERS

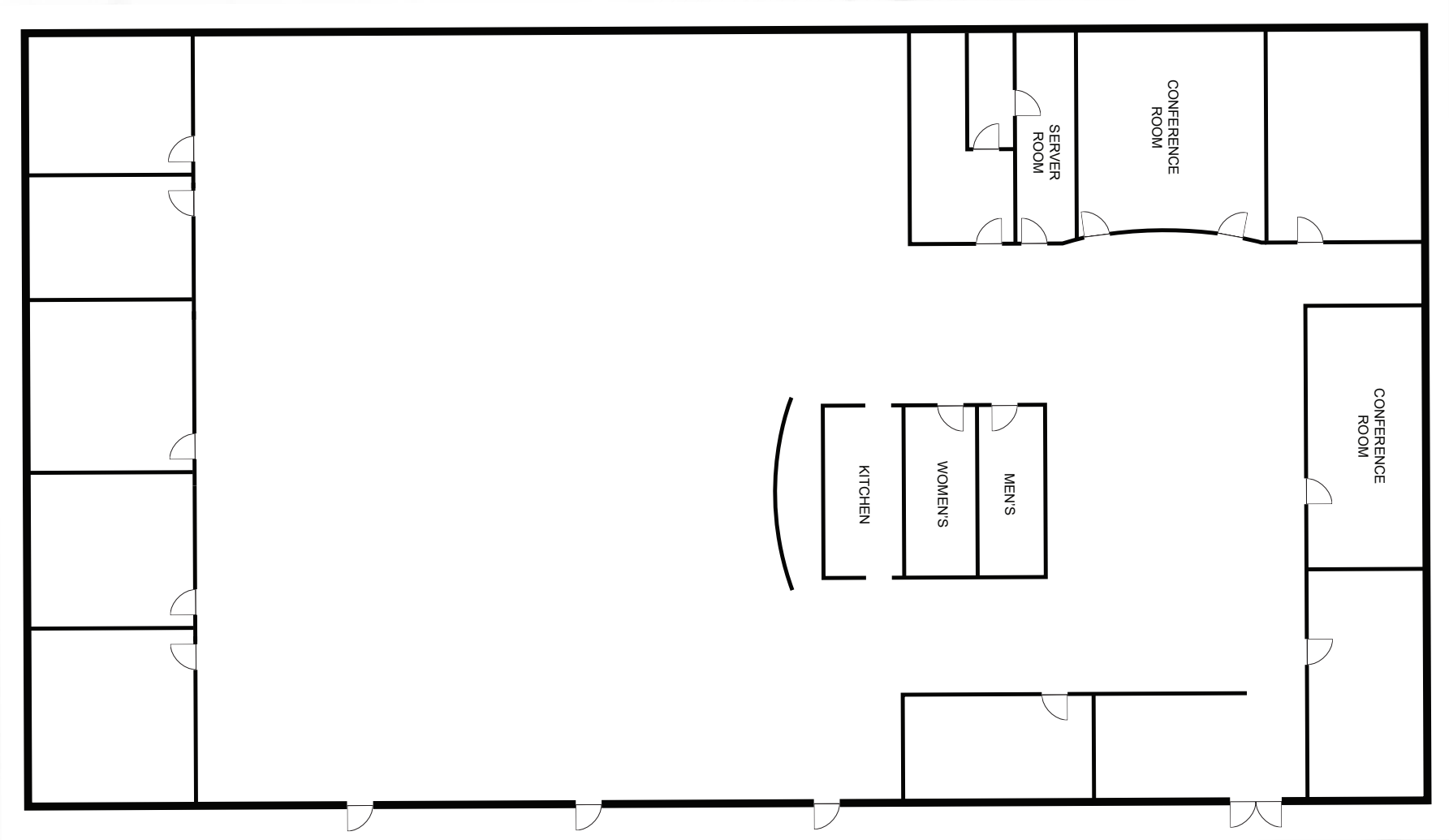
046-510-032-000

046-510-041-000

046-510-037-000

FLOOR PLAN
6610 SIERRA COLLEGE BLVD

± 10,000 SF



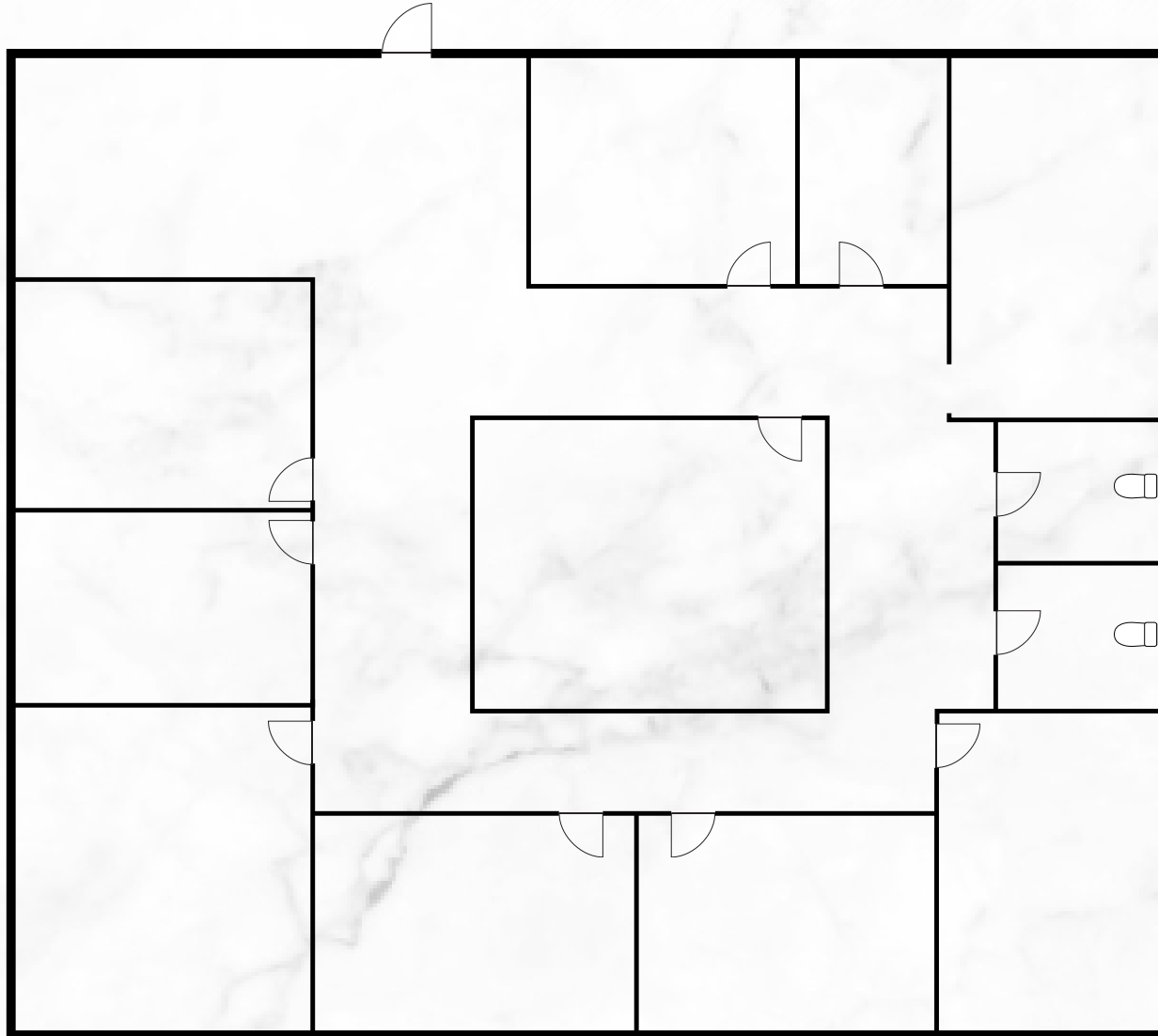
FLOOR PLAN
6620 SIERRA COLLEGE BLVD

± 7,500 SF



FLOOR PLAN
6630 SIERRA COLLEGE BLVD, UNIT C

CONDO | ±2,693 SF









PARCEL MAP

POR. S 1/2 NW 1/4 SEC.28, T.11N., R.7E., M.D.B.&M.

Parcel M.O.R. Bk. 25, Pg. 25

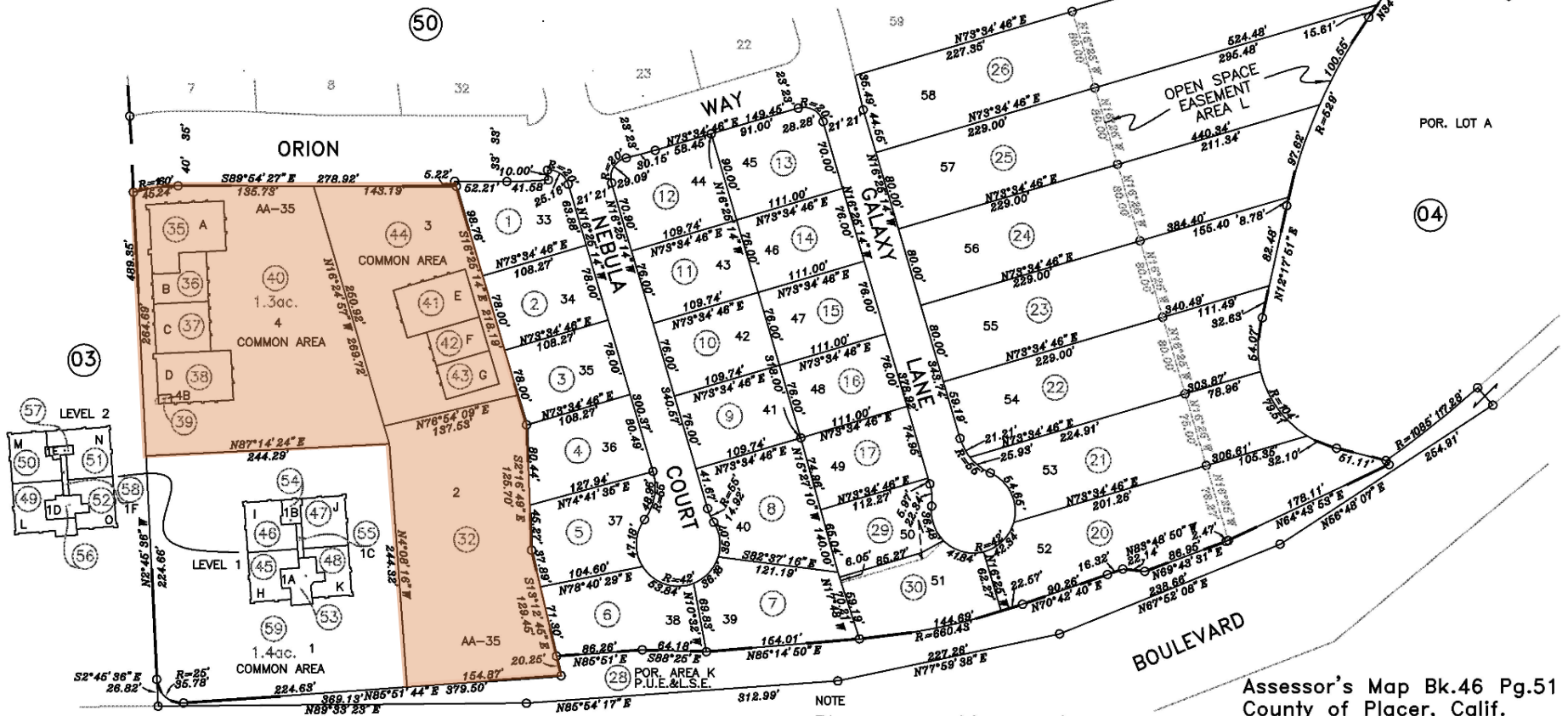
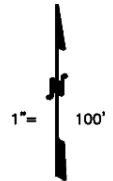
Rock Eight, Phase 1, M.O.R. Bk. Y, Pg. 43

Sierra Vista Office Park, M.O.R. Bk. AA, Pg. 35

Condominium Plan for Sierra Vista Office Complex

Doc #2005-0078945

46-51



12-15-2005
07-07-2005
06-10-2004
02-27-2003 GHM/RNP
Page Redrawn Electronically
Formerly Por. 046-040-066 & 070-000

SIERRA

NOTE

All distances on curved lines are chord measurements.

COLLEGE

Assessor's Map Bk.46 Pg.51
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



the property

CBRE, Inc., as the exclusive representative, is proud to present a premier investment opportunity: the acquisition of 6610, 6620, and 6630 Sierra College Boulevard in the thriving Rocklin submarket of Sacramento, California.

Strategically positioned at the high-visibility corner of Sierra College Boulevard and Nightwatch Drive, this offering includes three high-quality office buildings totaling approximately 20,193 square feet:

- » 6610 Sierra College Blvd – ±10,000 SF
046-510-032-000
- » 6620 Sierra College Blvd – ±7,500 SF
046-510-041-000
- » 6630 Unit C Sierra College Blvd – ±2,693 SF (Condominium)
046-510-037-000

Each building is thoughtfully designed with a generous 5:1,000 SF parking ratio, making them ideally suited for both medical and professional office use.

6610, 6620, 6630

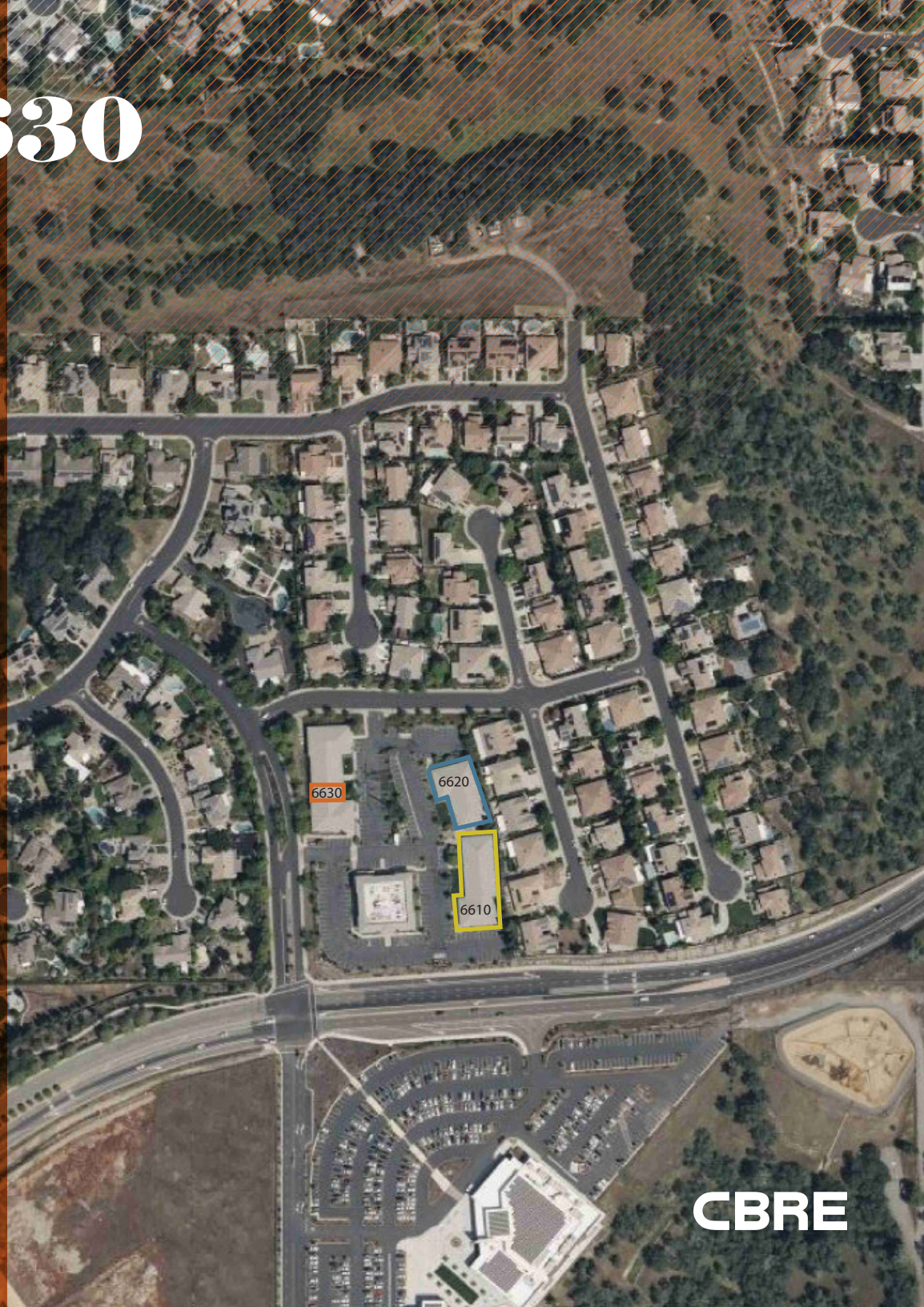
SIERRA COLLEGE BLVD

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