

FOR LEASE

8200

SIERRA COLLEGE BLVD.

ROSEVILLE, CA 95661

±4,287 SF Retail Space

A Premier Luxury Leasing Opportunity
High-End Retail Space

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The **Douglas Boulevard** corridor is the main east/west **commercial arterial** in Roseville and has become one of the largest office submarkets with one of the **strongest** daytime populations in the Sacramento Region. **Sierra College Boulevard** is the main north/south arterial in Roseville and connects Highway 50 to Interstate 80. These two heavily traveled streets meet to create the most **premier intersection** in the **Roseville/Granite Bay communities**.

THE OPPORTUNITY

Introducing an exceptional opportunity to lease **±4,287 square feet** of **luxury retail** or office space in one of the most dynamic and sought-after commercial corridors in Roseville, CA.

The property is ideally situated near the highly traffic intersection of Douglas Blvd. and Sierra College Blvd. This landmark property offers unmatched visibility, sophisticated design, and a setting surrounded by the Greater Sacramento region's most prominent retail, dining, and lifestyle destinations.

The building is positioned immediately **Across from the New Nugget Market (Grand opening Summer 2025)**, placing your business at the center of daily activity and sustained consumer traffic.

Nearby Anchors and attractions include Nugget Market, Safeway, Home Goods, Lifetime Athletic, the Roseville Galleria Mall, The Fountains Family Entertainment Center, Granite Bay Golf Club, Roseville City Parks (to name just a few), creating a powerful ecosystem of retail, recreation, and affluence.

The space features impressive **Architectural Presence & Design**. This property was thoughtfully designed to make a statement. A grand, high-end entrance welcomes clients and customers into a space defined by floor-to-ceiling glass, flooding the interior with natural light and providing exceptional frontage and exposure. Upscale finishes throughout create a modern aesthetic that elevates the user experience and reinforces a premium brand image.

The open and **Efficient Floor Plan** allows for seamless adaptability—whether configured as a luxury retail showroom, or medical or wellness.

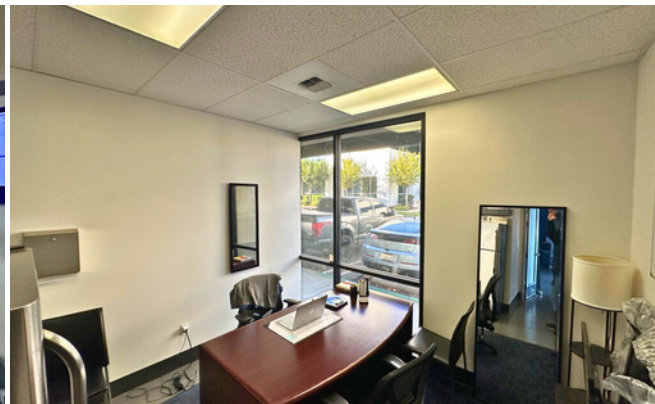
The building's **Visibility & Signage Opportunities are unparalleled**. Signage includes: building signage above the front main entry, building signage above the back door entry, decal and/or eyebrow signage above the side entry plus a slot on the monument on busy Sierra College Blvd., ensuring maximum brand exposure along one of Roseville's busiest thoroughfares.

The property's prominent positioning near Interstate 80 and the high traffic major intersection provides continuous visibility to both local and commuter traffic, making this an **Ideal Flagship Location** for businesses seeking recognition and long-term growth.

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INTERIOR PHOTOS



AVAILABLE FOR LEASE

FLOOR PLAN

±4,287 SF

- PERFECT FOR A SINGLE TENANT
- CAN BE DIVIDED

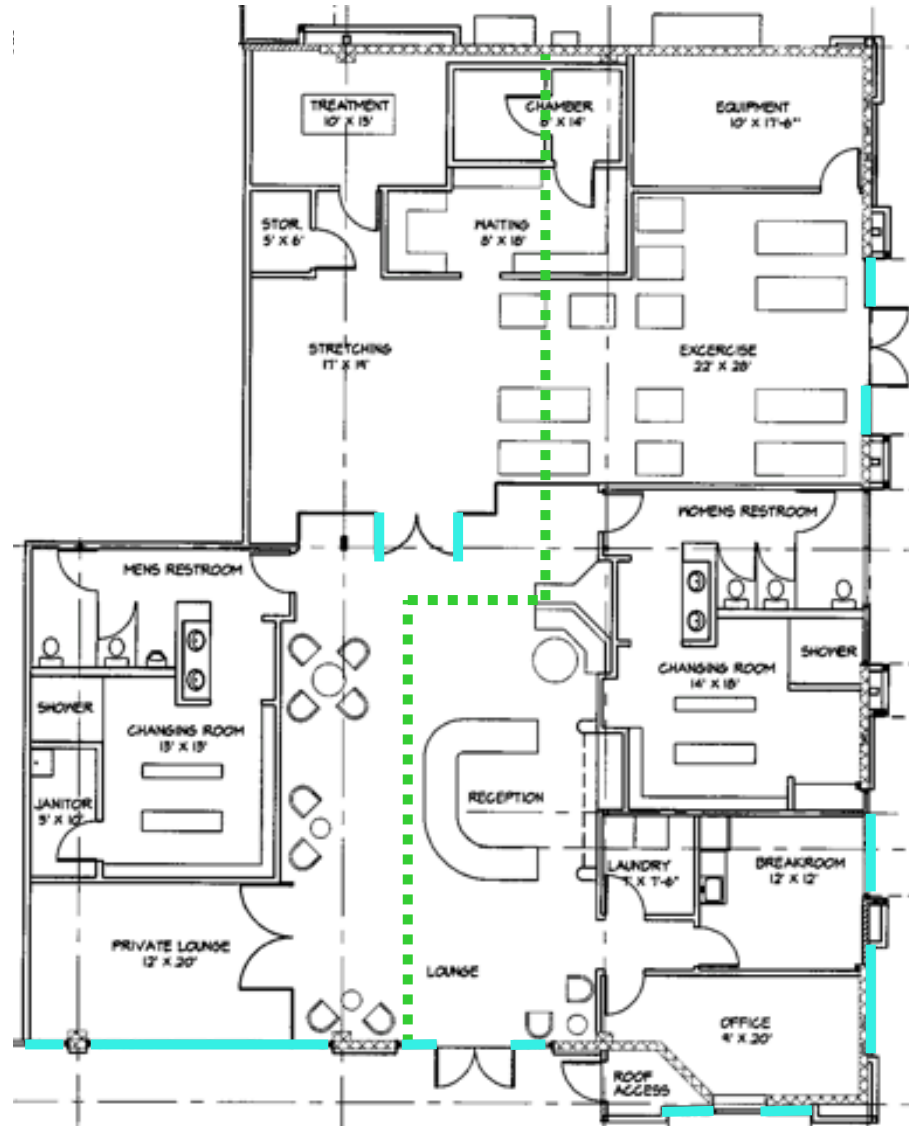
SPACE DETAILS

- Grand reception lounge
- High-End finishes
- Vaulted Ceilings
- Open space
- Lots of natural light
- Numerous rooms/offices
- Break room w/sink
- In - suite restrooms with showers/changing rooms
- Laundry room
- Front and side entry
- Ample Parking

PSF: CALL FOR PRICING

■ ■ POTENTIAL DEMISING WALL

■ FLOOR - TO - CEILING GLASS

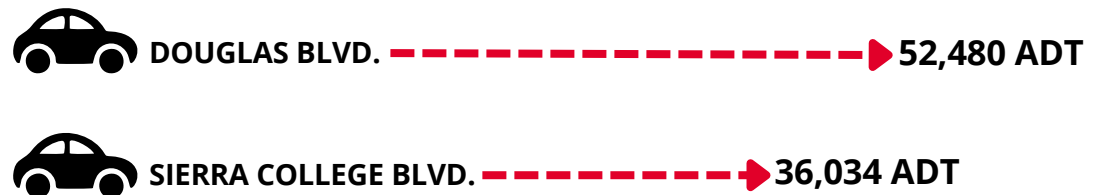
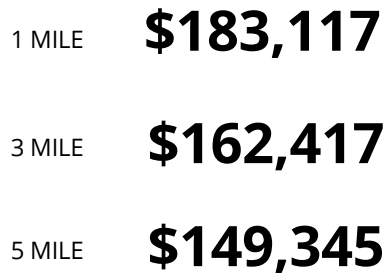
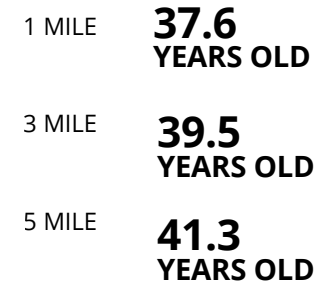
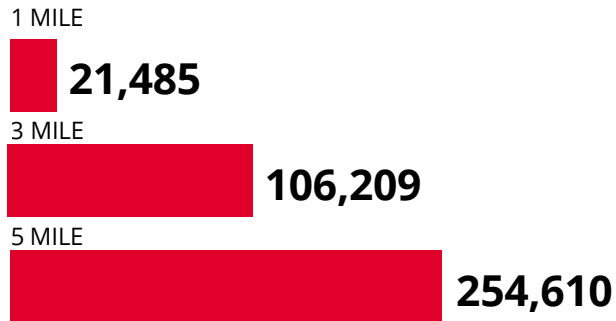
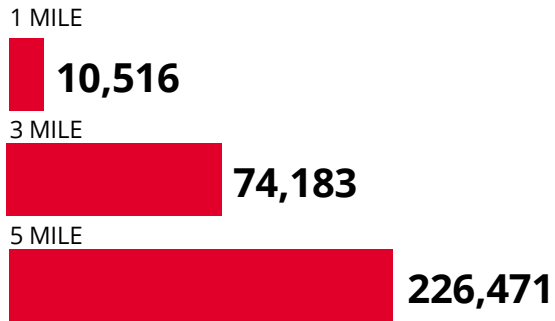


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EXCELLENT DEMOGRAPHICS



8200 SIERRA COLLEGE BLVD.

HIGH-TRAFFIC LOCATION

IT'S GIVING HEALTH/WELLNESS VIBES

The location benefits from proximity to major anchors like Nugget Market, Safeway, Home Goods, Sierra, and other big-box retailers nearby, driving consistent foot traffic.

Being next to Nugget Market is a huge plus—Nugget shoppers are typically upscale, health-conscious, and frequent visitors who cross-shop for complementary services and experiences.

25 MIN
SACRAMENTO

15 MIN
FOLSOM

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