



CROSSROAD
VENTURES GROUP

6600 Sierra College Blvd

Rocklin, CA 95677



For Sale & Lease

Office/Medical

916.788.9731
crossroadventures.net

Highlights

- +/- 20,440 square foot professional office and medical property
- Constructed in 2005 with modern design and quality infrastructure
- Well maintained improvements with institutional-quality standards
- Efficient floor plans suitable for medical and professional office users
- Designed to accommodate a variety of healthcare and office configurations

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SECTION 1.

Property Information

6600 Sierra College Blvd

Rocklin, CA 95677

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Office/Medical

Property Summary



Property Description

The property consists of a modern, freestanding two-story medical and office building totaling 20,440 square feet on a 1.4-acre site. Constructed in 2005, the building was designed with medical and office users in mind, featuring efficient floor plates, functional layouts, and infrastructure suitable for a wide range of medical, and office practices.

The property has been well maintained and exhibits a high standard of design and overall condition. The standalone building configuration provides excellent visibility, branding opportunity, and access, appealing to owner-users, investors, and tenants alike. The flexible interior layout allows for full-building occupancy or multi-tenant use, positioning the asset as a compelling opportunity for long-term ownership, income generation, or professional tenancy.

Offering Summary

Sale Price:	\$8,176,000
Lease Rate	\$2.25 SF/month (NNN)
Available SF	20,440 SF
Lot Size	1.4 Acres
Building Size	20,440 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	206	536	2,168
Total Population	644	1,664	6,196
Average HH Income	\$249,339	\$244,748	\$192,507

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Property Highlights



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- Well maintained improvements with institutional-quality standards
- Efficient floor plans suitable for medical and professional office users
- Designed to accommodate a variety of healthcare and office configurations
- Currently 100 percent occupied demonstrating strong functional appeal
- Opportunity for owner-user occupancy or long-term professional use
- Durable construction supporting long-term operational needs



Location Description

Discover the vibrant community surrounding the property at 6600 Sierra College Blvd in Rocklin, CA. Nestled in the heart of the city, this area boasts a thriving commercial scene and easy access to diverse dining options, upscale shopping, and renowned educational institutions. With a strategic location near Sierra College and William Jessup University, the area offers a talented pool of graduates and professionals. Nature enthusiasts will appreciate the nearby parks and outdoor recreational areas, while easy access to major highways ensures seamless connectivity. Embrace the dynamic energy of Rocklin in this prime location, perfectly suited for a thriving office or office building investment or tenancy.

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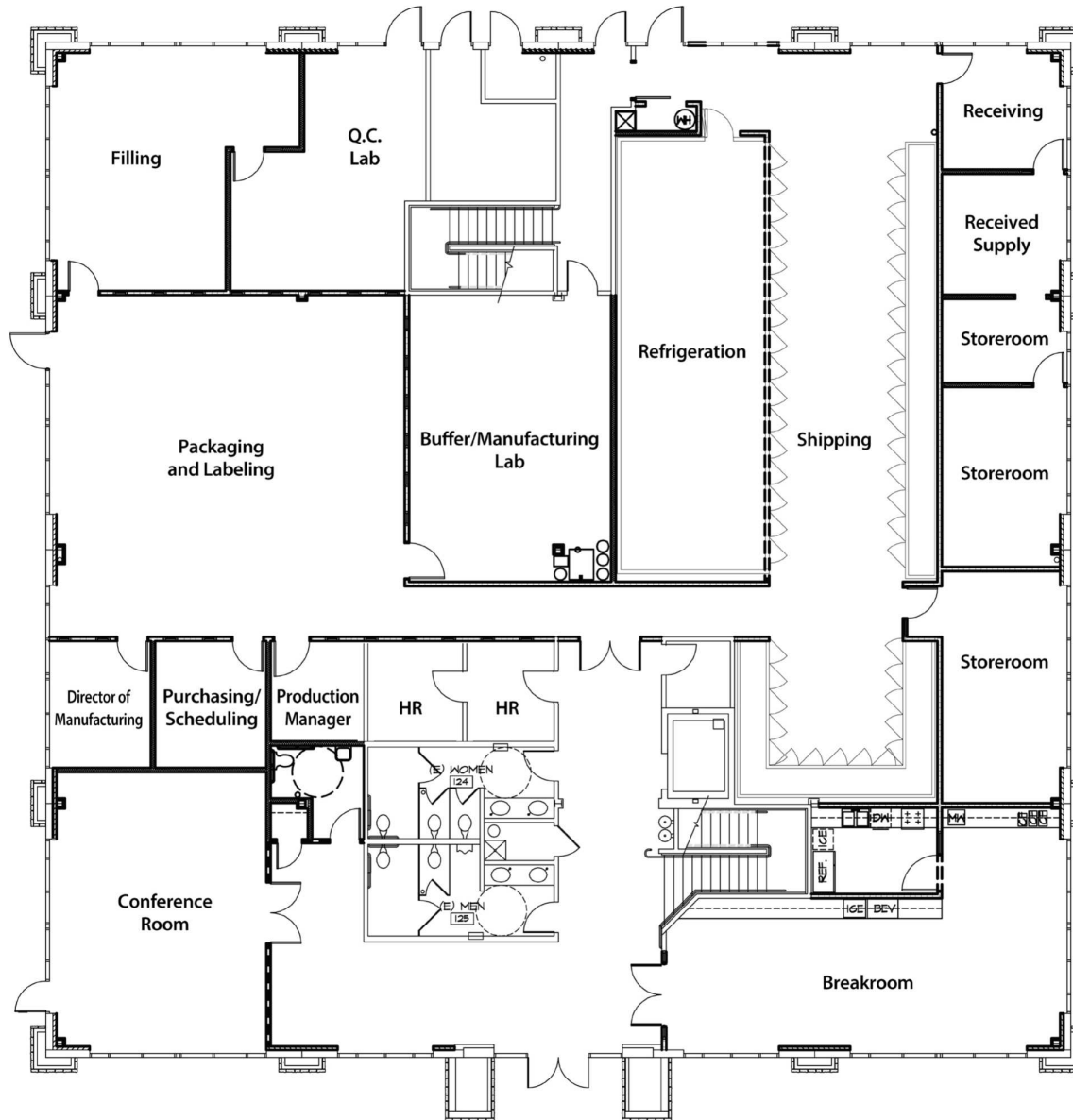
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Office/Medical

First Floor Floorplan



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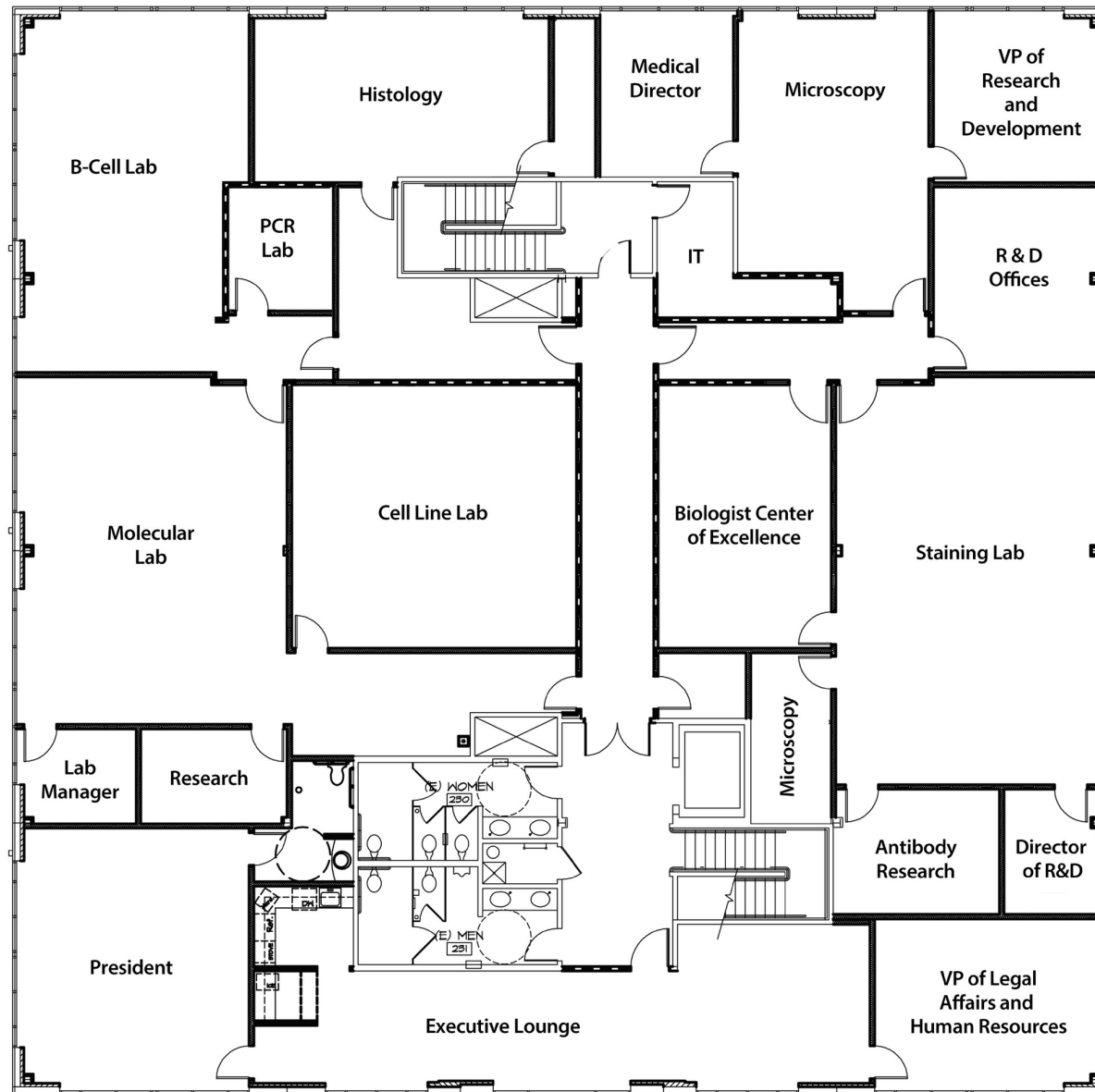
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Second Floor Floorplan



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Location Map



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SECTION 2.

Sale Comparables

6600 Sierra College Blvd

Rocklin, CA 95677

For Sale & Lease

Office/Medical

Sale Comps



6600 Sierra College Blvd

Rocklin, CA 95677

Price:	\$8,176,000	Bldg Size:	20,440 SF
Lot Size:	1.4 Acres	Year Built:	2005
Price/SF:	\$400.00		



Citrus Heights Surgery Center

7435 Stock Ranch Rd, Citrus Heights, CA 95621

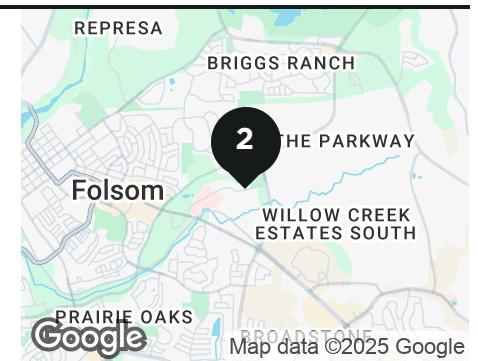
Price:	\$10,250,000	Bldg Size:	15,648 SF
Lot Size:	1.77 Acres	Year Built:	2021
Price/SF:	\$655.04		



1743 Creekside Dr

Folsom, CA 95630

Price:	\$7,500,000	Bldg Size:	20,086 SF
Lot Size:	0.38 Acres	Year Built:	2007
Price/SF:	\$373.39		



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Sale Comps

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2261 Douglas Blvd

Roseville, CA 95661

Price:	\$9,210,000	Bldg Size:	25,000 SF
Lot Size:	3.80 Acres	Year Built:	1997
Price/SF:	\$368.40		



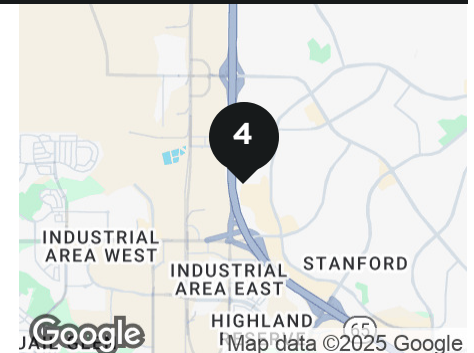
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6552 Lonetree Blvd

Rocklin, CA 95765

Price:	\$8,790,000	Bldg Size:	23,553 SF
Lot Size:	0.33 Acres	Year Built:	2008
Price/SF:	\$373.20		



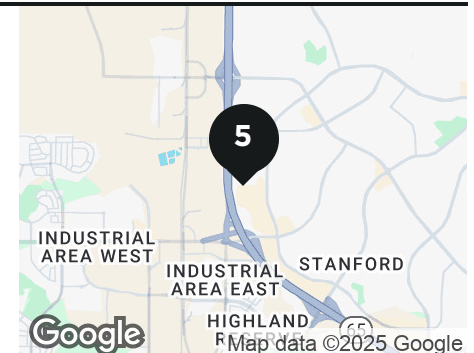
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6554 Lonetree Blvd

Rocklin, CA 95765

Price:	\$8,590,000	Bldg Size:	23,038 SF
Lot Size:	0.33 Acres	Year Built:	2008
Price/SF:	\$372.86		



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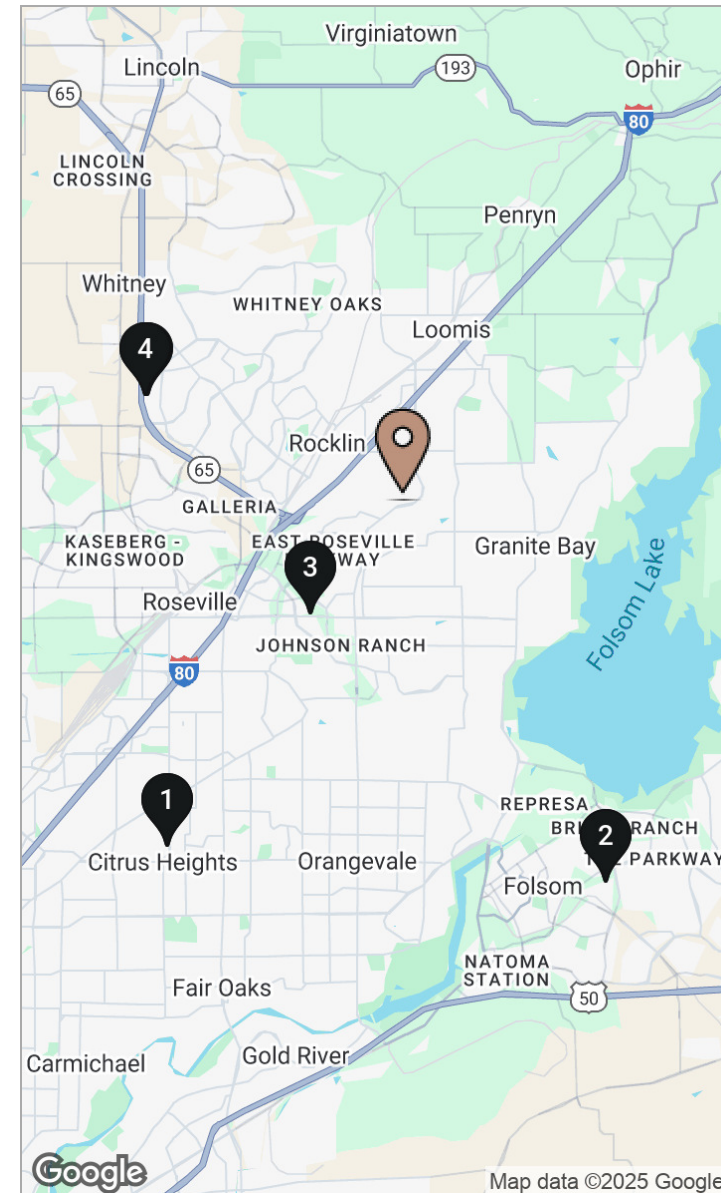
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Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Lot Size	Price/SF
★	6600 Sierra College Blvd Rocklin, CA	\$8,176,000	20,440 SF	1.4 Acres	\$400.00
1	Citrus Heights Surgery Center 7435 Stock Ranch Rd Citrus Heights, CA	\$10,250,000	15,648 SF	1.77 Acres	\$655.04
2	1743 Creekside Dr Folsom, CA	\$7,500,000	20,086 SF	0.38 Acres	\$373.39
3	2261 Douglas Blvd Roseville, CA	\$9,210,000	25,000 SF	3.80 Acres	\$368.40
4	6552 Lonetree Blvd Rocklin, CA	\$8,790,000	23,553 SF	0.33 Acres	\$373.20
5	6554 Lonetree Blvd Rocklin, CA	\$8,590,000	23,038 SF	0.33 Acres	\$372.86
Averages		\$8,868,000	21,465 SF	1.32 Acres	\$428.58



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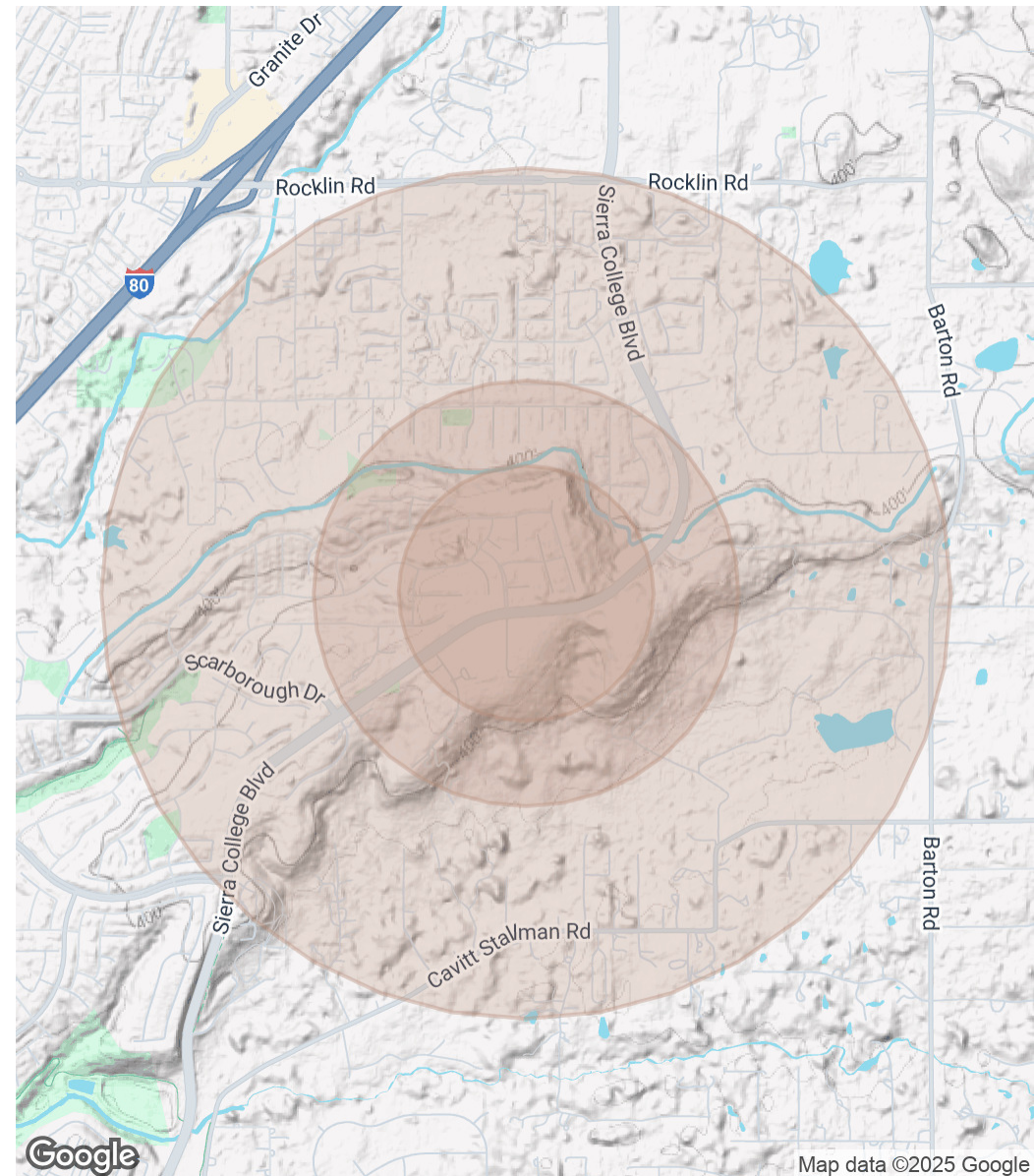
Office/Medical

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	644	1,664	6,196
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	206	536	2,168
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$249,339	\$244,748	\$192,507
Average House Value	\$991,859	\$989,074	\$986,012

Demographics data derived from AlphaMap



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