

8203

SIERRA COLLEGE BLVD
ROSEVILLE, CA 95661

Owner/User
Opportunity
Office/Medical Building
FOR SALE OR LEASE



Property Highlights:

- 4,728 Building for sale/2,188 sf office space for lease
- General Professional/Medical office building
- Single or Two tenant
- Located within an established business park
- Outstanding Roseville location near Granite Bay
- Easy access to Highway 80
- Owner-User opportunity

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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Offering Memorandum

8203 Sierra College Boulevard is a 4,728 s.f. office building, located within the Sierra Business Center, near the corner of Sierra College Blvd and Douglas Blvd in Roseville, CA. The property comes under the jurisdiction of Placer County and has a zoning designation of OP (Office Professional), which allows for both medical and general professional uses. A little over half the building is currently a law office and the balance is available for lease. Alternatively, the entire building is available for sale. The property enjoys easy access to Highway 80 and features adequate parking for office uses.

This is a single or a 2-tenant building, currently operating as a two-tenant building. The building features an entrance lobby with 2 reception desks and two restrooms., with entrances into each tenant's suites. The suite on the west side is available for lease and features 2 large and 2 smaller offices, a break room, work area and a storage room, totaling 2,188 sf. An additional reception area can be made available as well, if needed (56 sf). The suite on the east side, which is currently occupied by a law firm, features eight private offices, an open work area, a break room, and conference room.

The property has a Roseville address and has the advantage of being within driving distance to all of Roseville's amenities and attractions. But it also has the unique advantage of being in the immediate area of the exclusive Granite Bay, a community situated on the north shore of Folsom Lake about 25 miles northeast of Sacramento. Residents enjoy the idyllic location, recreational opportunities and consistently awarded schools and athletic programs. A drive through the area reveals some of the region's finest and most exclusive homes, as well as a myriad of specialty stores and restaurants.

This is an outstanding opportunity for a tenant to lease prime office space or an owner user to acquire a fully improved building in a desirable location with a Roseville address and Granite Bay exclusivity.

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Offering Summary

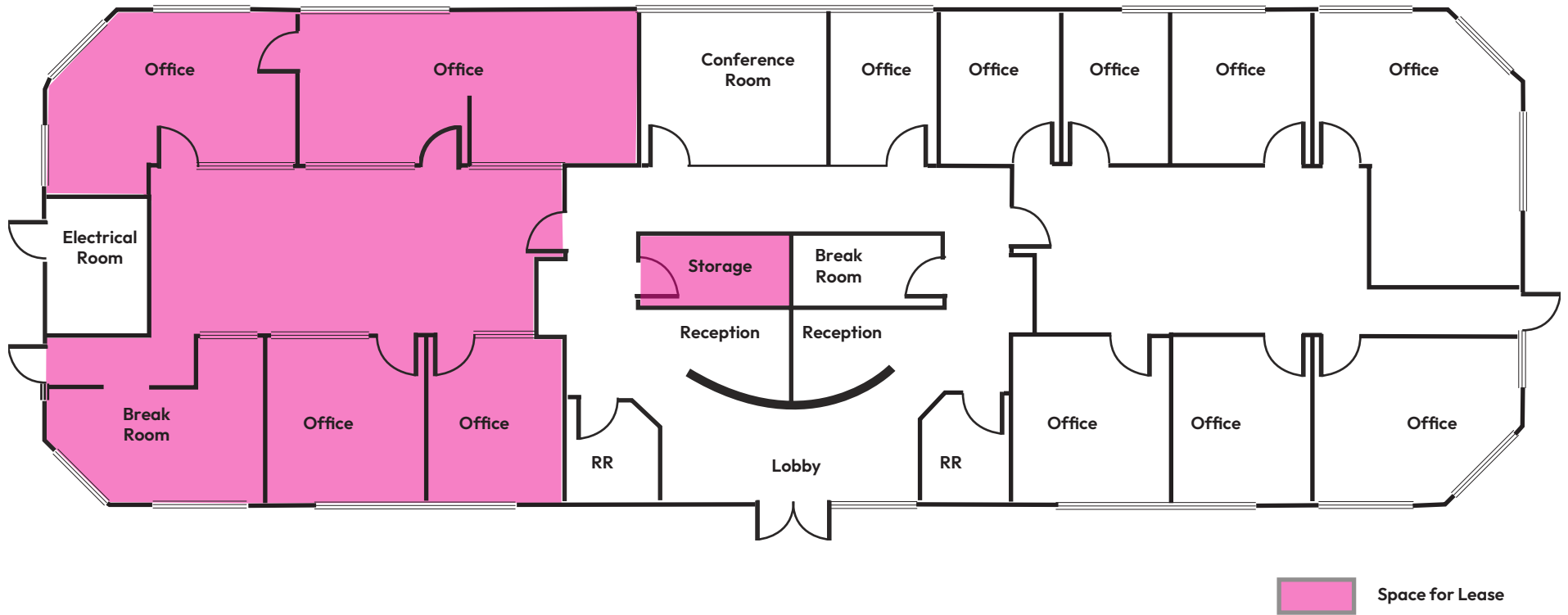
Offering Summary

Building Address	8203 Sierra College Boulevard, Roseville, CA
Owners' Association	Sierra Business Center
Assessor's Parcel Number	048-030-058-000
County	Placer
Property Type	Professional Office
Building Size	4,728 sf
Sale Price	\$2,150,000
Lease Rate	\$1.95 per sf modified gross
Available lease space	2,188 sf
Parcel size	0.67 acres
Common Area Fees	\$850 approx per quarter
Year built	1994
Number of stories	One
Zoning	OP allowing for Medical/Professional uses
Utilities	PG and E, SPMUD, PCWA

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Floor Plan



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Property Photos



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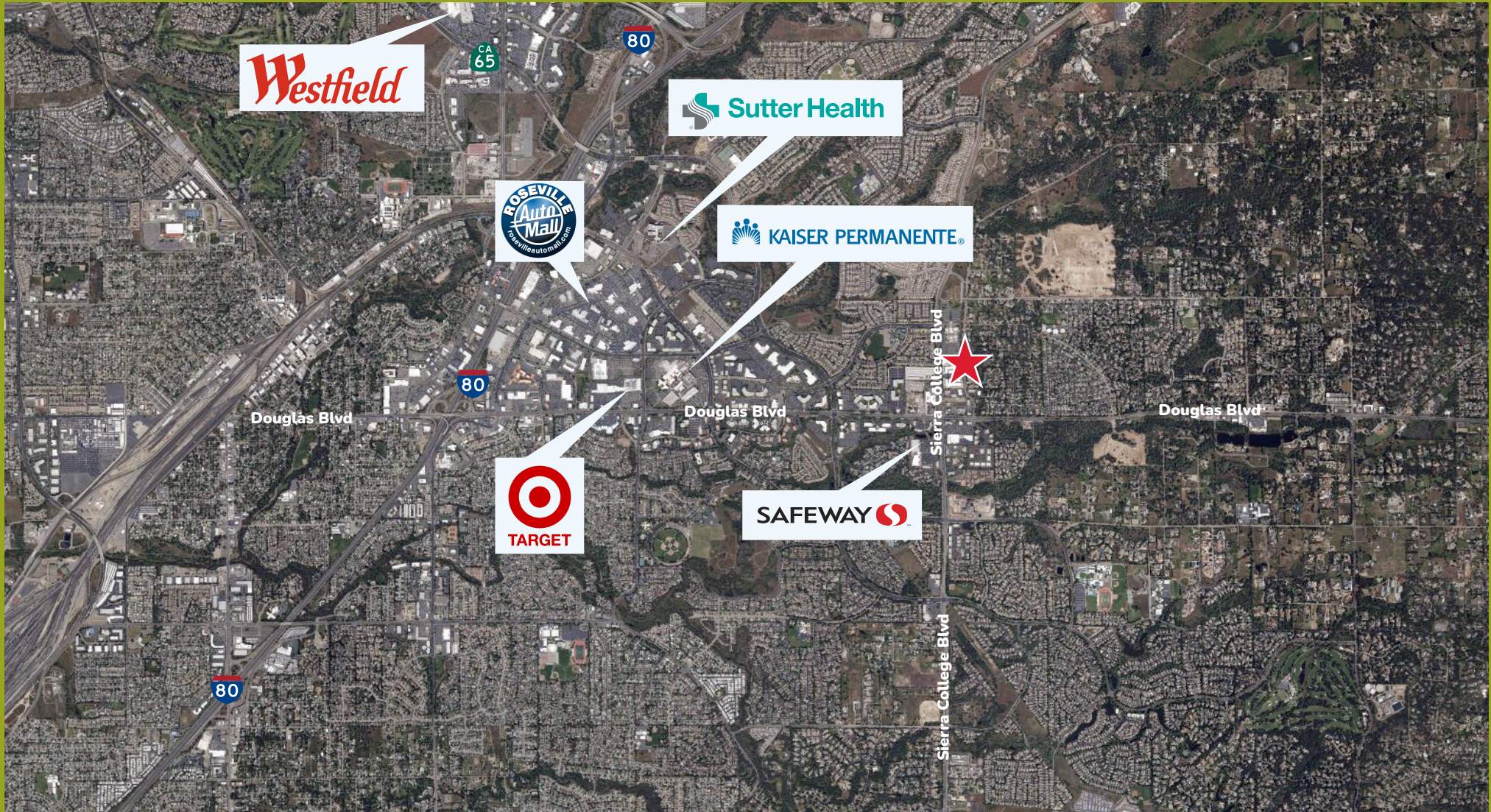
Location Map



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Vicinity Map



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Demographics

Key Facts: 2 Mile Radius



31,995
Total Population (2023)



\$157,690
Average Household Income



4,131
Businesses



27,336
Daytime Employees



8,348
Owner Occupied Households



\$724,726
Median Home value

ADT Sierra College Blvd at Douglas Blvd (S) **30,411** (2022) Data obtained from CoStar