



CROSSROAD
VENTURES GROUP

6600 & 6630 Ste 100 & 400 Sierra College Blvd

Rocklin, CA 95677



For Sale/Lease

Office/Medical

916.788.9731
crossroadventures.net

Highlights

- +/- 28,142 square foot professional office and medical property
- Three-building campus offering operational flexibility
- Buildings may be sold or leased together or separately
- Opportunity for owner-user occupancy or long-term professional use
- 6600 - 20,440 SF / 6630 STE 100 - 3,536 SF / 6630 STE 400 - 4,166 SF

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SECTION 1.

Property Information

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Office/Medical

Property Summary



Property Description

The property offers a modern and professionally designed office and medical campus comprised of three buildings totaling 28,142 square feet. Constructed in 2005, the improvements feature efficient layouts, quality construction, and infrastructure well suited for medical, healthcare, and professional office users. The property has been well maintained and reflects institutional-quality standards throughout. Currently fully occupied, the buildings demonstrate strong functionality and user appeal. The three-building configuration provides flexibility for owner-users or tenants, with the opportunity to acquire or lease the buildings collectively or individually, allowing users to align their space needs with long-term operational plans in a high-quality professional setting.



Property Highlights

- +/- 28,142 square foot professional office and medical property
- Three-building campus offering operational flexibility
- Buildings may be sold or leased together or separately
- 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
- 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

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6600 Sierra College Blvd

- \$8,176,000.00 (\$400.00 PSF)
- \$2.25 psf NNN
- ±20,440 square feet (2 story)
- Owner/User

6630 Sierra College Blvd, STE 100

- \$1,502,800.00 (\$425.00 PSF)
- \$2.25 psf NNN
- ±3,536 square feet
- Owner/User

6630 Sierra College Blvd, STE 400

- \$1,770,550.00 (\$425.00 PSF)
- \$2.25 psf NNN
- ±4,166 square feet
- Owner/User

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Photos



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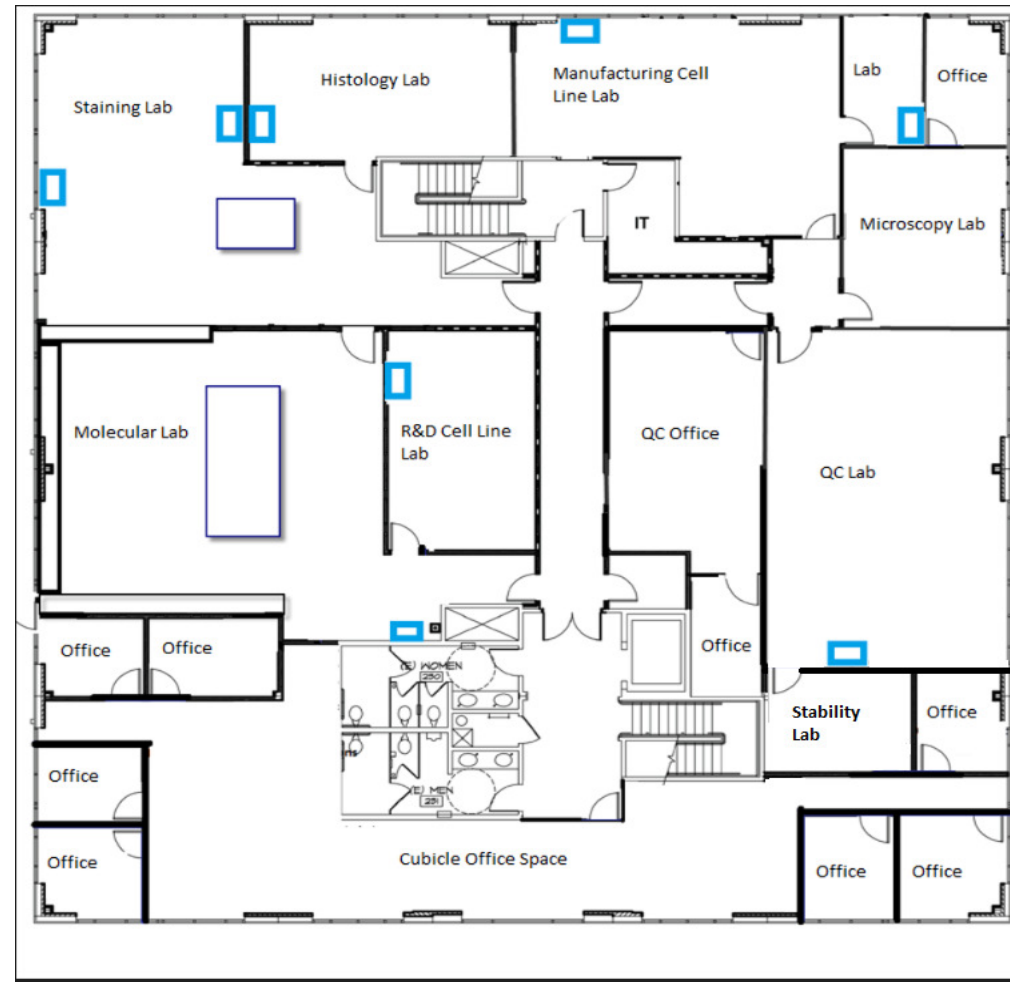
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6600 Floorplan



First Floor

Second Floor

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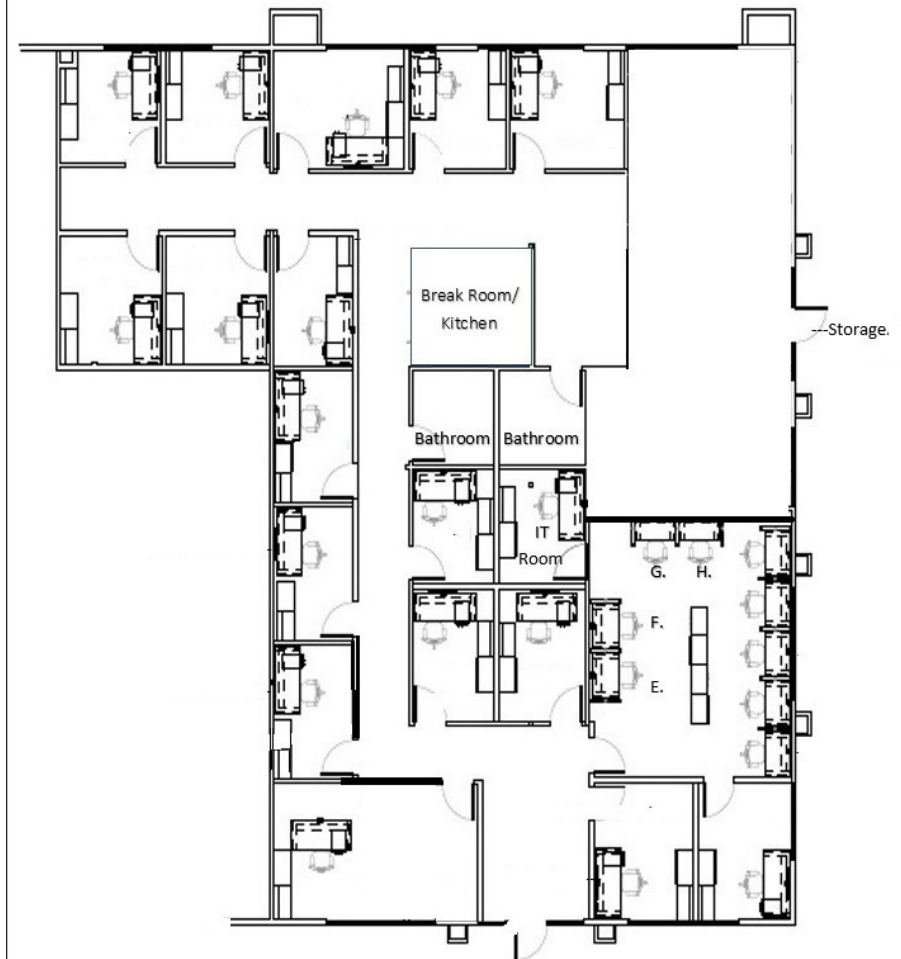
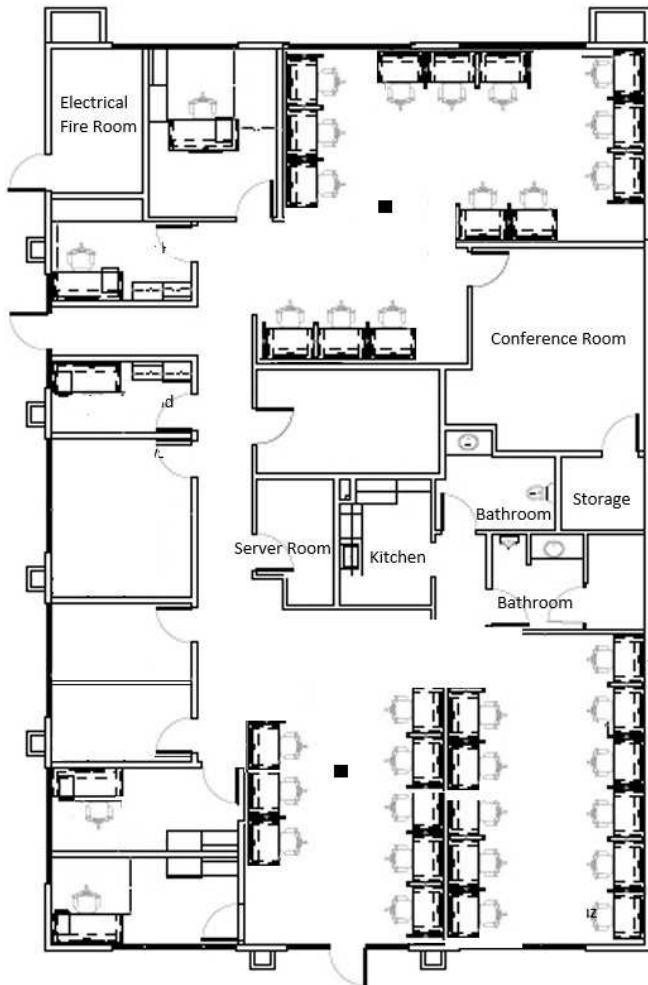
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6630 Ste 100 & 400 Floorplans



Suite 100

Suite 400

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SECTION 2.

Financial Analysis

6600 & 6630 Ste 100 & 400 Sierra College Blvd

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For Sale

Office/Medical

Financial Summary

2026 Investment Overview

Purchase Price	\$11,449,350
Price PSF	\$406.84
PROFORMA Operating Data (01/01/2026-12/31/2026)	
Gross Rental Income (includes rent credit due to tenant through 04/30/2026)	\$805,173
CAM Income (capped at 10% of base rent through 09/30/2026)	\$128,277
Total Gross Rental Income	\$933,450
EXPENSE SUMMARY	
General Maintenance	\$1,000
Roof R&M	\$4,000
Management Fees	\$39,600
Insurance	\$45,000
Property Tax *estimate based on purchase price	\$115,500
Association Dues	\$59,000
TOTAL EXPENSE	\$264,100
NET OPERATING INCOME	\$669,350
2026 CAP Rate	5.8%
2027 Proforma CAP Rate (assumes new lease at \$2.25 PSF NNN)	6.7%

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SECTION 3.

Sale Comparables

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Sale Comps



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Bldg Size: 28,142 SF Cap Rate: 7.30%
Year Built: 2005



Citrus Heights Surgery Center

7435 Stock Ranch Rd, Citrus Heights, CA 95621

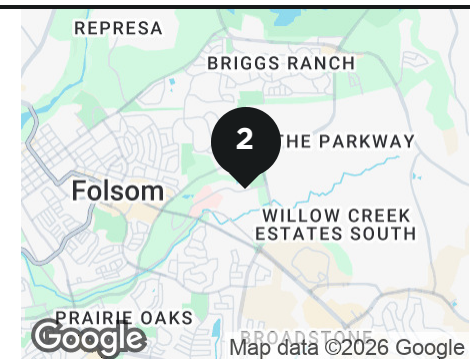
Price: \$10,250,000 Bldg Size: 15,648 SF
Lot Size: 1.77 Acres Year Built: 2021
Price/SF: \$655.04



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

3



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		



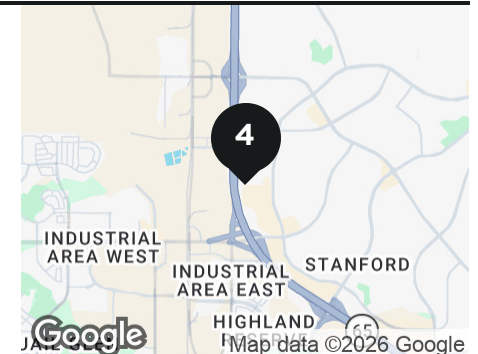
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6552 Lonetree Blvd

Rocklin, CA 95765

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



5



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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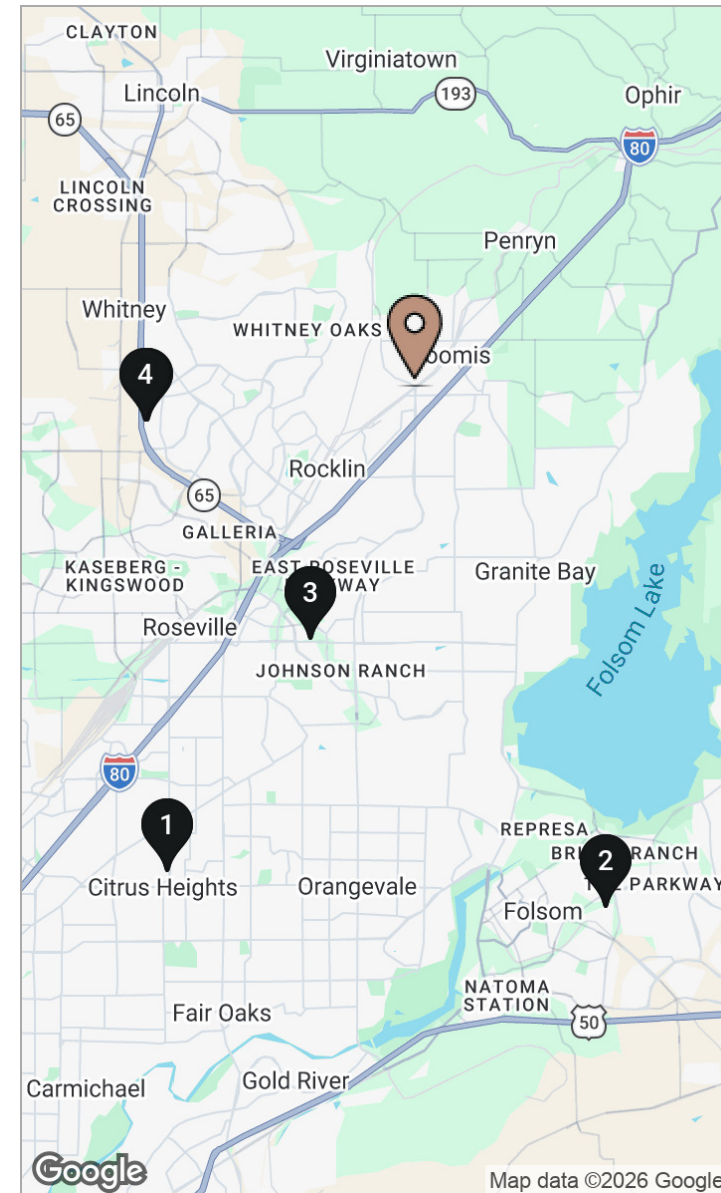
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Sale Comps Map & Summary

	Name/Address	Bldg Size	Price	Lot Size	Price/SF
★	6600 & 6630 Ste 100 & 400 Sierra College Blvd Rocklin, CA	28,142 SF	-	-	-
1	Citrus Heights Surgery Center 7435 Stock Ranch Rd Citrus Heights, CA	15,648 SF	\$10,250,000	1.77 Acres	\$655.04
2	1743 Creekside Dr Folsom, CA	20,086 SF	\$7,500,000	0.38 Acres	\$373.39
3	2261 Douglas Blvd Roseville, CA	25,000 SF	\$9,210,000	3.80 Acres	\$368.40
4	6552 Lonetree Blvd Rocklin, CA	23,553 SF	\$8,790,000	0.33 Acres	\$373.20
5	6554 Lonetree Blvd Rocklin, CA	23,038 SF	\$8,590,000	0.33 Acres	\$372.86
	Averages	21,465 SF	\$8,868,000	1.32 Acres	\$428.58



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SECTION 4.

Demographics

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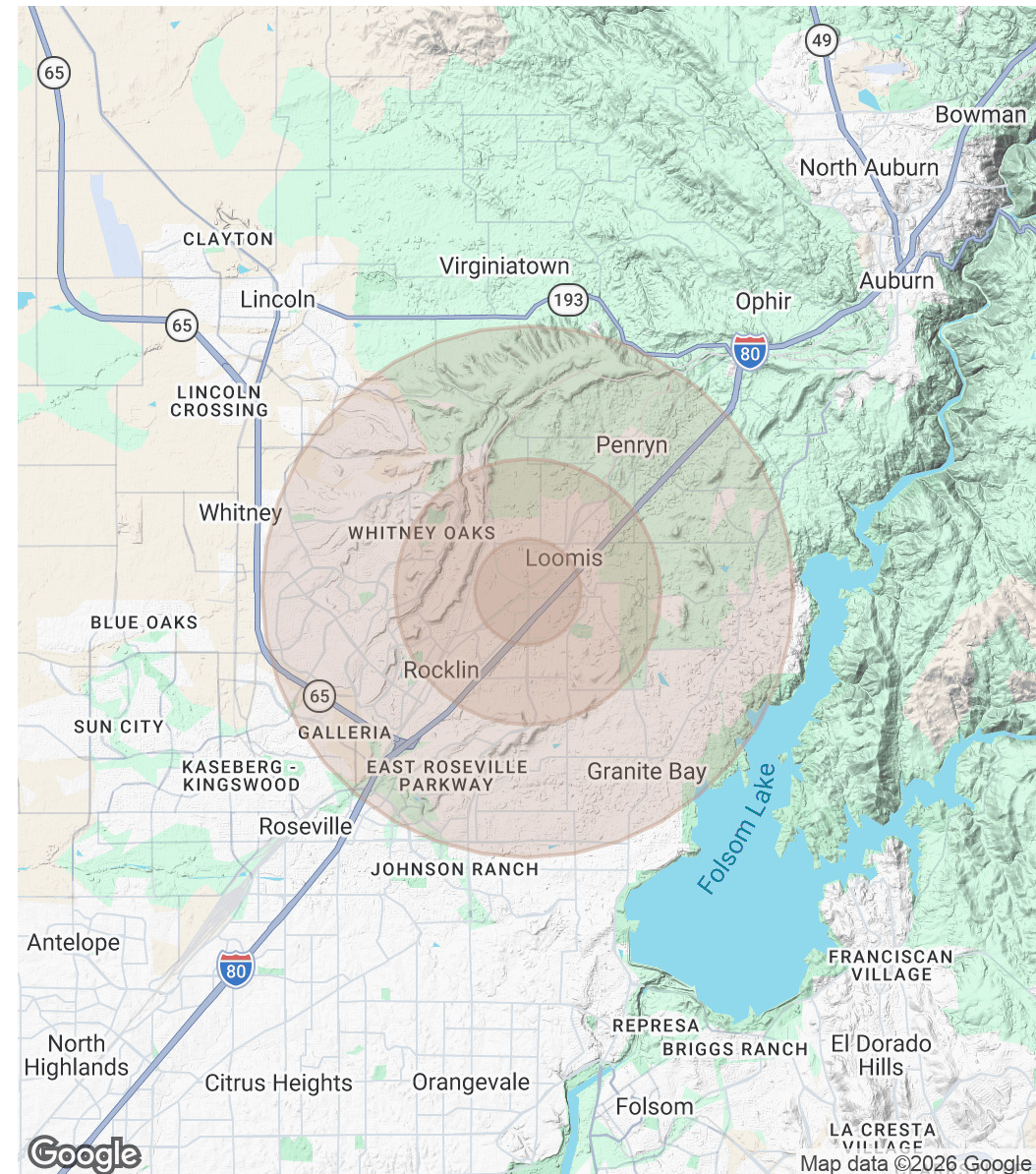
Office/Medical

Demographics Map & Report

Population	1 Mile	2.5 Miles	5 Miles
Total Population	5,054	28,345	137,584
Average Age	40	43	41
Average Age (Male)	38	41	40
Average Age (Female)	41	44	42

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	1,818	10,510	50,126
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$151,056	\$161,664	\$170,341
Average House Value	\$903,188	\$860,687	\$843,912

Demographics data derived from AlphaMap



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