



CROSSROAD  
VENTURES GROUP

6600 & 6630 Ste 100 & 400 Sierra College  
Blvd

Rocklin, CA 95677



For Sale/Lease

*Office/Medical*

916.788.9731

[crossroadventures.net](http://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

JIM ESWAY

CalDRE #00820384

P: 916.788.9731

[jesway@crossroadventures.net](mailto:jesway@crossroadventures.net)

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P: 916.788.9731

[jesway@crossroadventures.net](mailto:jesway@crossroadventures.net)

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SECTION 1.

## *Property Information*

# 6600 & 6630 Ste 100 & 400 Sierra College Blvd

Rocklin, CA 95677

For Sale/Lease

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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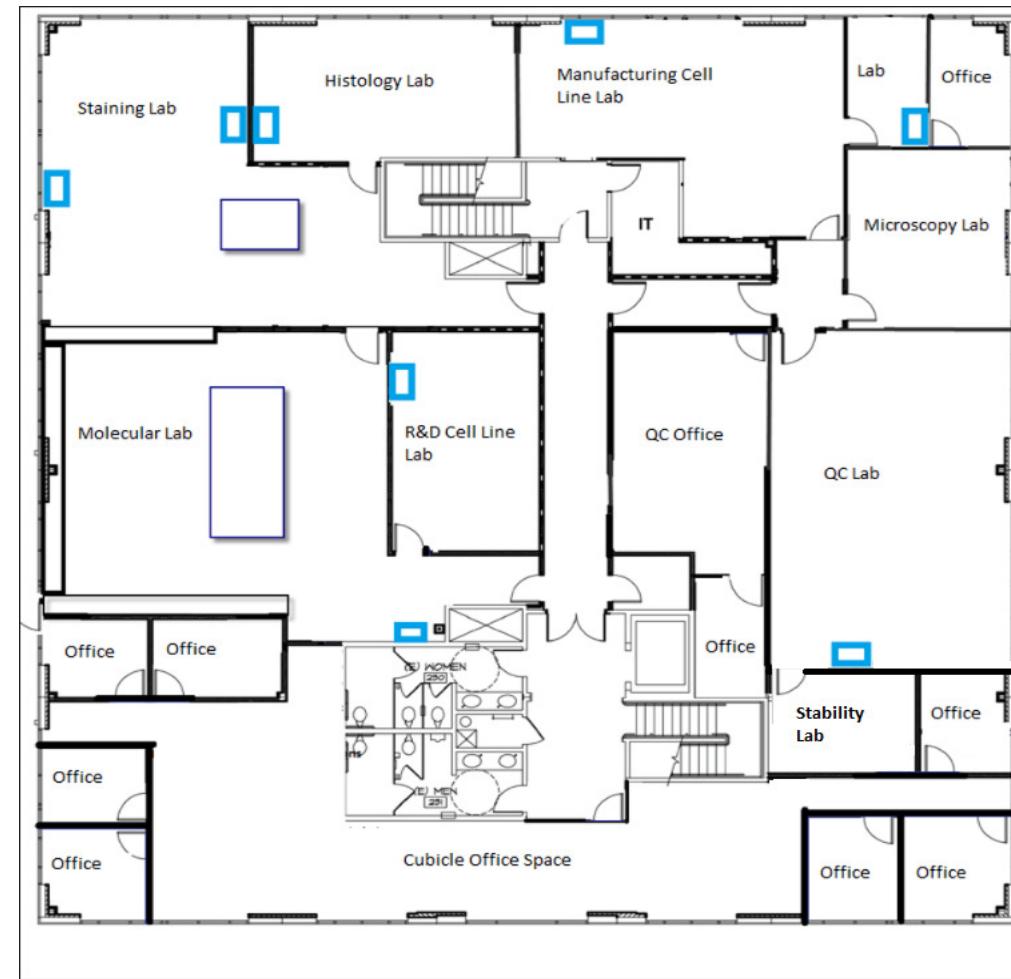
### For Sale/Lease

## *Office/Medical*

## 6600 Floorplan



## First Floor



## Second Floor

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

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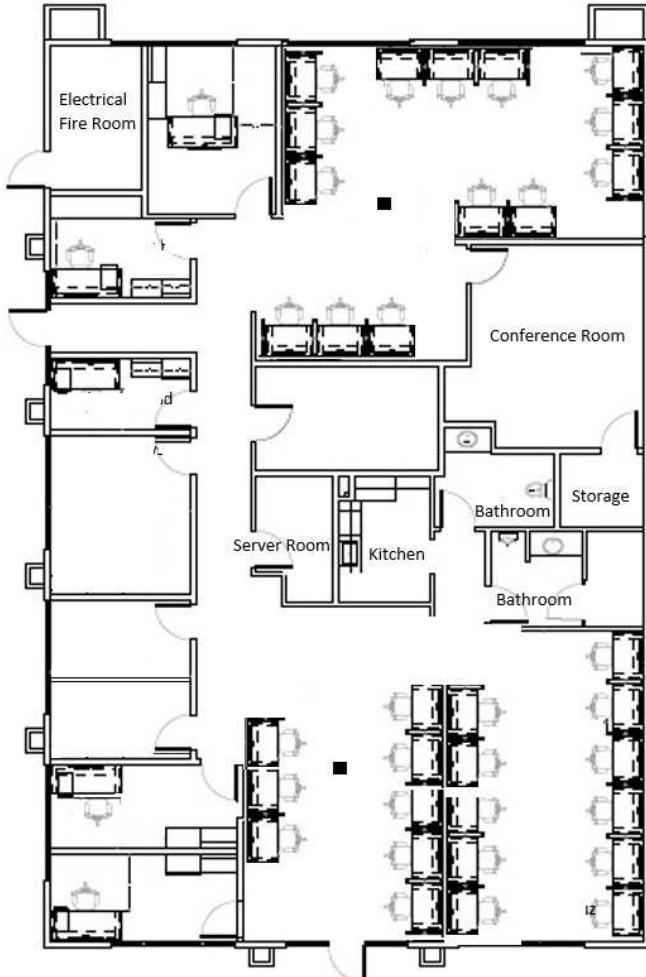
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*Office/Medical*

6630 Ste 100 & 400 Floorplans

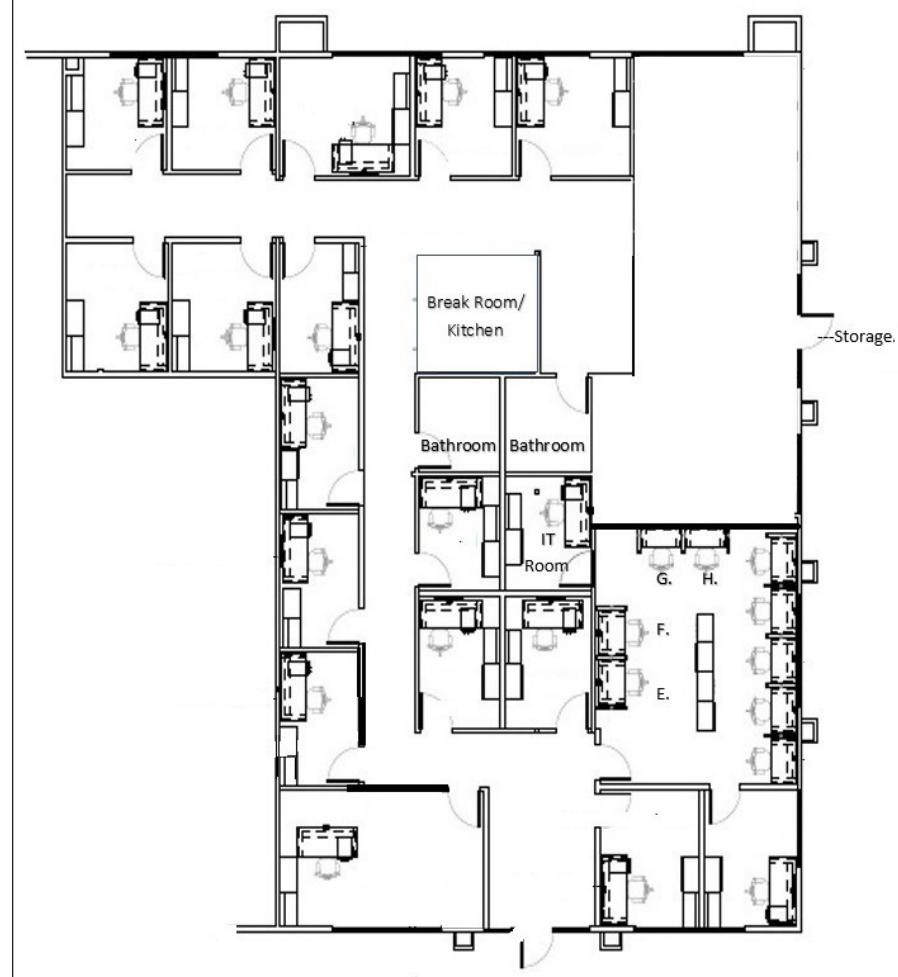


Suite 100

JIM ESWAY

P: 916.788.9731

[jesway@crossroadadventures.net](mailto:jesway@crossroadadventures.net)



Suite 400

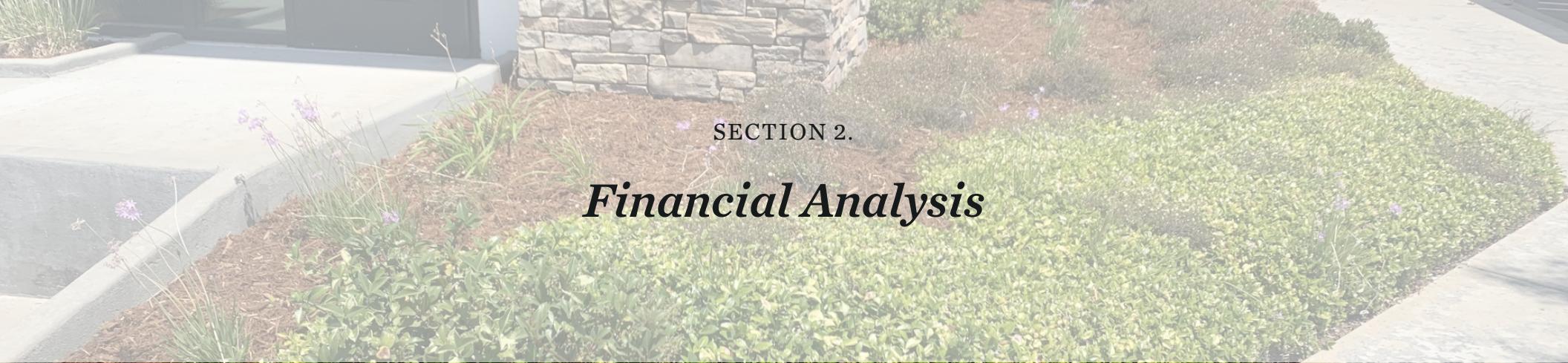
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SECTION 2.

## *Financial Analysis*



# 6600 & 6630 Ste 100 & 400 Sierra College Blvd

Rocklin, CA 95677

For Sale

Office/Medical

Financial Summary

## 2026 Investment Overview

<b>Purchase Price</b>	<b>\$11,449,350</b>
<b>Price PSF</b>	<b>\$406.84</b>
<b>PROFORMA Operating Data (01/01/2026-12/31/2026)</b>	
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
<b>Total Gross Rental Income</b>	<b>\$933,450</b>
<b>EXPENSE SUMMARY</b>	
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
<b>TOTAL EXPENSE</b>	<b>\$264,100</b>
<b>NET OPERATING INCOME</b>	<b>\$669,350</b>
<b>2026 CAP Rate</b>	<b>5.8%</b>
<b>2027 Proforma CAP Rate (assumes new lease at \$2.25 PSF NNN)</b>	<b>6.7%</b>

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SECTION 3.

*Sale Comparables*

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Office/Medical

Sale Comps



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Rocklin, CA 95677

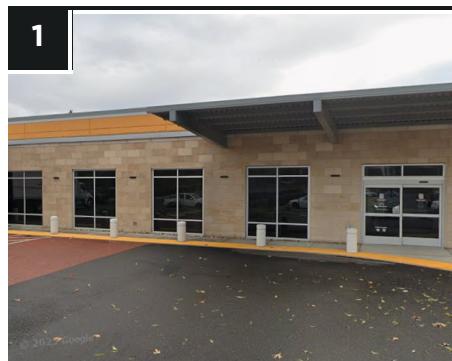
Bldg Size: 28,142 SF Cap Rate:

Year Built: 2005

7.30%



Map data ©2026 Google



## 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



Map data ©2026 Google



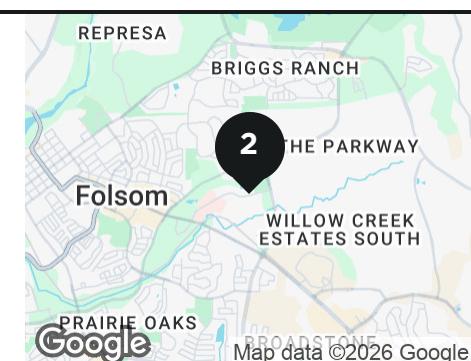
## 1743 Creekside Dr

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



## 2261 Douglas Blvd

Roseville, CA 95661

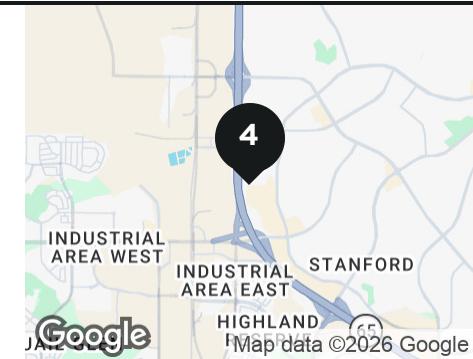
Price: \$9,210,000 Bldg Size: 25,000 SF  
Lot Size: 3.80 Acres Year Built: 1997  
Price/SF: \$368.40



## 6552 Lonetree Blvd

Rocklin, CA 95765

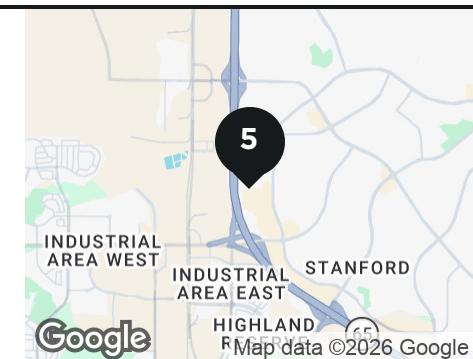
Price: \$8,790,000 Bldg Size: 23,553 SF  
Lot Size: 0.33 Acres Year Built: 2008  
Price/SF: \$373.20



## 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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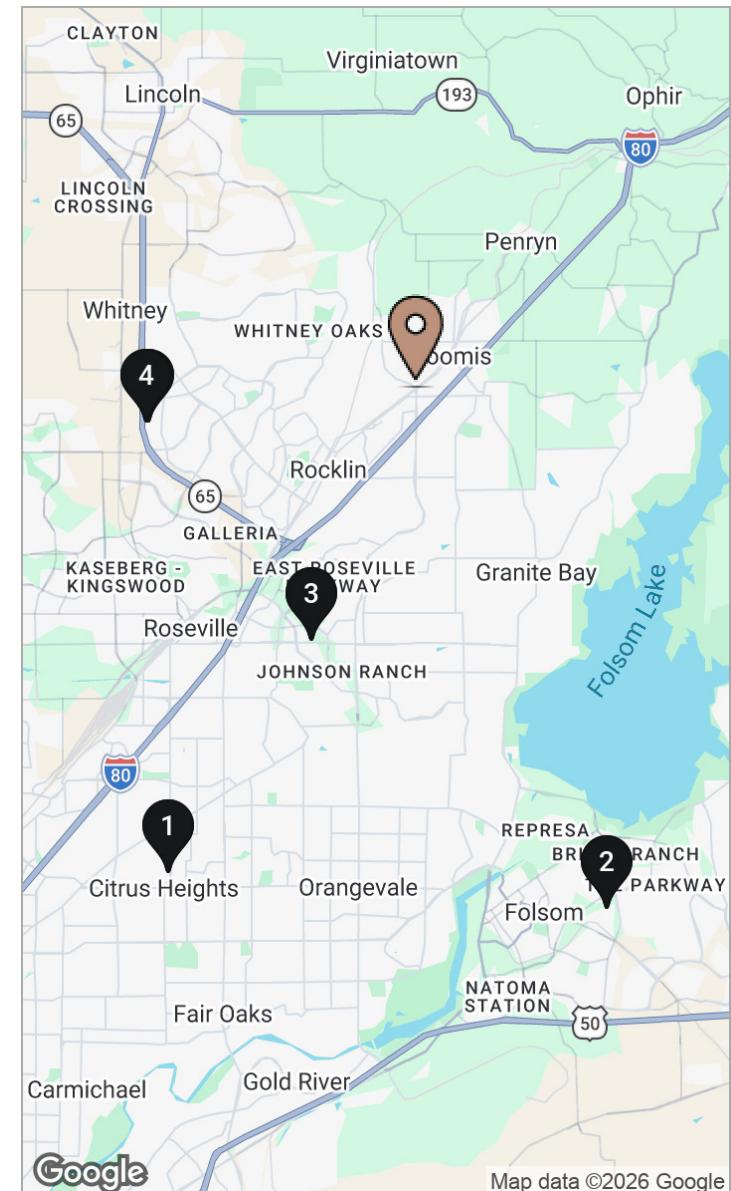
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Office/Medical

Sale Comps Map & Summary

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



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SECTION 4.

## *Demographics*

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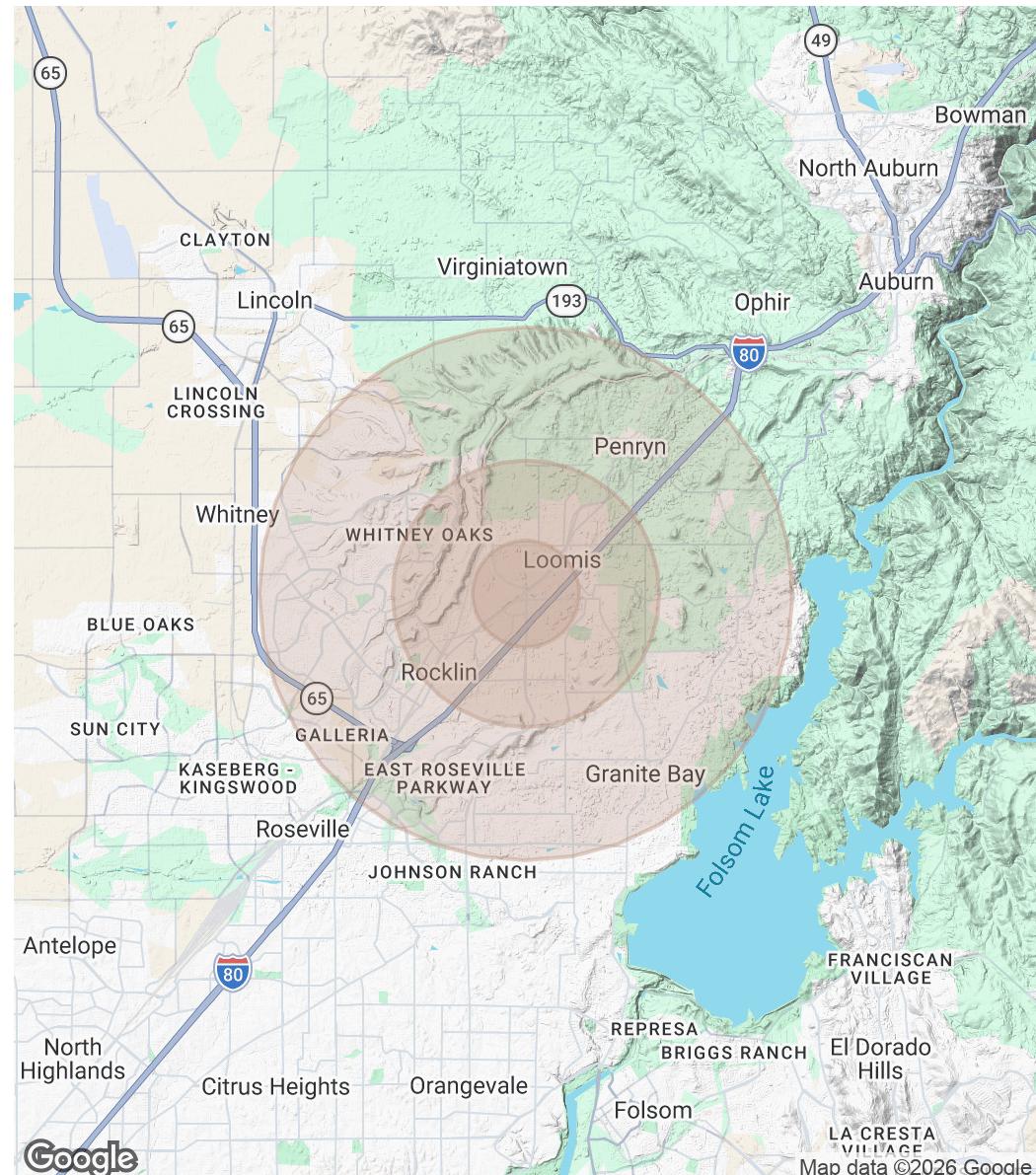
Office/Medical

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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