

6630

Sierra College Boulevard, Unit C



FOR SALE

OWNER/USER OPPORTUNITY

CBRE

PROPERTY HIGHLIGHTS

An exceptional **Owner/User Opportunity** - condo allowed for either Office or Medical uses **available**, offering flexibility, visibility, and the chance to own a prime piece of the market!

6630 Sierra College Blvd, Unit C

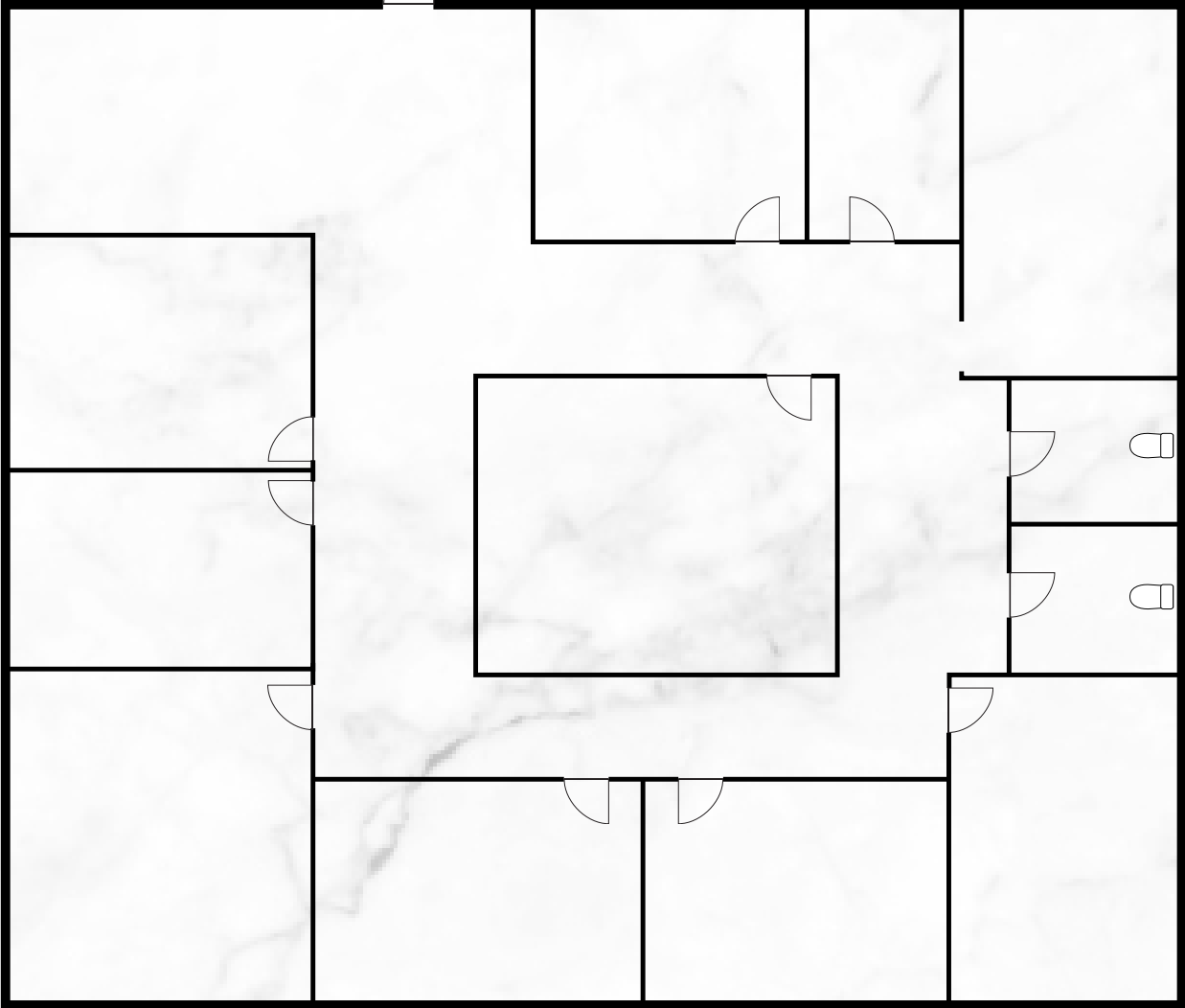
- \$1,150,000.00
- ±2,693 square feet (condo)
- 2026 Monthly Association Dues: \$1,013.97
- Owner/User Sale
- Office/Medical Use
- Zoning: PD-C (Planned Development - Commercial)
- APN: 046-510-037-000

- › Owner Association
- › CC&Rs
- › Reciporcal Parking/Access Agreement
- › Parking Ratio 5/1,000
- › Zoning: PD-C (Planned Development - Commercial)
- › Built in 2005



FLOOR PLAN
6630 SIERRA COLLEGE BLVD, UNIT C

CONDO | ±2,693 SF



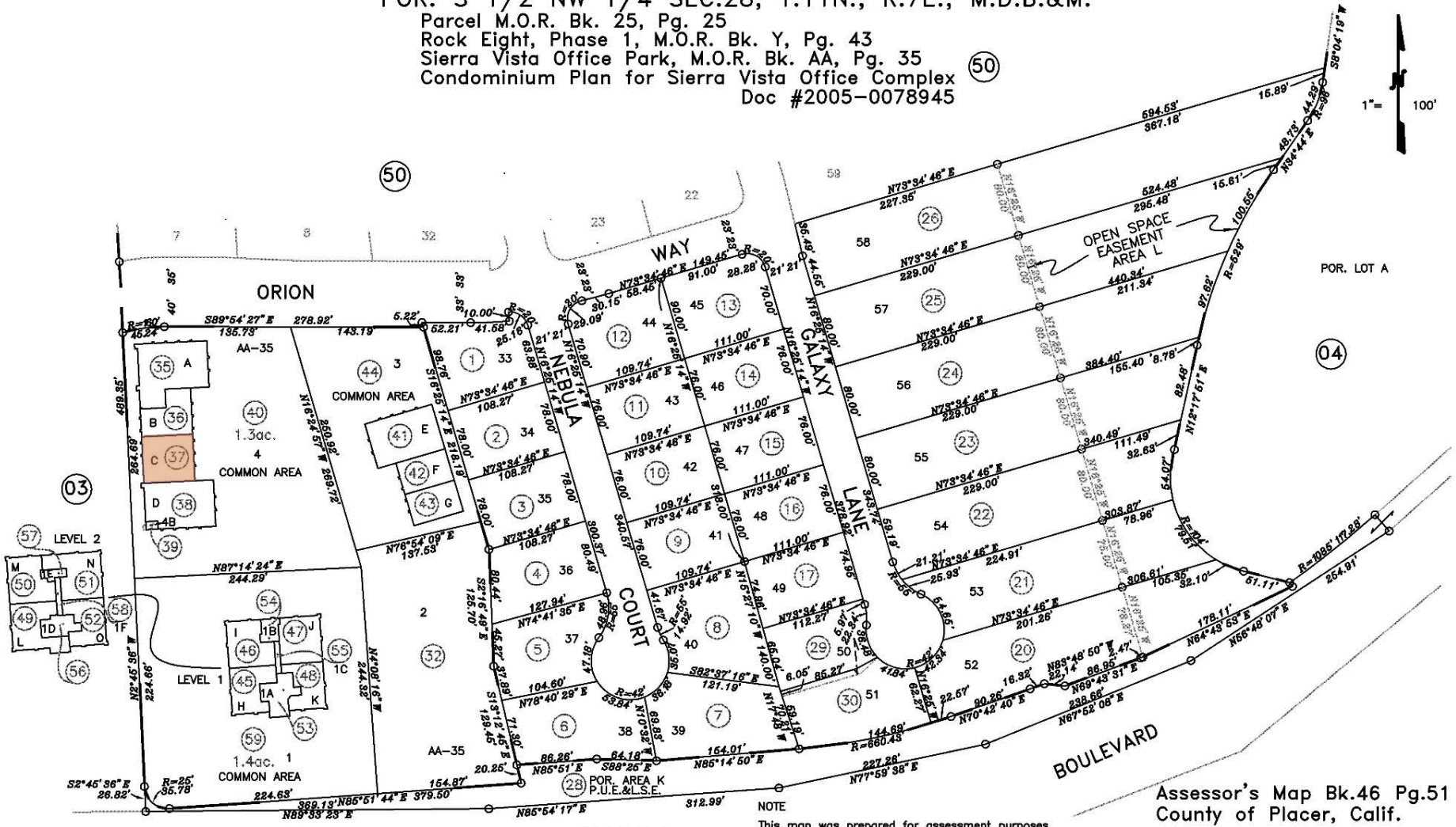
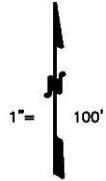


PARCEL MAP

POR. S 1/2 NW 1/4 SEC.28, T.11N., R.7E., M.D.B.&M.

Parcel M.O.R. Bk. 25, Pg. 25
 Rock Eight, Phase 1, M.O.R. Bk. Y, Pg. 43
 Sierra Vista Office Park, M.O.R. Bk. AA, Pg. 35
 Condominium Plan for Sierra Vista Office Complex (50)
 Doc #2005-0078945

46-51



12-15-2005
 07-07-2005
 06-10-2004
 02-27-2003 GHM/RNP
 Page Redrawn Electronically
 Formerly Por. 046-040-066 & 070-000

SIERRA

COLLEGE

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.46 Pg.51
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.



the property

CBRE, Inc., as the exclusive representative, is proud to present a premier investment opportunity: the acquisition of 6630 Sierra College Boulevard, Unit C in the thriving Rocklin submarket of Sacramento, California.

Strategically positioned at the high-visibility corner of Sierra College Boulevard and Nightwatch Drive, this offering includes a high-quality office condo totaling approximately 2,693 square feet:

- » 6630 Unit C Sierra College Blvd – ±2,693 SF (Condominium)
046-510-037-000

The building is thoughtfully designed with a generous 5:1,000 SF parking ratio, making it ideal suited for both medical and professional office use.

6630

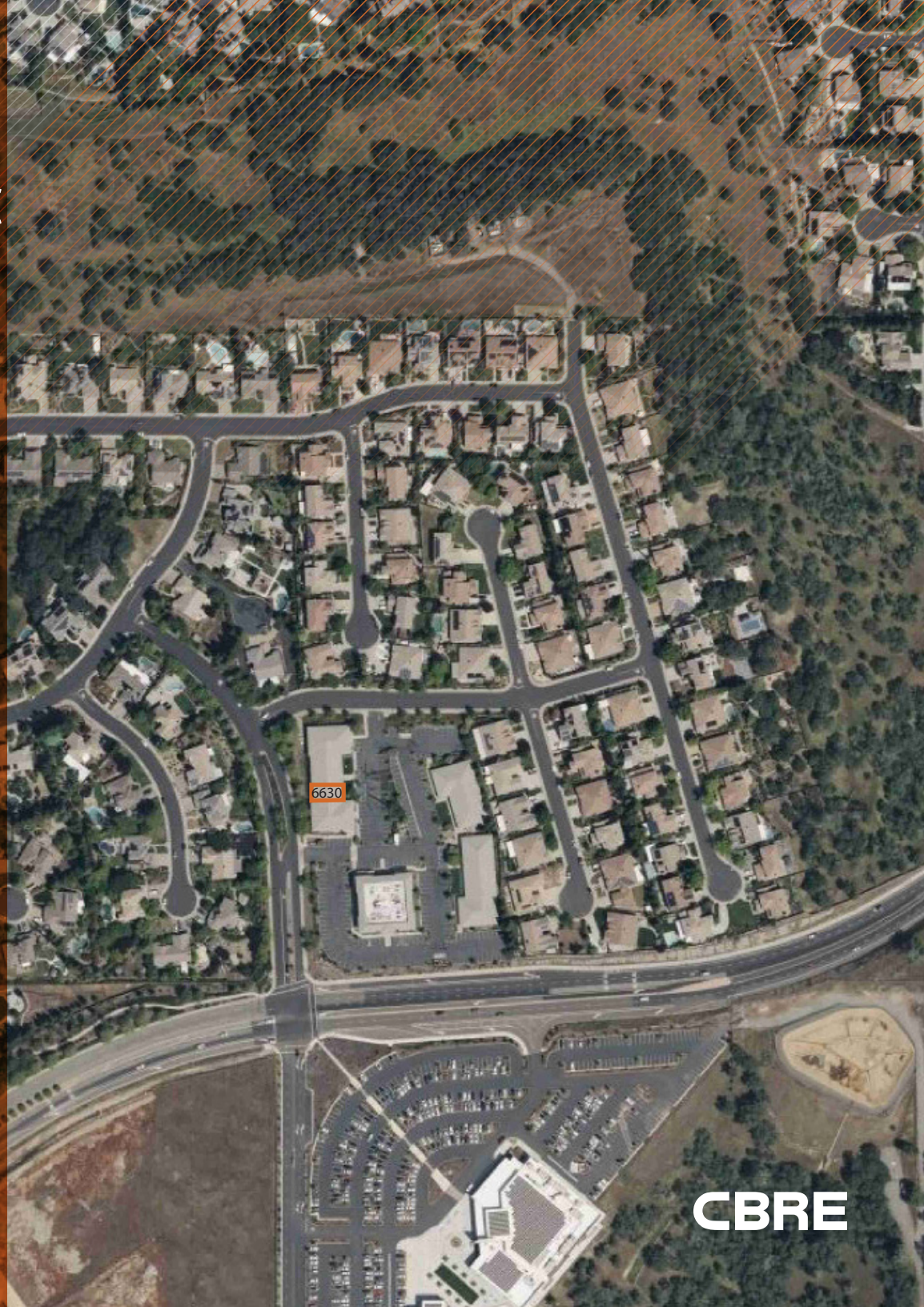
SIERRA COLLEGE BLVD, UNIT C

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