

8735 SIERRA COLLEGE ROSEVILLE, CA 95661

AVAILABLE FOR SALE OR LEASE



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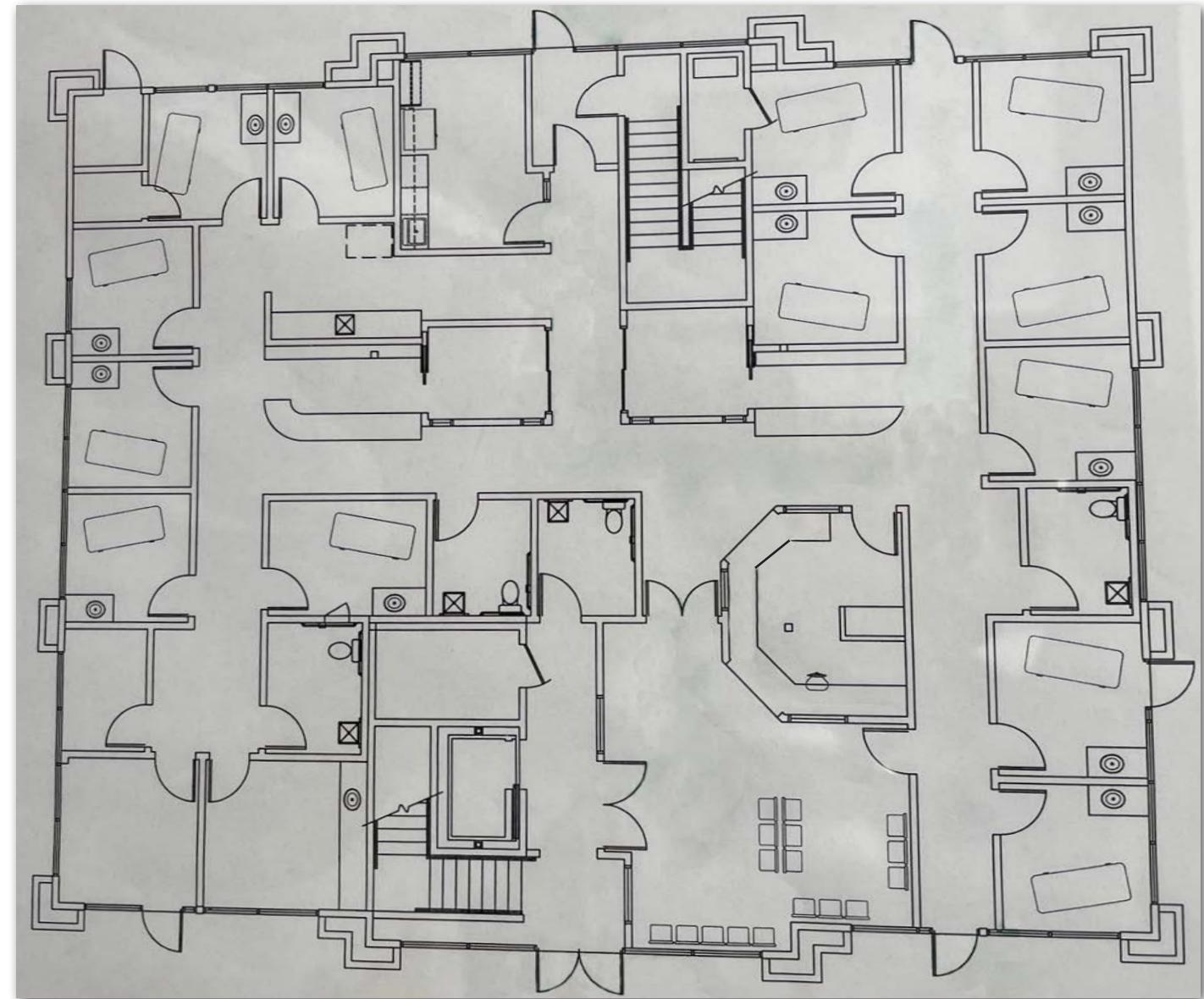
PROPERTY HIGHLIGHTS

- ± 9,804 SF Medical Office Building for Sale
- Excellent Owner User Opportunity with 51% available for occupancy
- Suite 100 Available for Lease: 5,000 SF
- Located within the prestigious Granite Bay Business Park, the property is ideally situated at the intersection of Douglas Blvd and Sierra College Blvd.
- High daily traffic counts 69,828 cars per day (MPSI / 2018)
- Walking distance to multiple shopping and restaurant amenities
- Attractive construction with excellent window lines on all four sides of the building
- Located minutes to Interstate 80 and Highway 65 freeways
- Above average income and demographics

LEASE RATE
\$2.55/SF FULL SERVICE

PURCHASE PRICE
\$310/SF

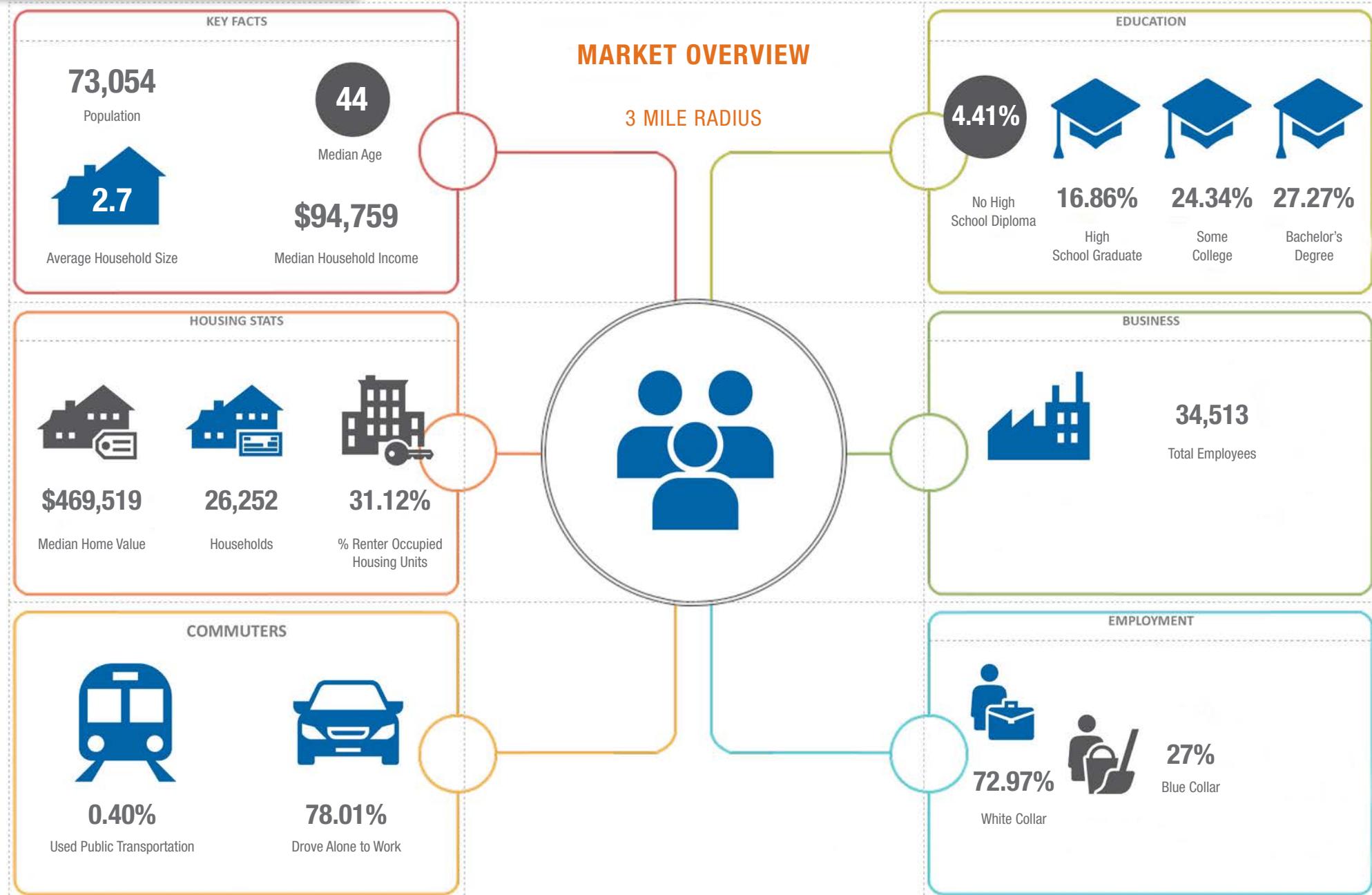




INTERIOR PHOTOS



DEMOGRAPHICS



AERIAL LOCATION





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