

8735 SIERRA COLLEGE ROSEVILLE, CA 95661

AVAILABLE FOR SALE OR LEASE



www.osbornegrouppcre.com

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PROPERTY HIGHLIGHTS

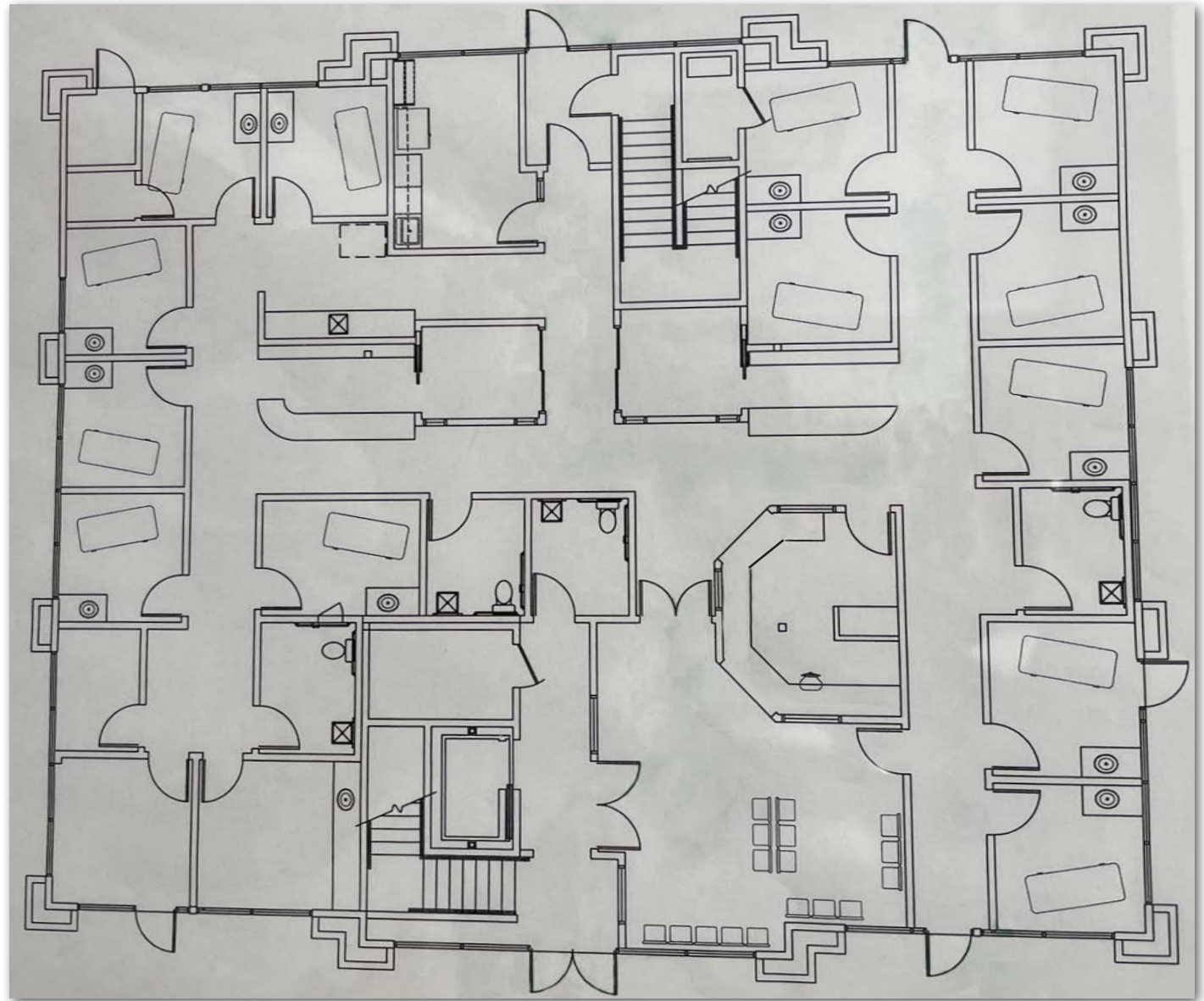
- ± 9,804 SF Medical Office Building for Sale
- Excellent Owner User Opportunity with 51% available for occupancy
- Suite 100 Available for Lease: 5,000 SF
- Located within the prestigious Granite Bay Business Park, the property is ideally situated at the intersection of Douglas Blvd and Sierra College 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

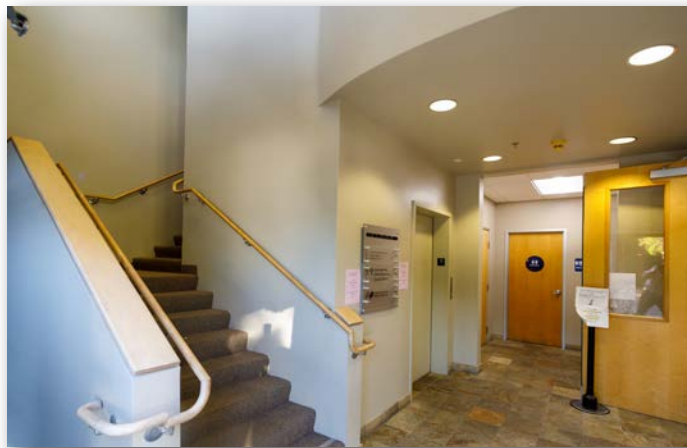
PURCHASE PRICE
\$310/SF



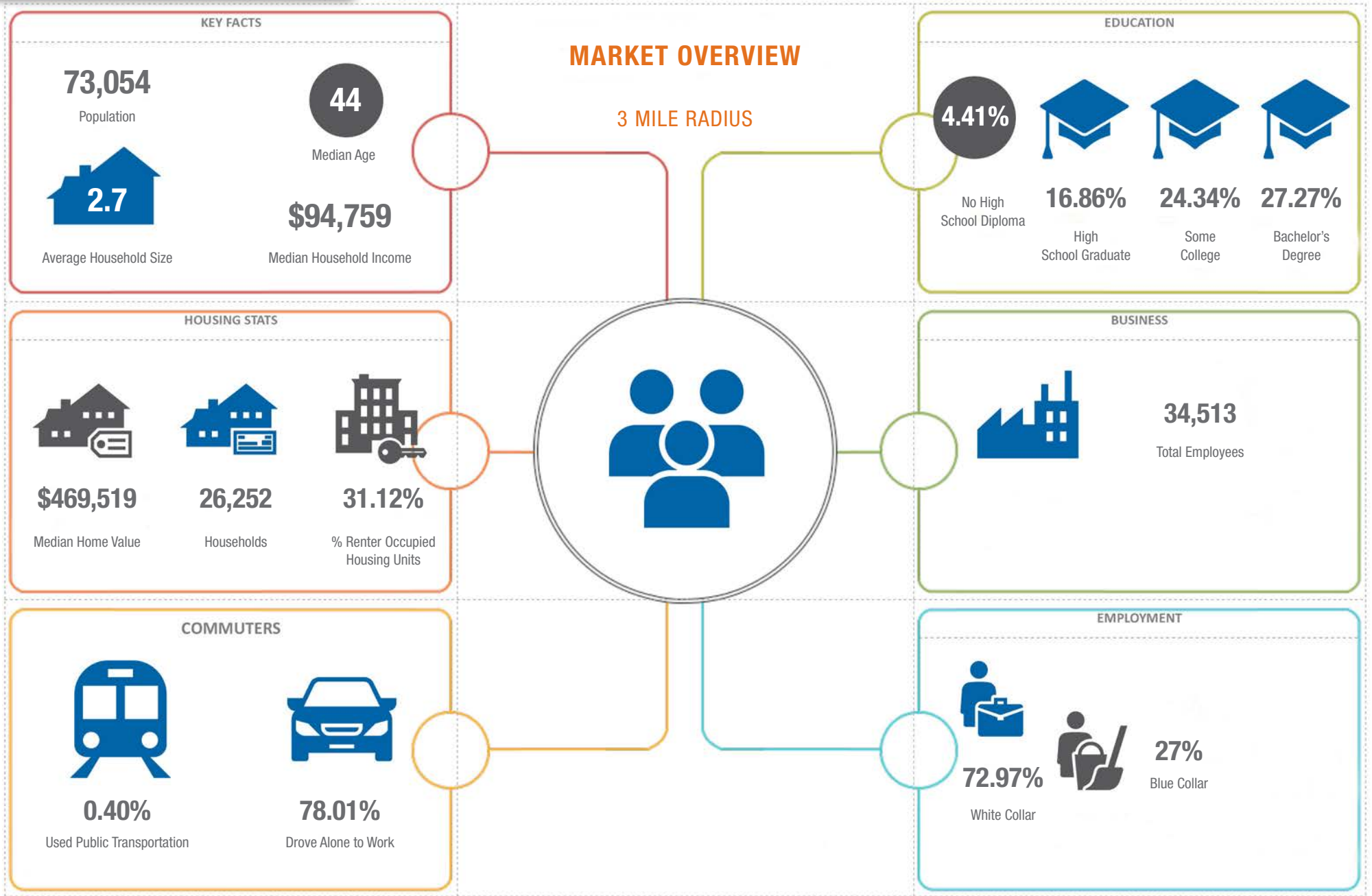
FLOOR PLAN



INTERIOR PHOTOS



DEMOGRAPHICS



AERIAL LOCATION

Douglas Blvd

Sierra College Blvd

Walmart
Neighborhood Market

CRUNCH

Chick-fil-z

the Habit
BURGER GRILL

LA BOU



T-Mobile

HOUSE OF
OLIVER
WINE LOUNGE

SAFEWAY
Ingredients for life..

HomeGoods

WELLS
FARGO

FIVE GUYS
BURGERS and FRIES



8735 Sierra College Blvd.



SUBWAY



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