

# 6630 Sierra College Blvd STE 400

Rocklin, CA 95677

For Sale & Lease

*Office/Medical*

Property Summary



## Property Highlights

- 4,166 SF Office / Medical Building. Well-designed professional space ideal for medical, healthcare, or general office users, offering an efficient footprint that maximizes usability and operational flow.
- Efficient and Functional Layout. The interior configuration supports a variety of professional uses, allowing for smooth patient/client circulation, private offices, treatment rooms, and administrative areas.
- Zoned PD-C Flexible zoning accommodates a wide range of commercial, medical, and professional office uses.
- Prime Rocklin Location, strategically located along Sierra College Boulevard in the Rocklin market, offering strong visibility, convenient access, and proximity to surrounding residential neighborhoods, retail amenities, and regional services.

## Offering Summary

Sale Price:	\$1,770,550
Lease Rate	\$2.25 SF/month (NNN)
Available SF	4,166 SF
Building Size	4,166 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	249	730	2,181
Total Population	781	2,194	6,237
Average HH Income	\$249,408	\$219,428	\$192,451

JIM ESWAY

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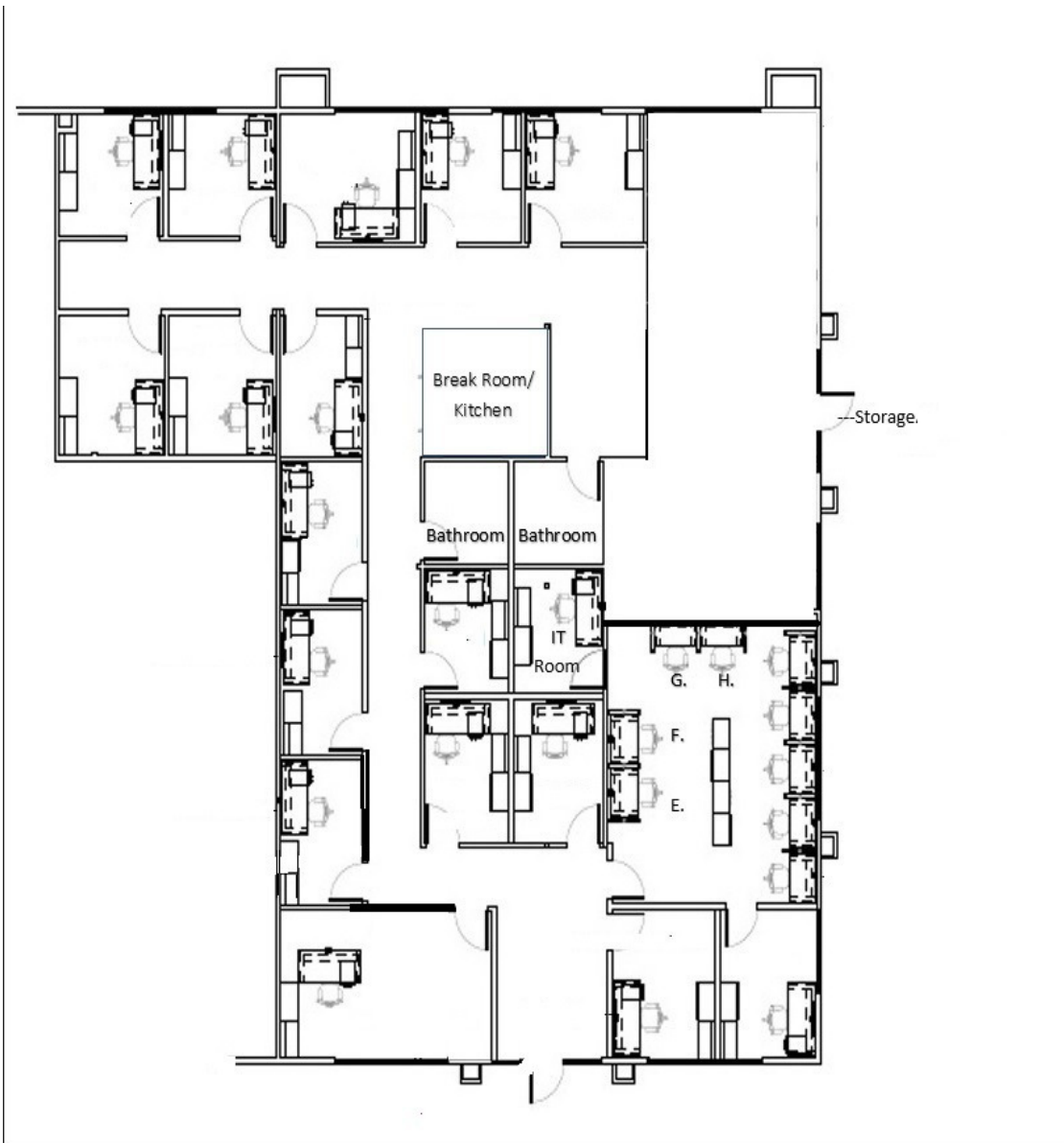
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Floorplan



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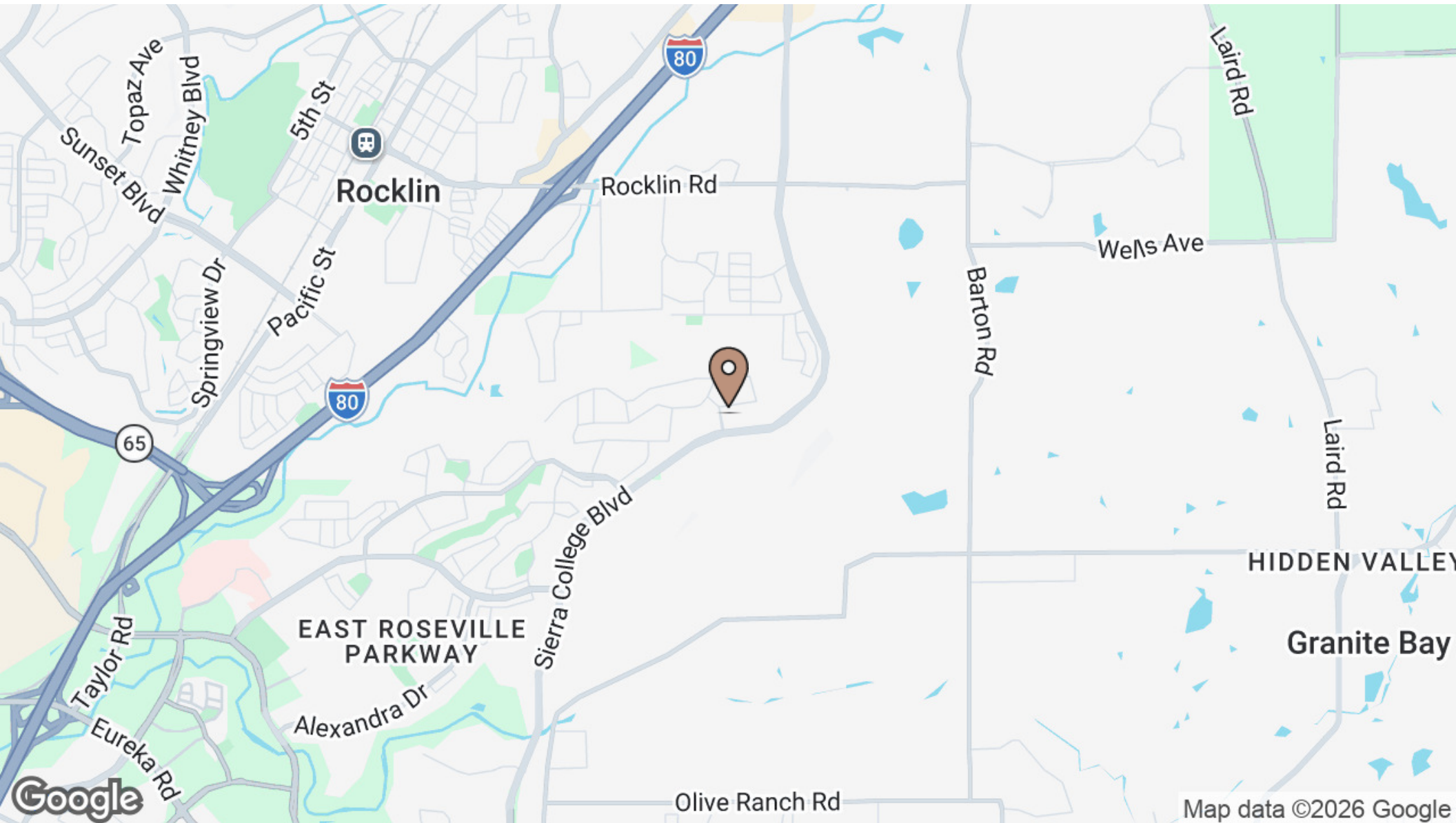
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Location Map



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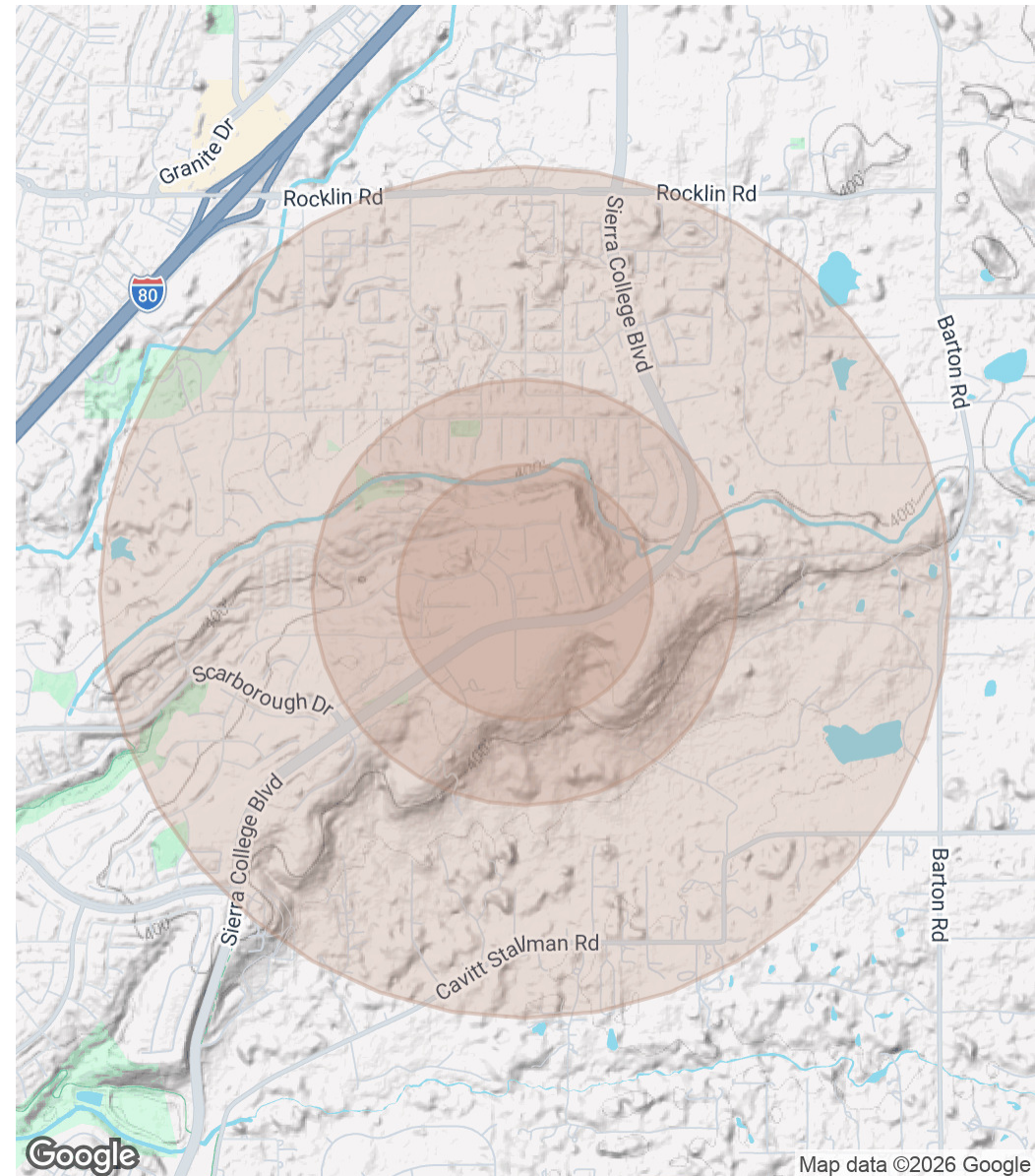
Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	781	2,194	6,237
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	249	730	2,181
# of Persons per HH	3.1	3	2.9
Average HH Income	\$249,408	\$219,428	\$192,451
Average House Value	\$985,431	\$968,961	\$985,297

Demographics data derived from AlphaMap



Map data ©2026 Google

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