

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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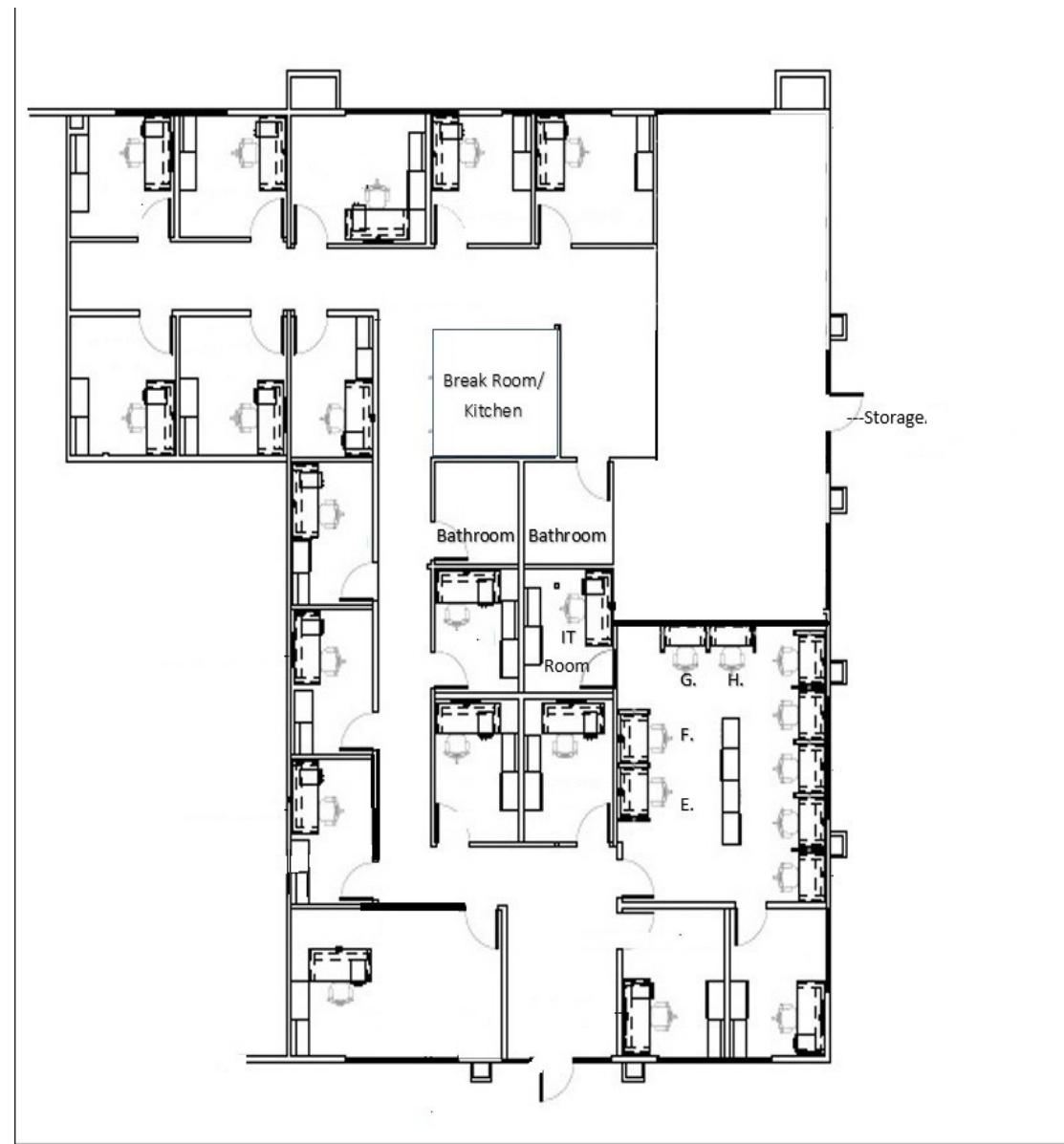
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Floorplan



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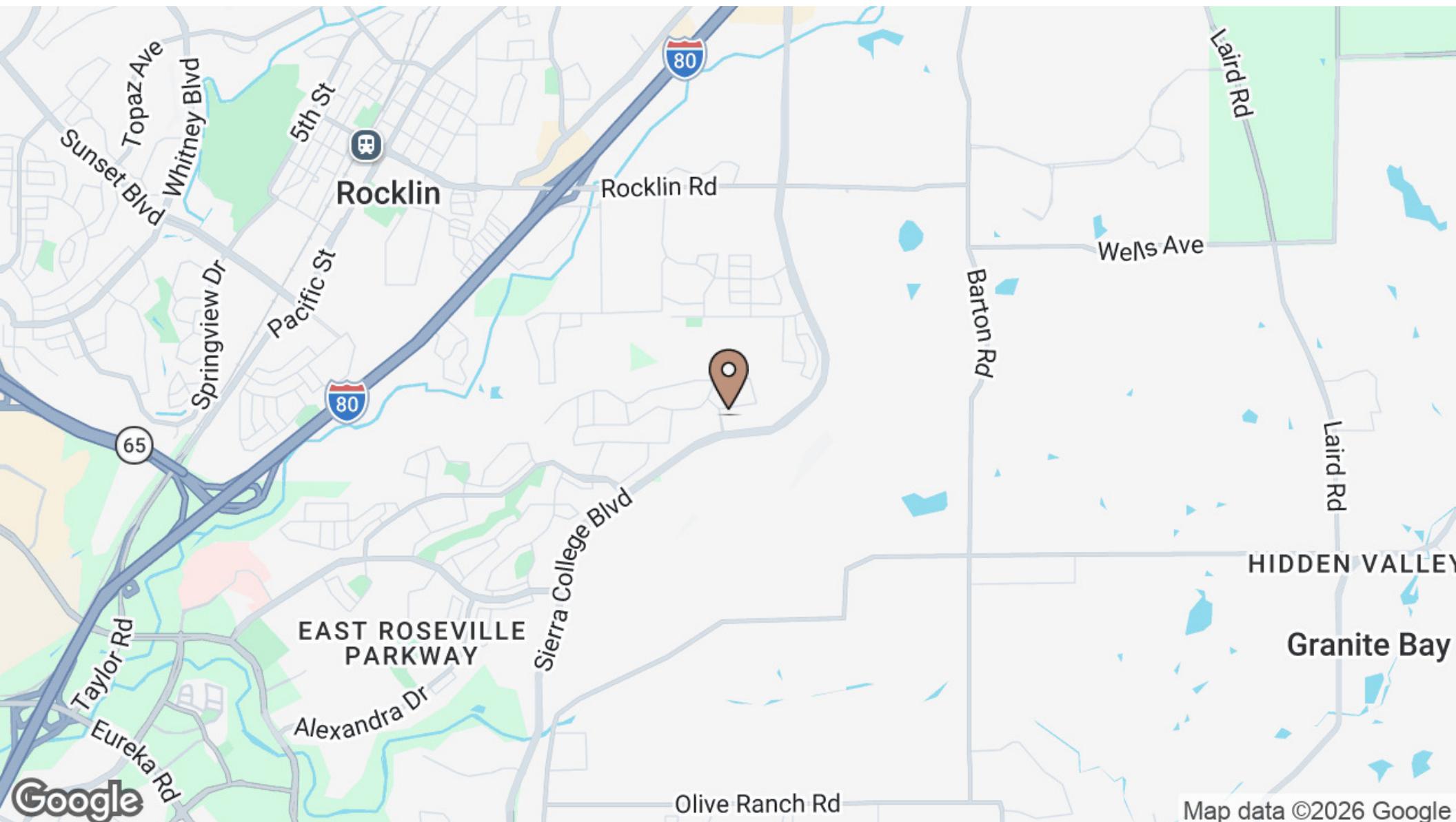
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Location Map



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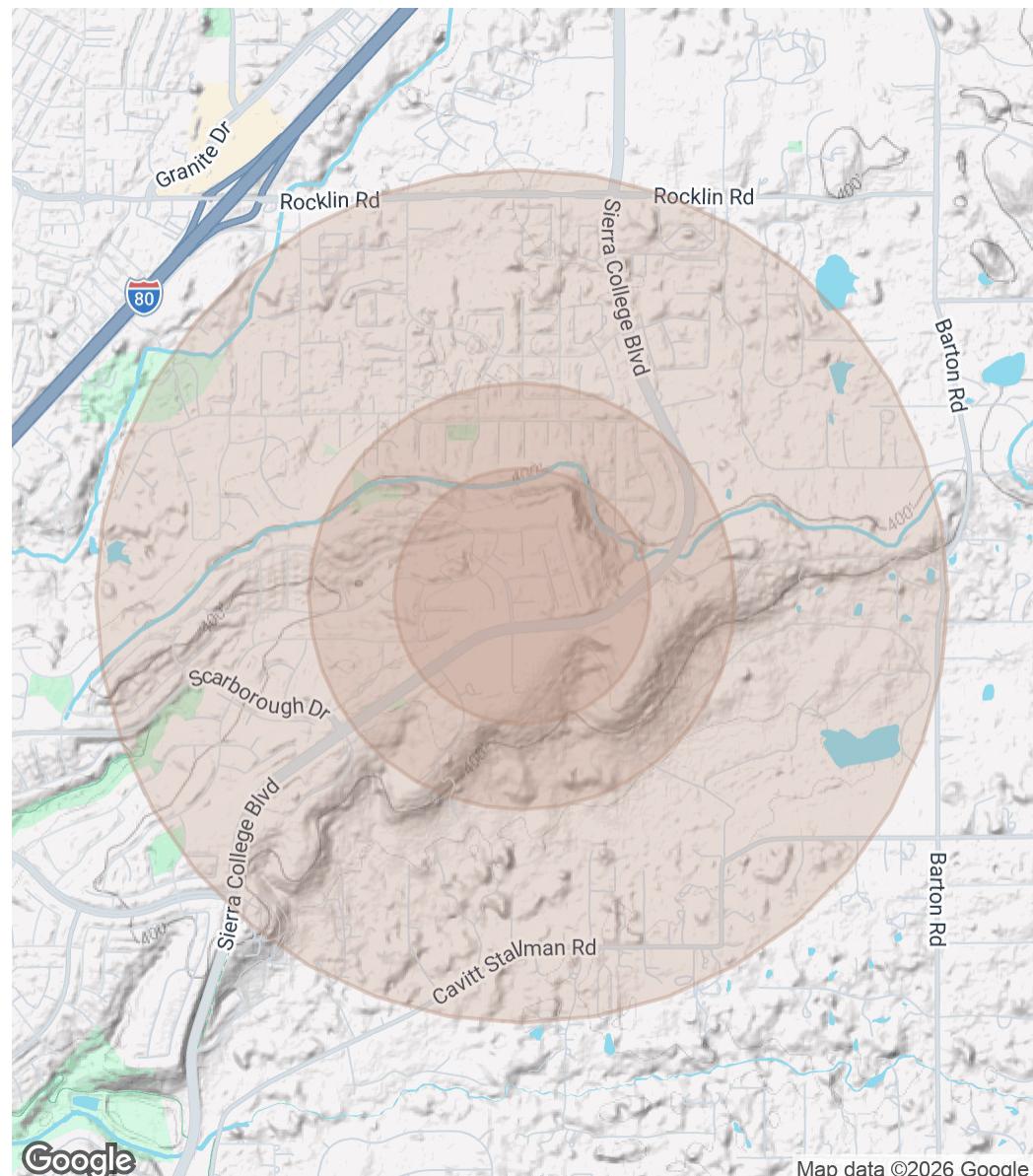
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Demographics Map & Report

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



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