

8300

SIERRA COLLEGE BLVD.

Roseville, CA



RETAIL SPACE FOR LEASE

+/- 1,400sf - +/- 3,400sf

JOSIE JERDE
LIC. 01344316
(916) 849-1514
JOSIE@JERDECRE.COM

JERDE
WWW.JERDECRE.COM

8300 SIERRA COLLEGE BLVD.

THE OPPORTUNITY



RETAIL SPACE IN PRIME LOCATION

Introducing an exceptional opportunity to lease **±1,400sf or 2,000sf (3,400 sf if combined)** of **luxury retail** or office space in one of the most dynamic and sought-after commercial corridors in Roseville, CA.

The property is ideally situated on the Roseville, CA and Granite Bay, CA border and near the highly traffic intersection of Douglas Blvd. and Sierra College Blvd. This landmark property offers unmatched visibility, sophisticated design, and a setting surrounded by the Greater Sacramento region's most prominent retail, dining, and lifestyle destinations.

The building is positioned immediately **Across from the New Nugget Market (opened Summer 2025)**, placing your business at the center of daily activity and sustained and increasing consumer traffic.

Nearby Anchors and attractions include Burn Boot Camp, Nugget Market, Safeway, Home Goods, Lifetime Athletic, the Roseville Galleria Mall, The Fountains Family Entertainment Center, Granite Bay Golf Club, Roseville City Parks (to name just a few) - creating a powerful ecosystem of retail, recreation, and affluence.

The building features impressive **Architectural Presence & Design**. This property was thoughtfully designed to make a statement. A grand entrance welcomes clients and customers into a space defined by floor-to-ceiling glass, flooding the interior with natural light and providing exceptional frontage and exposure. Bring in your own upscale finishes throughout to create a modern aesthetic that elevates your visitors and staff experience and reinforces a premium brand image.

The open and **Efficient Floor Plan** allows for seamless adaptability—whether configured as a luxury retail showroom, or medical or wellness.

The building's **Visibility & Signage Opportunities are unparalleled**. Signage includes: building signage above the front main entry, decal signage on the front of suite, plus a slot on the monument located on busy Sierra College Blvd., ensuring maximum brand exposure along one of Roseville's busiest thoroughfares.

The property's prominent positioning near Interstate 80 and the high traffic major intersection provides continuous visibility to both local and commuter traffic, making this an **Ideal Flagship Location** for businesses seeking recognition and long-term growth.

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EXTERIOR PHOTOS



AVAILABLE FOR LEASE



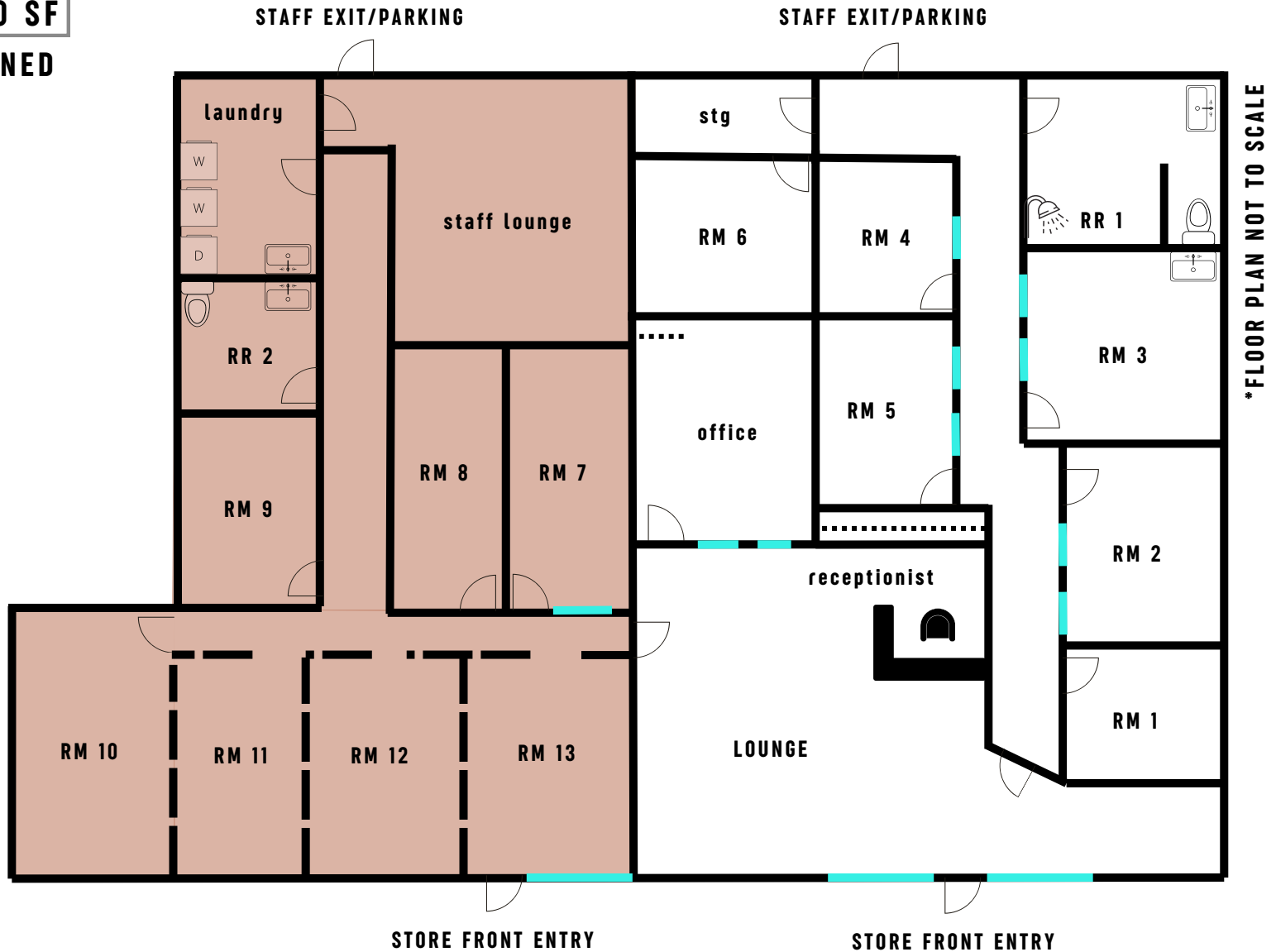
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FLOOR PLAN

SUITE D: ±1,400 SF

SUITE E: ±2,000 SF

±3,400 SF COMBINED



 $\frac{3}{4}$ WALL

 GLASS

AVAILABLE FOR LEASE

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THE LOCATION

HIGH-TRAFFIC LOCATION

IT'S GIVING HEALTH/ WELLNESS VIBES

The location benefits from proximity to major anchors like Nugget Market, Safeway, Home Goods, Sierra, and other big-box retailers nearby, driving consistent foot traffic.

Being next to Nugget Market is a huge plus—Nugget shoppers are typically upscale, health-conscious, and frequent visitors who cross-shop for complementary services and experiences.

25 MIN
SACRAMENTO

15 MIN
FOLSOM

AVAILABLE FOR LEASE

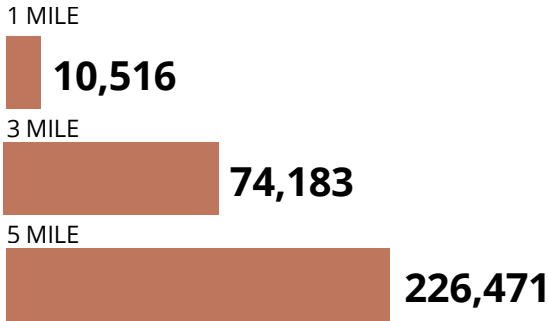


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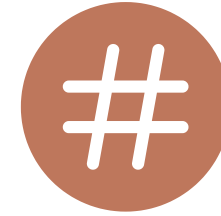
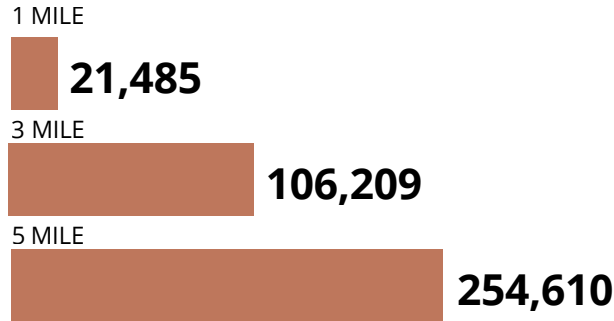
DEMOGRAPHICS



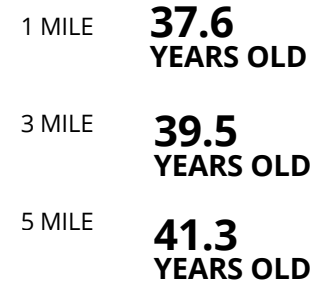
2024 POPULATION



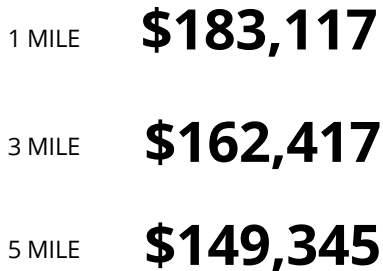
DAYTIME POPULATION



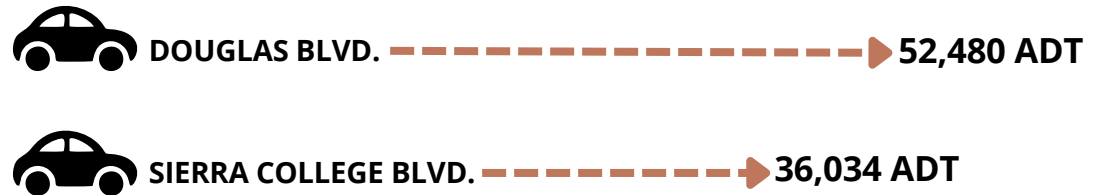
MEDIAN AGE



MED. HOUSEHOLD INCOME



TRAFFIC COUNTS



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IT'S GIVING
HEALTH & WELLNESS VIBES

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REMAX COMMERCIAL
2998 DOUGLAS BLVD., SUITE 125,
ROSEVILLE, CA 95661