



8735 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661

±785 SF MEDICAL OR DENTAL SUITES FOR LEASE



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WATCH A WALKTHROUGH](#)

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PROPERTY DETAILS

Suite 110: Approximately ±785 RSF Medical Suite

- Built out includes 2-3 exam rooms, a small reception area, private restroom, one doctor's office, and direct access from parking area.
- Lease Rate: \$3,000 per month plus tenant pays janitorial for premises

Property Highlights:

- 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



Suite 110



Suite 110

ACTUAL FLOOR PLAN

First Floor



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Suite 110:
±785 RSF



TRADE AREA

Douglas Blvd

Sierra College Blvd

Nugget
MARKETS

CRUNCH

Chick-fil-A

the
Habit
BURGER GRILL

LA BOU



T-Mobile

HOUSE OF
OLIVER
WINE LOUNGE

SAFeway
Ingredients for life.

WELLS
FARGO

HomeGoods

FIVE GUYS
BURGERS and FRIES

SIERRA



jamba



8735 Sierra College Blvd.

Round
Table
PIZZA

SUBWAY

DEMOGRAPHICS

MARKET OVERVIEW

8735 Sierra College
Roseville, CA

3 MILE RADIUS

KEY FACTS

72,732

Population

44

Median Age



Average Household Size

\$165,723

Average Household Income

HOUSING STATS



\$660,182

Median Home Value



27,990

Households



32.17%

% Renter Occupied
Housing Units

COMMUTERS



0.39%

Used Public Transportation



88.71%

Drove Alone to Work

EDUCATION



15.69%

High
School Graduate



24.01%

Some
College



40.62%

Bachelor's
Degree Plus

BUSINESS



57,024

Total Employees

EMPLOYMENT



74.95%

White Collar



25.05%

Blue Collar

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SUITES AVAILABLE FOR LEASE



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