

ONE



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REAL ESTATE GROUP

**OFFERING
MEMORANDUM**

**8203 SIERRA
COLLEGE BLVD
ROSEVILLE, CA
95661**



**OWNER-USER OPPORTUNITY
FOR SALE**



www.8203sierracollegeblvd.com



Located in the Sierra Business Center, 8203 Sierra College Blvd is a professional office building totaling 4,728 square feet in a highly desirable Roseville location. Positioned just off the intersection of Sierra College Blvd and Douglas Blvd, the property benefits from strong street presence and quick access to Interstate 80.

The building is currently divided into two suites. One side is occupied by a legal office, while the other is available for a new tenant or owner-user. There is also potential for a single user to occupy the entire building, depending on their needs.

The available suite offers a practical and efficient layout, featuring a mix of private offices, open workspace, a reception area, conference room, break area, and restrooms. The setup works well for a range of professional office users.

Surrounded by established neighborhoods and just minutes from Granite Bay, the property is centrally located with easy access to nearby retail, restaurants, and everyday amenities. This setup creates flexibility for an owner-user to occupy part of the building while generating income from the other suite, or for an investor looking to secure a well-located office property in a strong Roseville market.





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OFFERING SUMMARY

Address: 8203 Sierra College Blvd, Roseville, CA

Owners' Association: Sierra Business Center

Assessor's Parcel Number: 048-030-058-000

County: Placer

Property Type: Professional Office

Building Size: 4,728 SF

Parcel Size: 0.67 Acres

Common Area Fees: Approximately \$850 per quarter

Year Built: 1994

Number of Units: Two with shared separate reception and bathrooms.

Zoning: OP (Office Professional)

Utilities:

- PG&E
- South Placer Municipal Utility District (SPMUD)
- Placer County Water Agency (PCWA)





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RENT

Office	Tenant	Monthly Rent
1	Attorney	\$575
2	Attorney	\$575
3	Attorney	\$600
4, 7, Open Office Area-1	Attorney	\$2,842
5	Insurance	\$557
6	Attorney	\$415
8	Construction	\$557
9	Construction	\$1,295
10	Therapist	\$995
11	Janitorial	\$575
12	Attorney	\$550
	Total	\$9,422

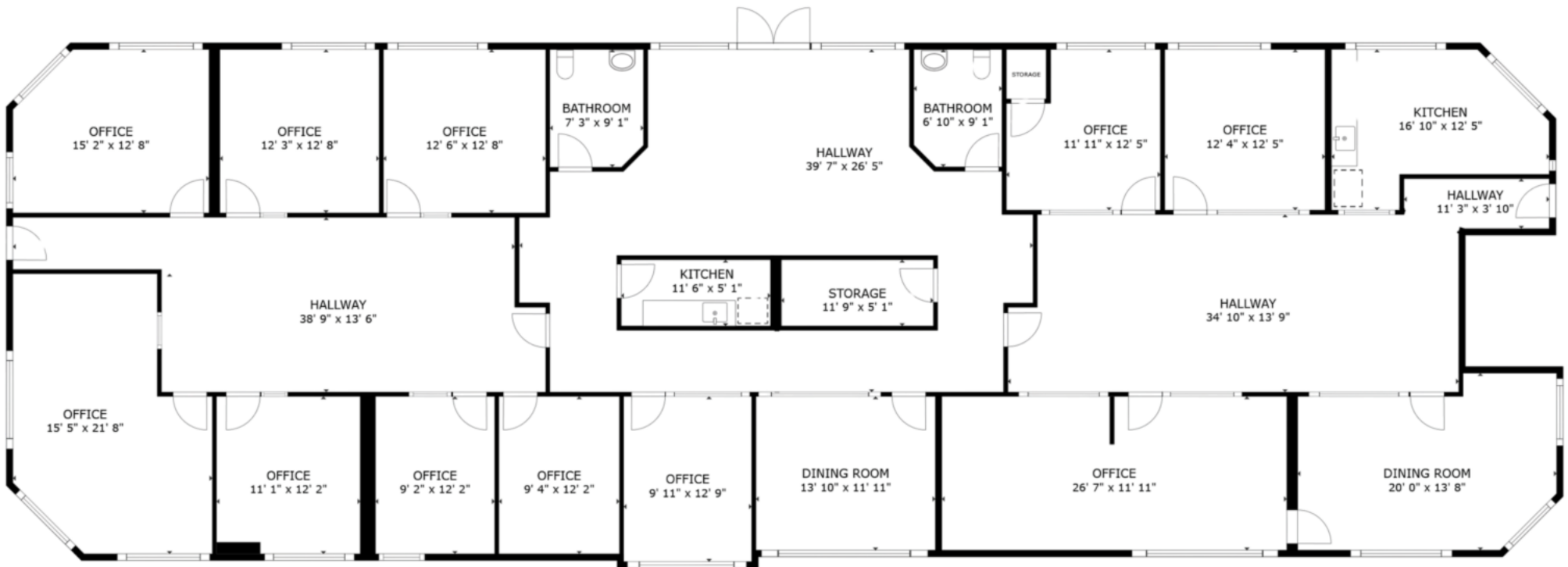
FLOOR PLAN

The building is designed with a central lobby and reception area, providing access to multiple private offices throughout both suites.

The layout includes:

- Multiple private offices on both sides of the building
- Dedicated conference room
- Reception and lobby area
- Break room and storage space
- Restrooms conveniently located within the building
- Electrical and utility rooms

The current configuration allows for either single-tenant use or division into two separate suites, offering flexibility for different business needs.



FLOOR PLAN

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



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PHOTOS



LOCATION

8203 Sierra College Blvd is located in Roseville, one of the most desirable and rapidly growing markets in Placer County.

The property offers:

- Direct access to Sierra College Blvd
- Close proximity to Douglas Blvd
- Quick access to Interstate 80
- Convenient commute to Sacramento and surrounding areas

The location provides strong connectivity for employees, clients, and business operations.

The property is surrounded by a strong mix of retail, medical, and service-based businesses, including:

- Kaiser Permanente
- Sutter Health
- Safeway
- Bayside Church
- Westfield Galleria at Roseville



DEMOGRAPHICS



33,200
Total Population



\$165,500
Average Household Income



\$785,000
Median Home Value



4,300
Businesses



28,200
Daytime Employees



8,750 Owner Occupied Households

This is a great opportunity to secure a well-located office building in the heart of Roseville. The flexible layout allows for a variety of uses, whether that's occupying part of the space and leasing the rest, or taking over the full building. With close proximity to Granite Bay, surrounding neighborhoods, and everyday amenities, plus easy freeway access, the location really supports long-term value. Overall, it's a strong option for someone looking to own in a central, high-demand area.



EXCLUSIVELY PRESENTED BY:

www.8203sierracollegeblvd.com



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