



# 8735 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661

±785 & ±2,419 SF MEDICAL OR DENTAL SUITES FOR LEASE



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# PROPERTY DETAILS

**Suite 200:** ±2,419 SF (Available September 1st, 2026)

- Existing build out includes two offices, seven exam rooms, lab area, break area, reception and waiting area.
- Proposed dental build out includes five (5) OT rooms, private doctors' office, reception/waiting area, staff break room, private rest rooms
- \$3.25 SF/Gross (Includes utilities, not janitorial)

**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:

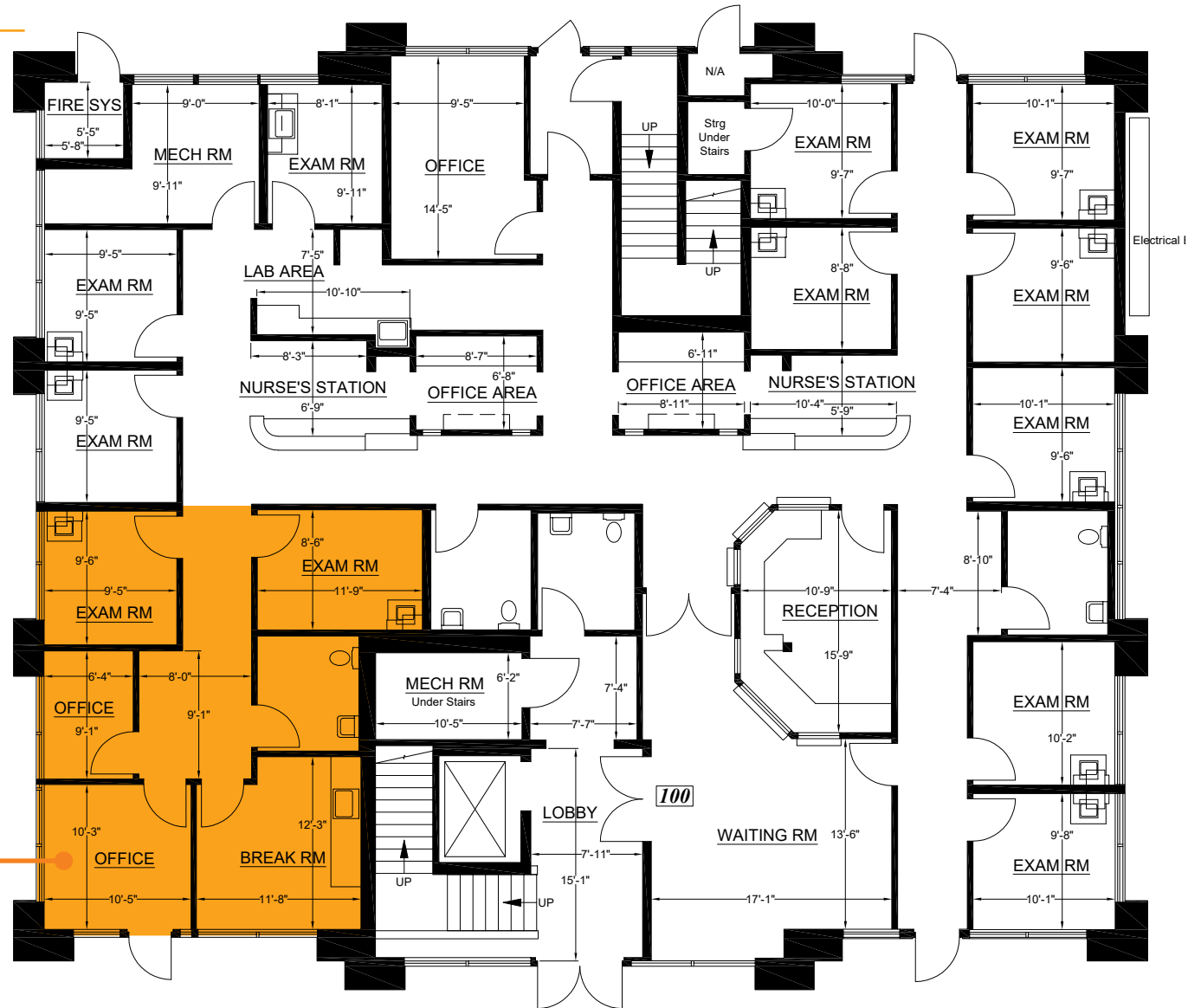
- High daily traffic counts 69,828 cars per day (MPSI / 2018)
- Walking distance to multiple shopping and restaurant amenities
- Attractive construction with excellent window lines on all four sides of the building
- Located minutes to Interstate 80 and Highway 65 freeways
- Above average income and demographics



# ACTUAL FLOOR PLAN

## First Floor

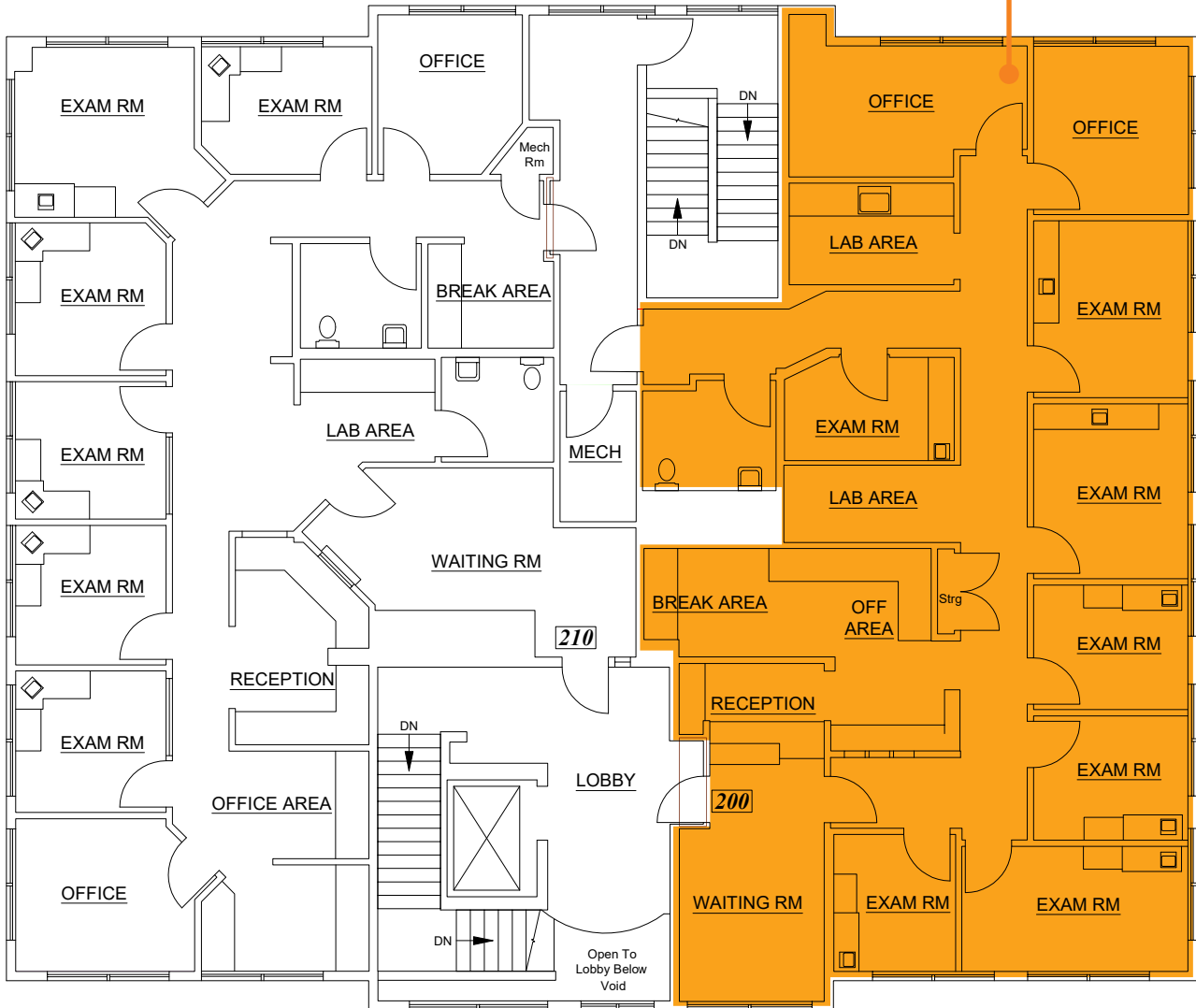
Suite 110:  
±785 RSF



# ACTUAL FLOOR PLAN

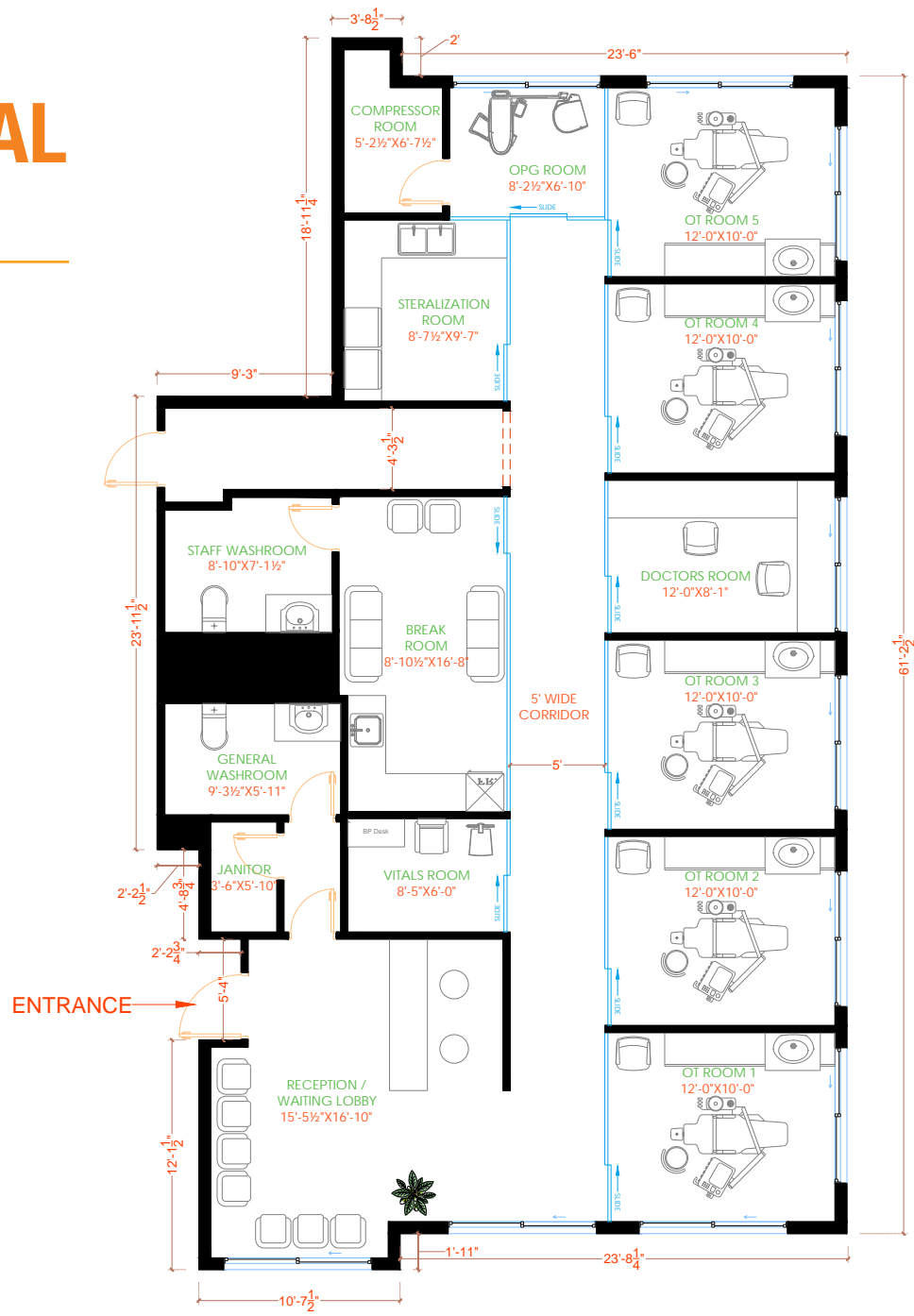
Second Floor

Suite 200:  
± 2,419 SF



# PROPOSED DENTAL FLOOR PLAN

Suite 200



# TRADE AREA

Douglas Blvd

Sierra College Blvd

Nugget MARKETS  
CRUNCH  
Chick-fil-A  
The Habit BURGER GRILL  
LABOU

8735 Sierra College Blvd.

CHIPOTLE MEXICAN GRILL  
T-Mobile  
HOUSE OF OLIVER WINE LOUNGE

SAFeway Ingredients for life...  
WELLS FARGO  
HomeGoods  
SIERRA  
FIVE GUYS BURGERS and FRIES  
McDonald's  
Jamba  
Starbucks

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

### EDUCATION



15.69%

High School Graduate



24.01%

Some College



40.62%

Bachelor's Degree Plus

### HOUSING STATS



\$660,182

Median Home Value



27,990

Households



32.17%

% Renter Occupied Housing Units

### BUSINESS



57,024

Total Employees

### COMMUTERS



0.39%

Used Public Transportation



88.71%

Drove Alone to Work

### EMPLOYMENT



74.95%

White Collar



25.05%

Blue Collar

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SUITES AVAILABLE FOR LEASE



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