

FOR SALE
\$2,200,000.00

Owner/User Opportunity
±6,700 SF



6806 FALLSBROOK COURT
Granite Bay, CA 95746

CBRE

Property

Details

6806 Fallsbrook Court

±6,700 SF Class B single story professional office building offering an ideal balance of functionality, quality, and value

Built in 2004, featuring a more modern construction compared to many competing Class B assets

One-story design allows for easy accessibility, efficient layouts, and convenient tenant circulation

Multi-tenant occupancy provides built-in income diversification and flexible investment or owner-user potential

Situated on a ±0.79-acre parcel, offering strong building-to-land ratio with on-site parking and future flexibility

Well-suited for office professional services seeking a stable, established office environment

Sale Price:
\$2,200,000.00



Area Overview

6806 Fallsbrook Court

Granite Bay, California is an affluent and highly regarded community in Placer County, known for its professional appeal, exceptional quality of life, and strong local demographics. Positioned adjacent to Roseville and within easy reach of Interstate 80 via Douglas Boulevard, Granite Bay offers convenient regional connectivity while maintaining an upscale, low-density environment.

The area attracts a strong mix of professional services, medical, financial, and executive users, supported by nearby retail, dining, and everyday amenities. With its close proximity to Folsom Lake, well-maintained neighborhoods, and reputation for stability and prestige, Granite Bay provides an ideal setting for businesses seeking a refined, accessible, and highly desirable office location.



Granite Bay, CA 95746

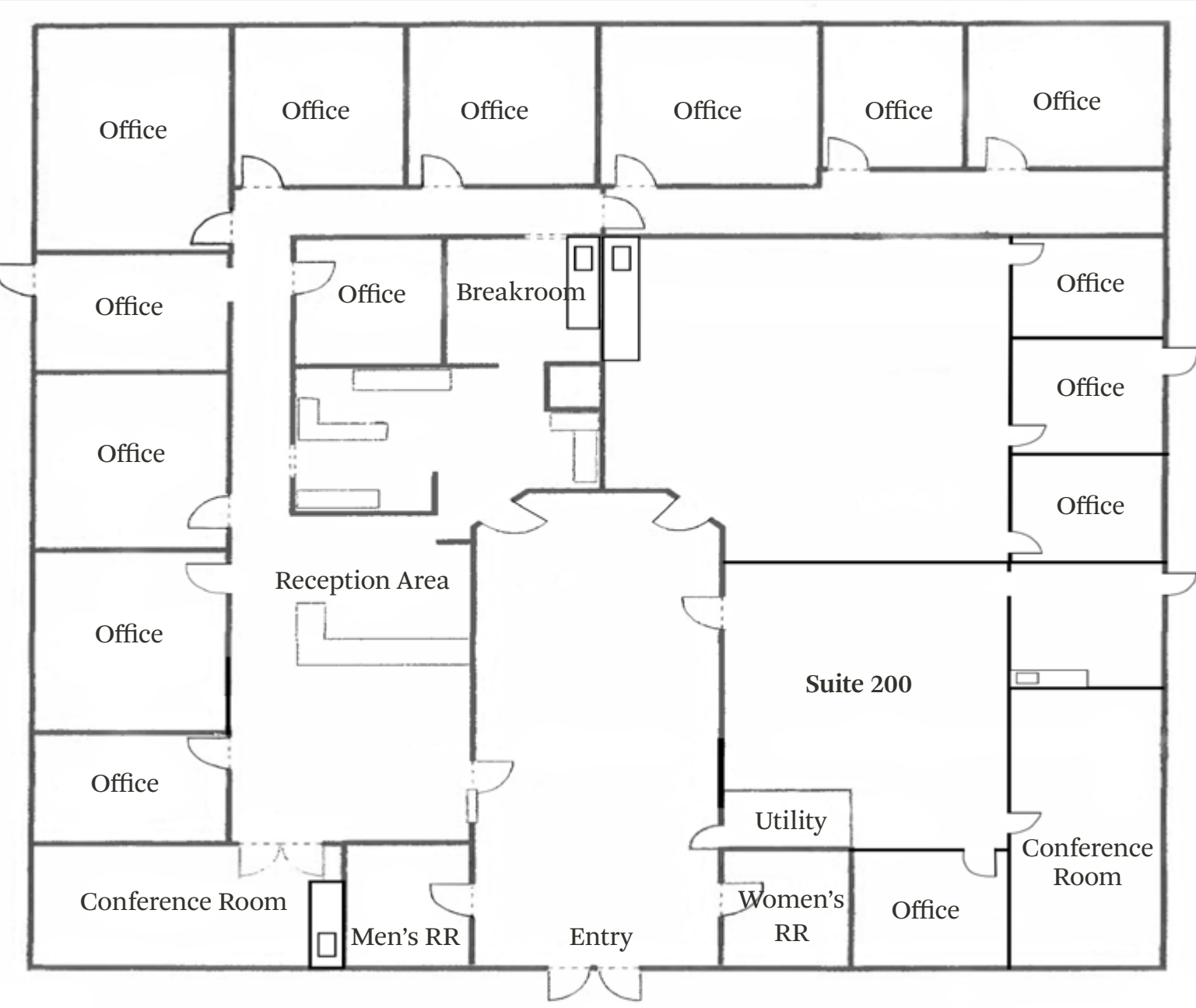


Property Overview

6806 Fallsbrook Court

SF	Parcel Size	Zoning	Built
±6,700	±0.79 Acres	OPUPDC	2004
HVAC	Meters	Stories	Parking
5 Units	3 Gas and 4 Electric	One	27 Spaces

Floor Plan



Not to scale. All dimensions are approximate.

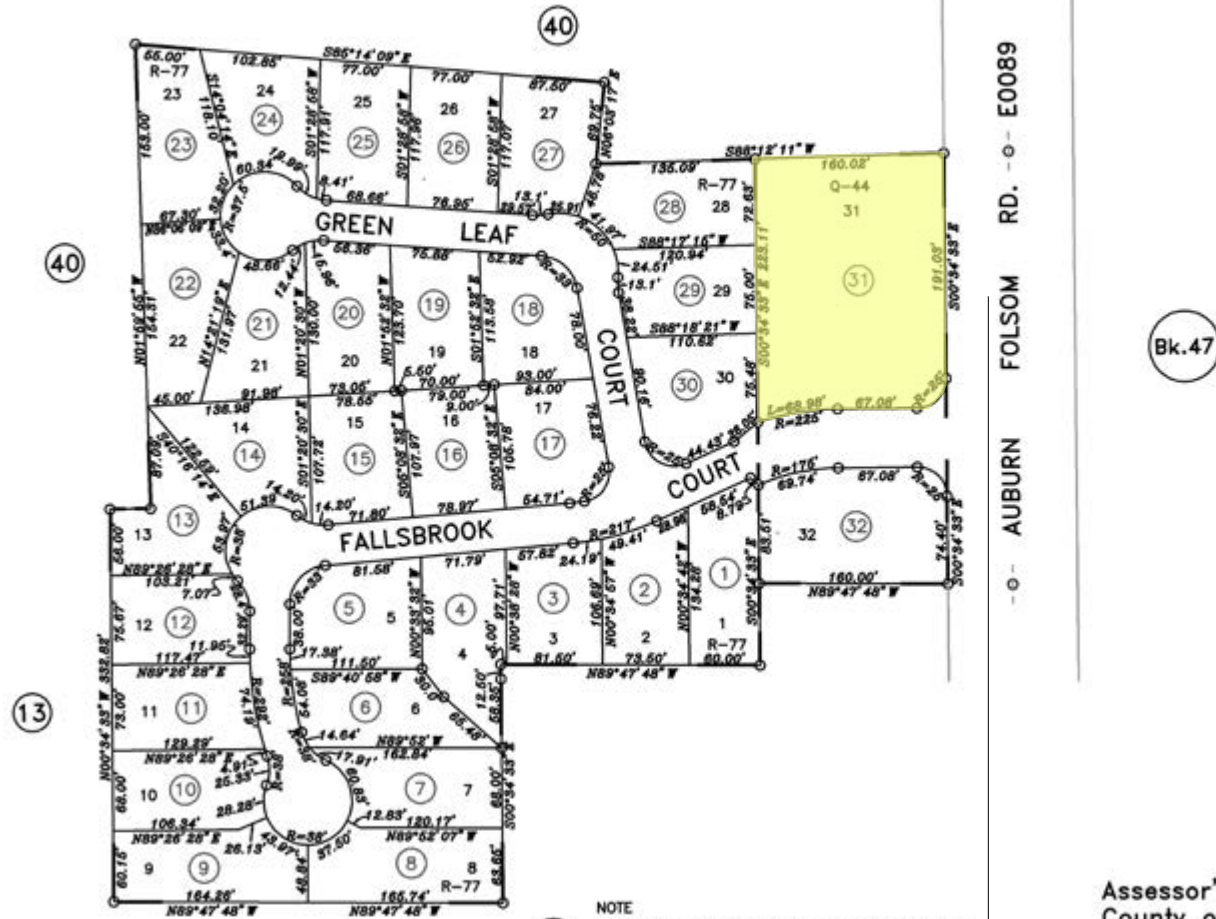
Parcel Map

POR. N.E.1/4 SEC. 11, T.10N., R.7E., M.D.B.&M.

West Lake Estates, M.O.R. Bk. Q, Pg. 44

West Lake Estates Tr. 718, M.O.R. Bk. R, Pg. 77 (Re-Subdivision)

48-



094-000
Information

NOTE

All distances on curved lines are line length measurements.

NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.48 Pg
County of Placer, Calif.

NOTE

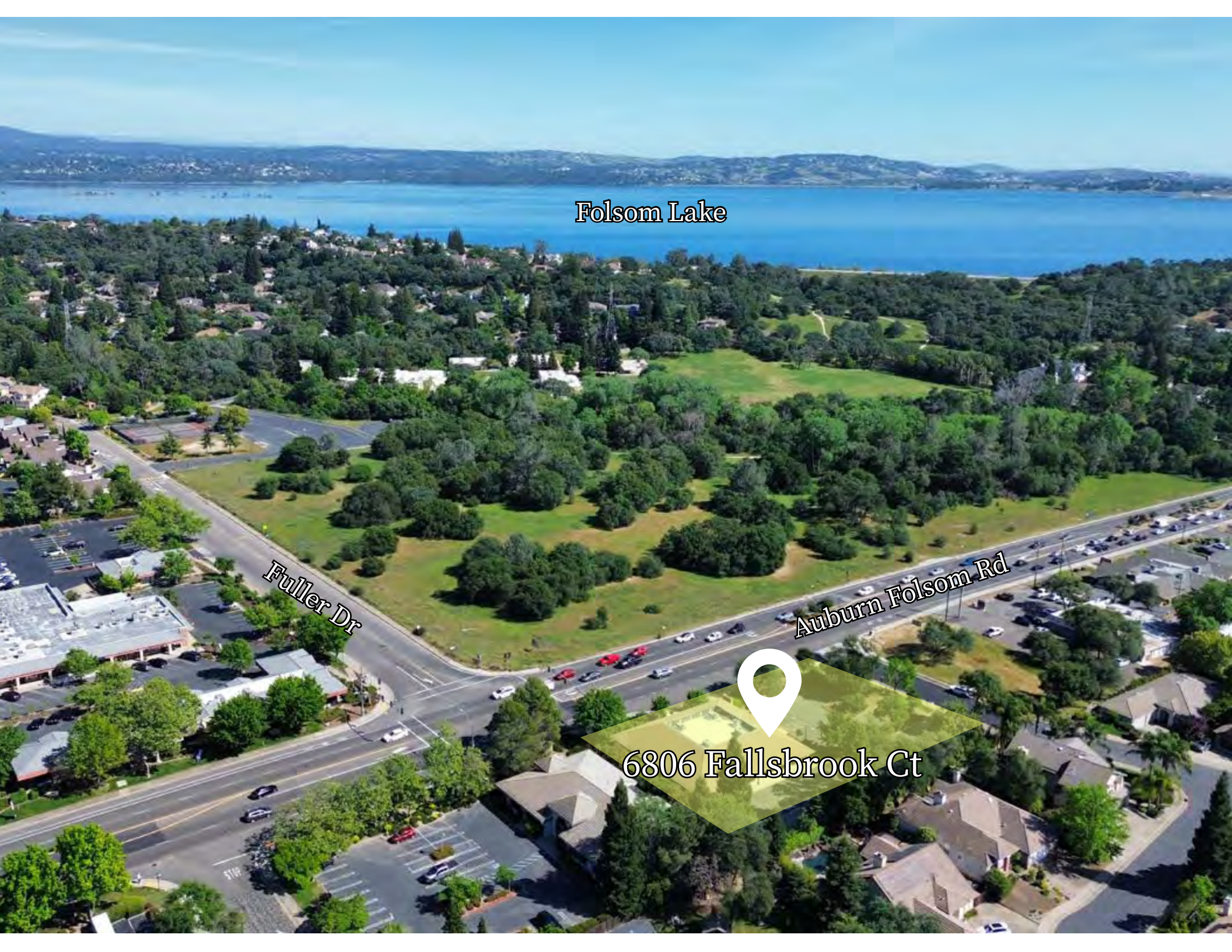
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Folsom Lake

Fuller Dr

Auburn Folsom Rd

6806 Fallsbrook Ct





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6806 FALLSBROOK COURT

±6,700 Square Feet
For Sale

Granite Bay, CA 95746

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