



**CROSSROAD**  
VENTURES GROUP

6600 Sierra College Blvd

Rocklin, CA 95677



**For Sale & Lease**

*Office/Medical*

**916.788.9731**

[crossroadadventures.net](http://crossroadadventures.net)

### Highlights

- ±20,440 SF professional office/medical building
- Two-story, freestanding building constructed in 2005
- Currently configured for single-tenant occupancy
- Potential to demise into up to four (4) suites
- Conceptual suite sizes range from ±3,800 SF to ±5,200 SF
- Test-fit plans available for medical and dental users
- Flexible layout supports owner-user or multi-tenant use
- Ideal for phased occupancy or lease-up strategy
- High-quality construction with modern infrastructure

**JIM ESWAY**

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## SALE COMPARABLES

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# 6600 Sierra College Blvd

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Office/Medical

Property Summary



## Property Description

The property consists of a modern, freestanding two-story medical and office building totaling approximately 20,440 square feet, situated on a 1.4-acre parcel. Constructed in 2005, the building was designed to support a wide range of medical and professional office uses, featuring efficient floor plates, quality construction, and functional infrastructure.

The building is currently configured for single-tenant occupancy; however, ownership has evaluated a multi-tenant configuration allowing for up to four (4) suites across two floors. Conceptual test-fit plans have been prepared to illustrate potential demising scenarios, including layouts tailored to medical and dental users.

This flexibility allows the property to accommodate a variety of ownership and occupancy strategies, including full-building owner-user occupancy, partial occupancy with supplemental rental income, or a multi-tenant lease-up strategy.

With its standalone identity, strong visibility, and adaptable layout, the property offers a rare opportunity for both investors and users seeking flexibility in a high-quality medical/office environment.

## Offering Summary

Sale Price:	\$8,176,000
Lease Rate	\$2.25 SF/month (NNN)
Available SF	4,416 - 20,440 SF
Lot Size	1.4 Acres
Building Size	20,440 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,810	19,182	61,716
Total Population	5,672	50,682	163,683
Average HH Income	\$205,728	\$164,764	\$154,593

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Property Highlights



## Property Highlights

- ±20,440 SF professional office/medical building
- Two-story, freestanding building constructed in 2005
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- Potential to demise into up to four (4) suites
- Conceptual suite sizes range from ±3,800 SF to ±5,200 SF
- Test-fit plans available for medical and dental users
- Flexible layout supports owner-user or multi-tenant use
- Ideal for phased occupancy or lease-up strategy
- High-quality construction with modern infrastructure
- Excellent visibility and strong identity for tenants or owner-user

## Location Description

The property is located along Sierra College Boulevard in Rocklin, CA, a well-established commercial corridor serving the greater South Placer region. The location offers convenient access to Interstate 80 and Highway 65, providing strong regional connectivity to Rocklin, Roseville, and the surrounding Sacramento market.

The immediate area features a mix of medical and professional office users, supported by nearby residential communities and a growing population base. Proximity to major healthcare providers, including Sutter Roseville Medical Center and Kaiser Permanente, makes the location particularly attractive for medical and dental users seeking access to an established patient base.

In addition, the surrounding area offers a variety of retail, dining, and service amenities, creating a convenient environment for both employees and visitors. With strong demographics and continued growth in the Rocklin submarket, the property is well-positioned for a range of medical and professional office uses.

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*Office/Medical*

Current Single Tenant First Story Floor Plan



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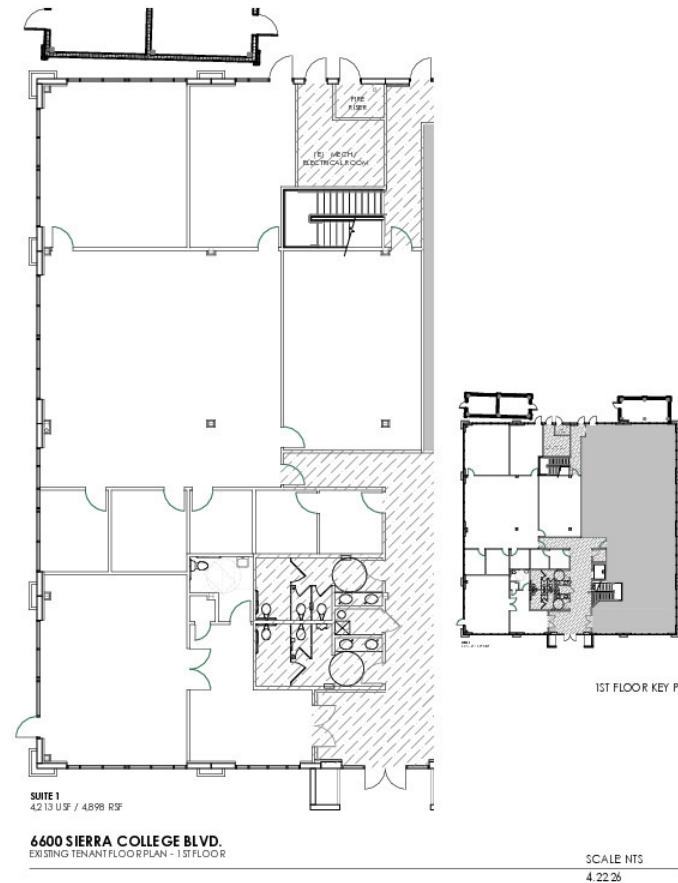
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Rocklin, CA 95677

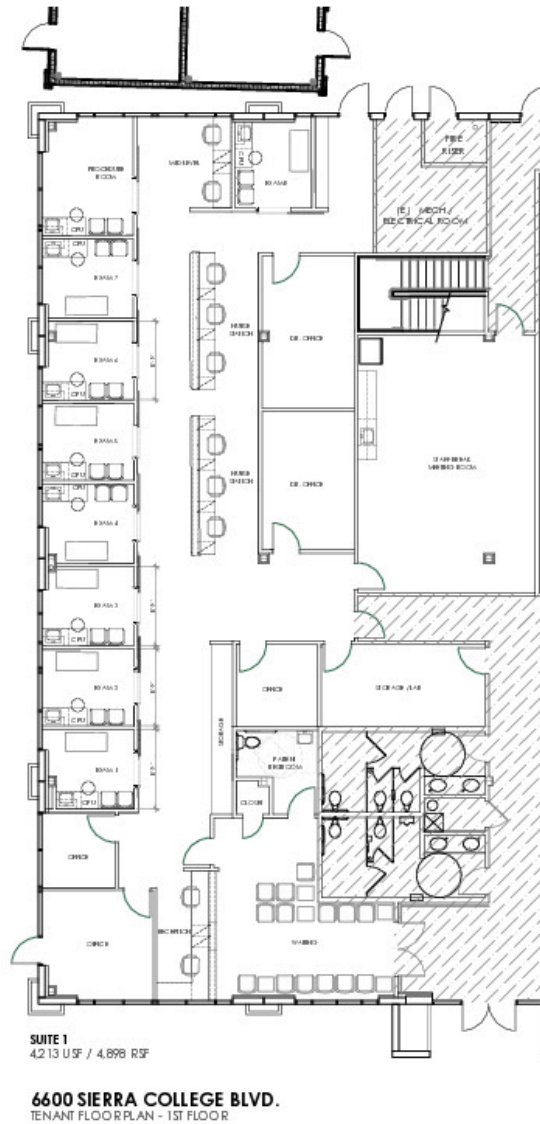
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Office/Medical

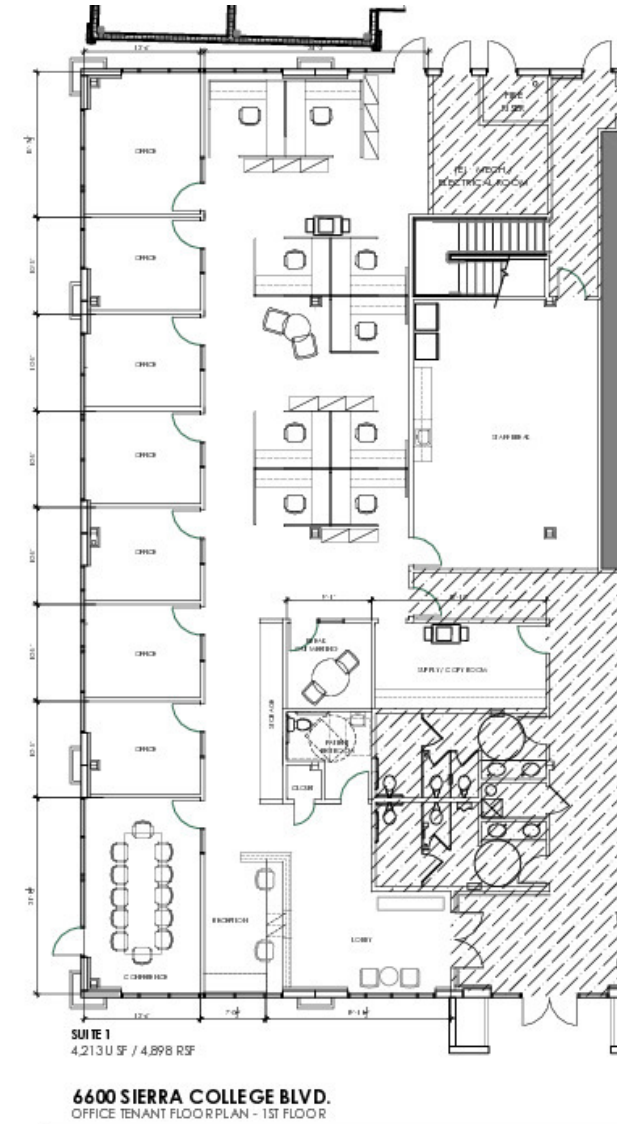
First Story Conceptual Suite I: Floor Plans



1st Story Suite 1: Existing Floor Plan



1st Story Suite 1: Spec Medical Floor Plan



1st Story Suite 1: Spec Office Floor Plan

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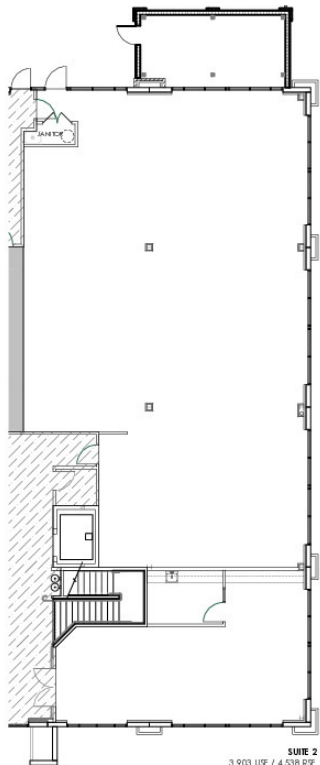
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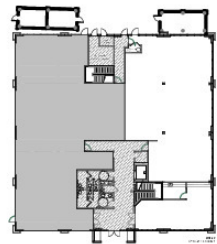
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*Office/Medical*

First Story Conceptual Suite 2: Floor Plans



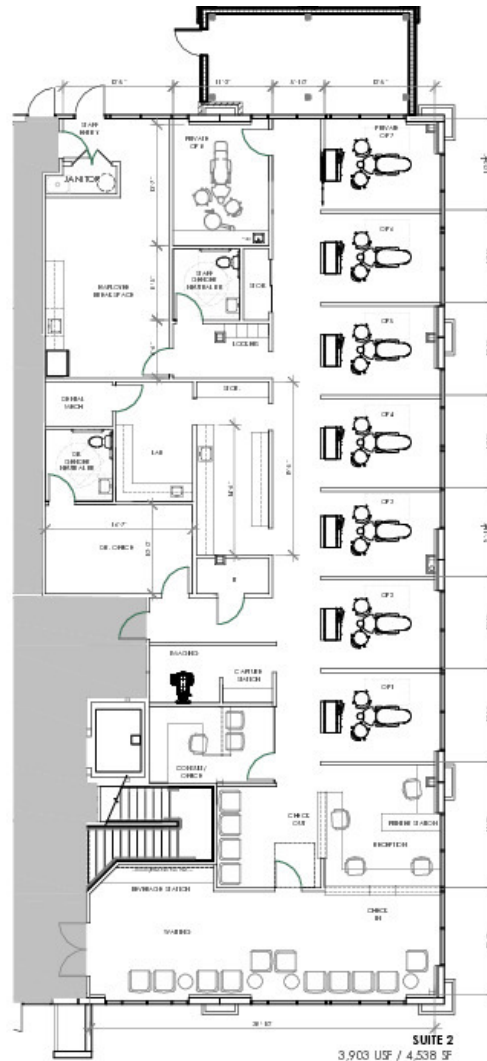
6600 SIERRA COLLEGE BLVD.  
EXISTING TENANT FLOOR PLAN - 1ST FLOOR



1ST FLOOR KEY PLAN

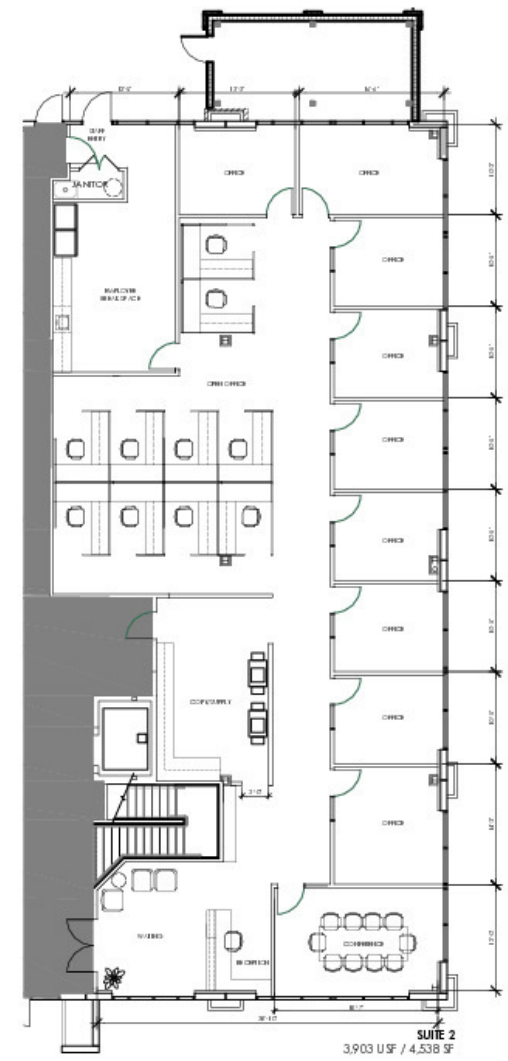
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4.22.26

SUITE 2  
3,903 USF / 4,538 RSF



6600 SIERRA COLLEGE BLVD.  
TENANT FLOOR PLAN - 1ST FLOOR  
SUITE 2 - DENTAL TEST RT

SUITE 2  
3,903 USF / 4,538 SF



6600 SIERRA COLLEGE BLVD.  
TENANT FLOOR PLAN - 1ST FLOOR  
SUITE 2 - OFFICE TEST RT

SUITE 2  
3,903 USF / 4,538 SF

1st Story Suite 2: Existing Floor Plan

1st Story Suite 2: Spec Medical Floor Plan

1st Story Suite 2: Spec Office Floor Plan

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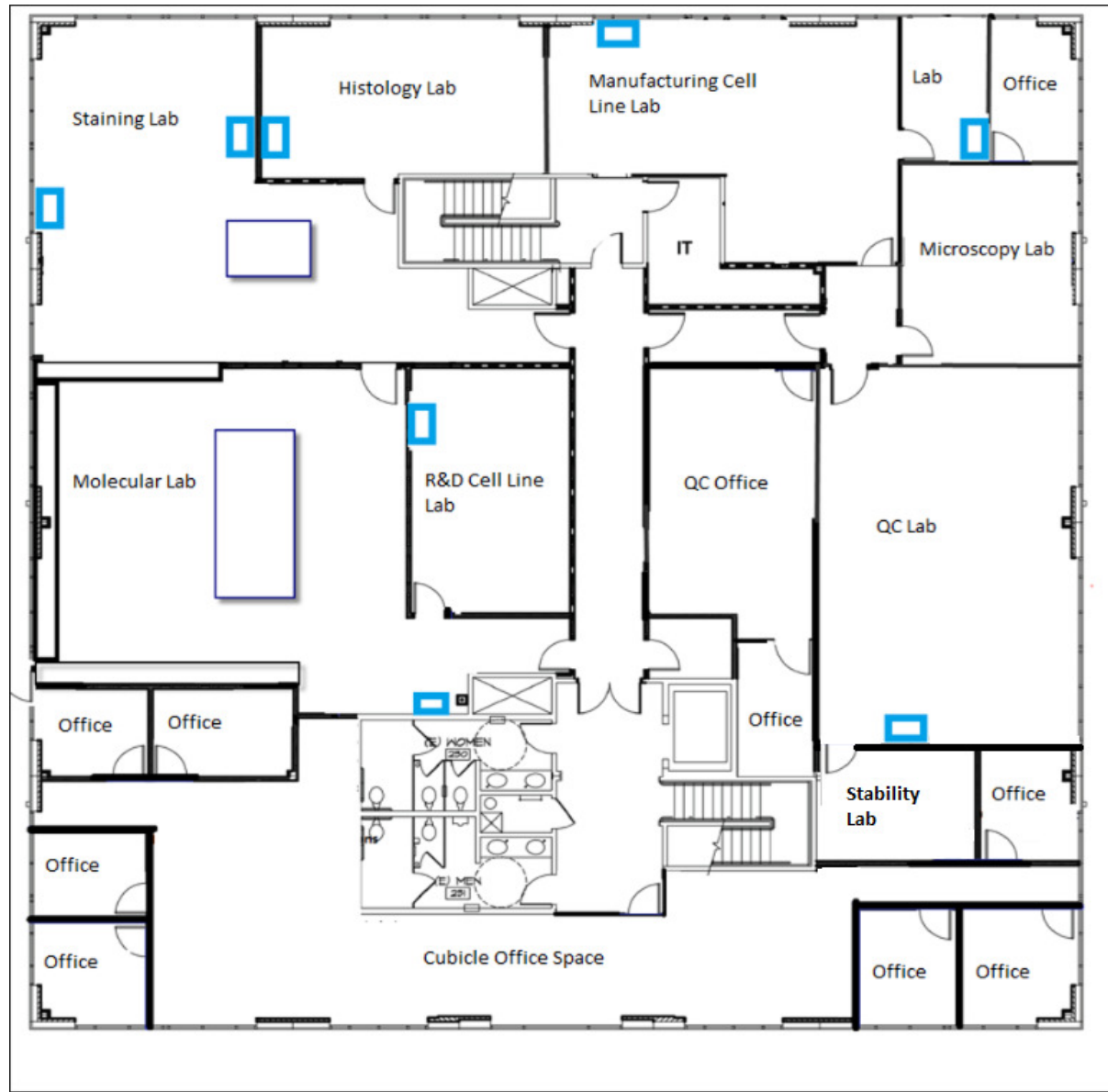
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*Office/Medical*

Current Single Tenant Second Story Floor Plan



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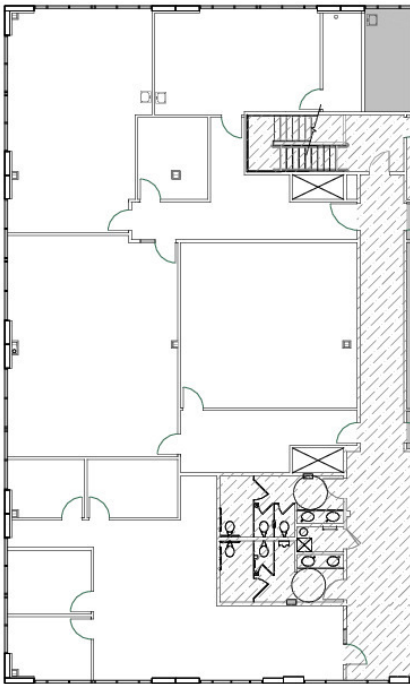
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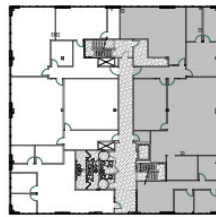
Office/Medical

Second Story Conceptual Suite 3: Floor Plans



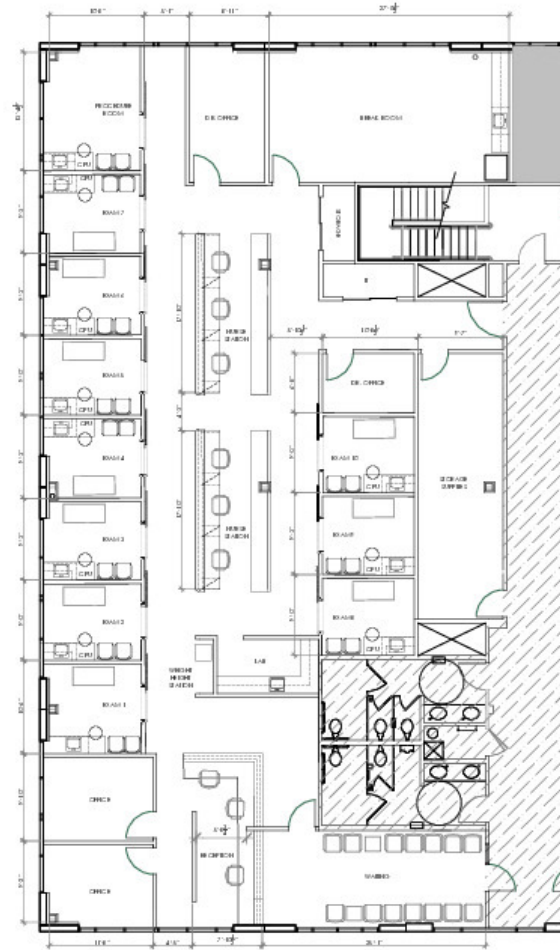
SUITE 3  
4,484 USF / 5,214 RSF

6600 SIERRA COLLEGE BLVD.  
EXISTING TENANT FLOOR PLAN - 2ND FLOOR



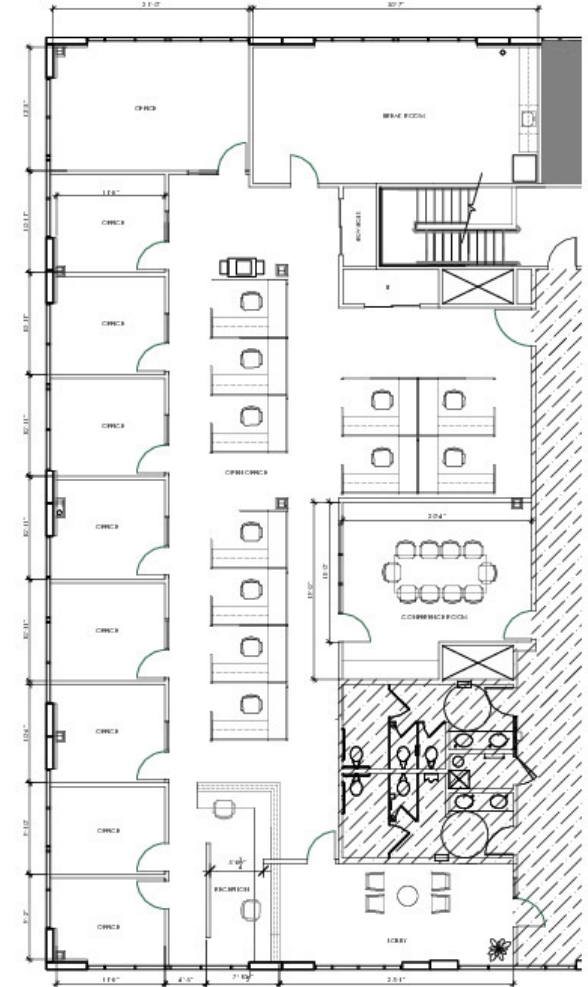
2ND FLOOR KEY PLAN

SCALE: NTS  
4/22/26



SUITE 3  
4,484 USF / 5,214 RSF

6600 SIERRA COLLEGE BLVD.  
TENANT FLOOR PLAN - 2ND FLOOR



SUITE 3  
4,484 USF / 5,214 RSF

6600 SIERRA COLLEGE BLVD.  
OFFICE TENANT FLOOR PLAN - 2ND FLOOR

2nd Story Suite 3: Existing Floor Plan

2nd Story Suite 3: Spec Medical Floor Plan

2nd Story Suite 3: Spec Office Floor Plan

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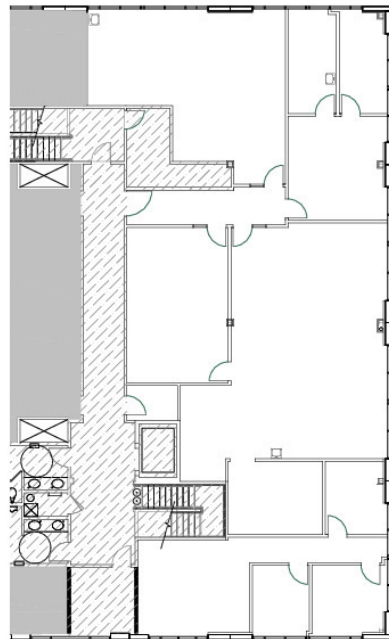
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Office/Medical

Second Story Conceptual Suite 4: Floor Plans



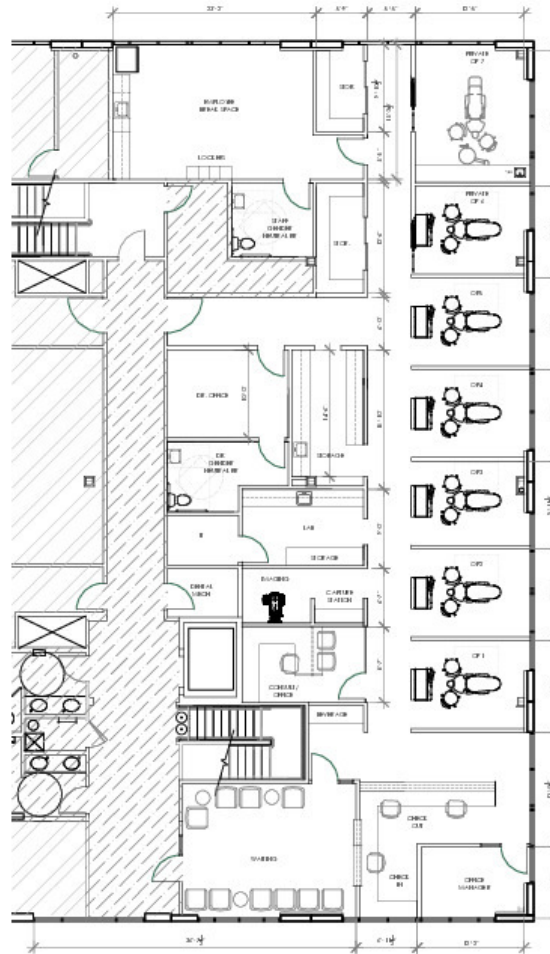
3,798 USF / 4,416 RSF



2ND FLOOR KEY PLAN

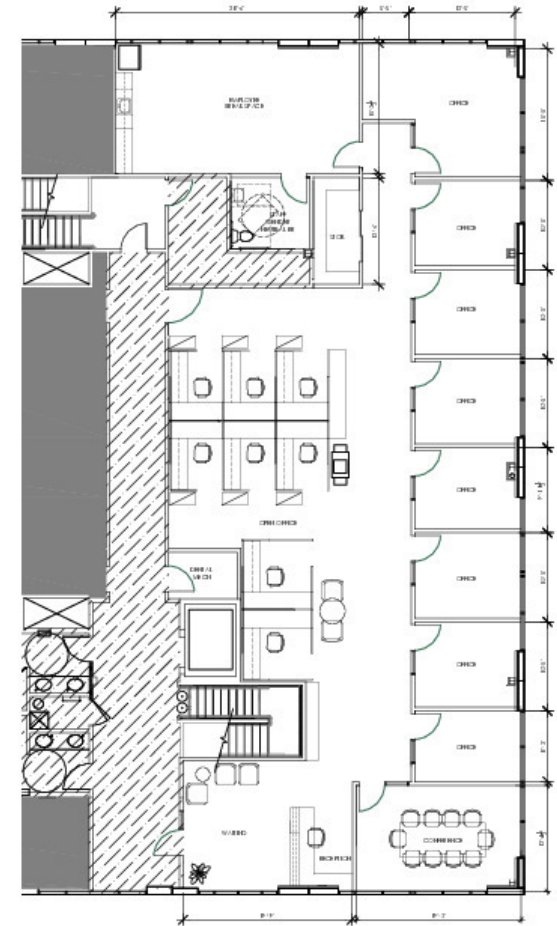
SCALE: NTS  
4.22.26

6600 SIERRA COLLEGE BLVD.  
SUITE 4 - EXISTING FLOOR PLAN - 2nd FLOOR



3,798 USF / 4,416 RSF

6600 SIERRA COLLEGE BLVD.  
TENANT FLOOR PLAN - 2nd FLOOR  
SUITE 4 - DENTAL TEST FIT



3,798 USF / 4,416 RSF

6600 SIERRA COLLEGE BLVD.  
TENANT FLOOR PLAN - 2nd FLOOR  
SUITE 4 - OFFICE TEST FIT

2nd Story Suite 4: Existing Floor Plan

2nd Story Suite 4: Spec Medical Floor Plan

2nd Story Suite 4: Spec Office Floor Plan

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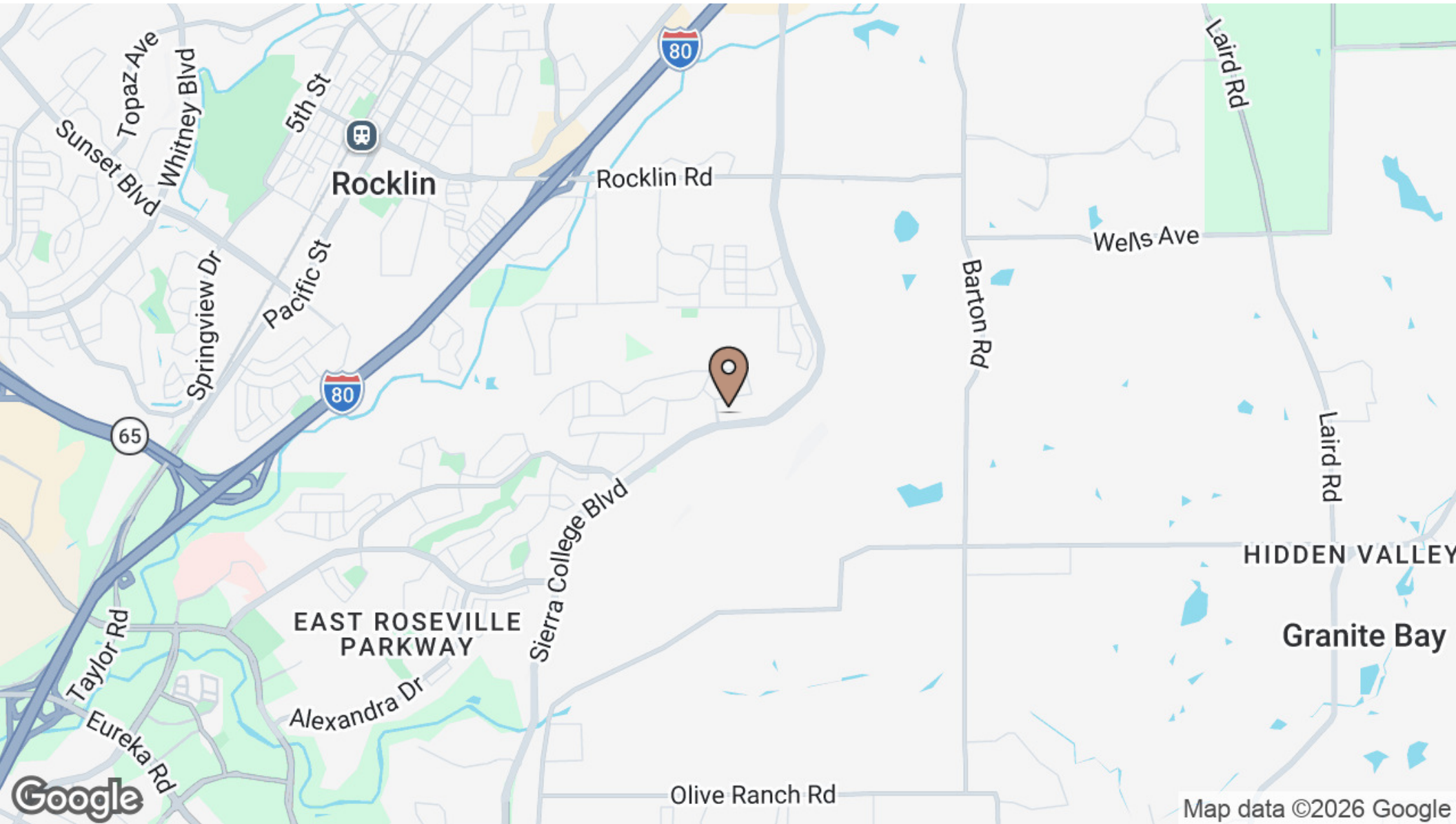
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*Office/Medical*

Location Map



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SECTION 1.

*Sale Comparables*

# 6600 Sierra College Blvd

Rocklin, CA 95677

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Office/Medical

Sale Comps



## 6600 Sierra College Blvd

Rocklin, CA 95677

Price: \$8,176,000 Bldg Size: 20,440 SF  
Lot Size: 1.4 Acres Year Built: 2005  
Price/SF: \$400.00



## Citrus Heights Surgery Center

7435 Stock Ranch Rd, Citrus Heights, CA 95621

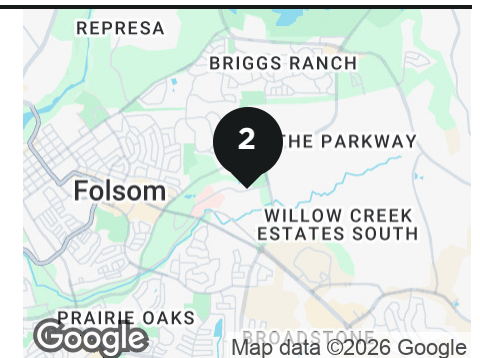
Price: \$10,250,000 Bldg Size: 15,648 SF  
Lot Size: 1.77 Acres Year Built: 2021  
Price/SF: \$655.04



## 1743 Creekside Dr

Folsom, CA 95630

Price: \$7,500,000 Bldg Size: 20,086 SF  
Lot Size: 0.38 Acres Year Built: 2007  
Price/SF: \$373.39



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Sale Comps



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## 2261 Douglas Blvd

Roseville, CA 95661

Price:	\$9,210,000	Bldg Size:	25,000 SF
Lot Size:	3.80 Acres	Year Built:	1997
Price/SF:	\$368.40		

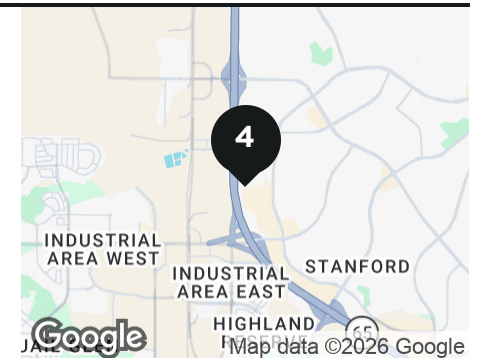


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## 6552 Lonetree Blvd

Rocklin, CA 95765

Price:	\$8,790,000	Bldg Size:	23,553 SF
Lot Size:	0.33 Acres	Year Built:	2008
Price/SF:	\$373.20		

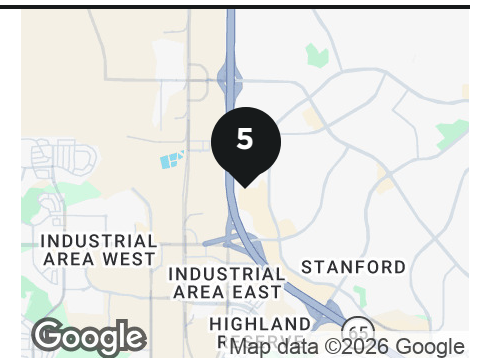


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## 6554 Lonetree Blvd

Rocklin, CA 95765

Price:	\$8,590,000	Bldg Size:	23,038 SF
Lot Size:	0.33 Acres	Year Built:	2008
Price/SF:	\$372.86		



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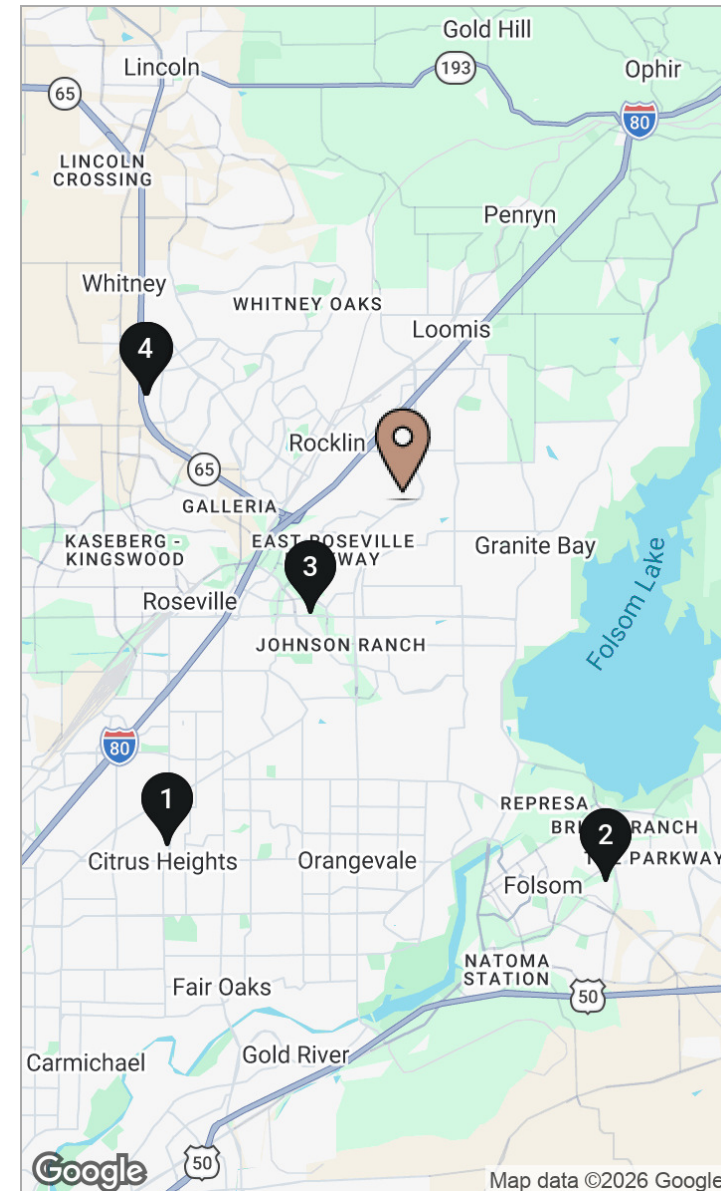
Rocklin, CA 95677

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Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Lot Size	Price/SF
★	<b>6600 Sierra College Blvd</b> Rocklin, CA	\$8,176,000	20,440 SF	1.4 Acres	\$400.00
1	<b>Citrus Heights Surgery Center</b> 7435 Stock Ranch Rd Citrus Heights, CA	\$10,250,000	15,648 SF	1.77 Acres	\$655.04
2	<b>1743 Creekside Dr</b> Folsom, CA	\$7,500,000	20,086 SF	0.38 Acres	\$373.39
3	<b>2261 Douglas Blvd</b> Roseville, CA	\$9,210,000	25,000 SF	3.80 Acres	\$368.40
4	<b>6552 Lonetree Blvd</b> Rocklin, CA	\$8,790,000	23,553 SF	0.33 Acres	\$373.20
5	<b>6554 Lonetree Blvd</b> Rocklin, CA	\$8,590,000	23,038 SF	0.33 Acres	\$372.86
<b>Averages</b>		<b>\$8,868,000</b>	<b>21,465 SF</b>	<b>1.32 Acres</b>	<b>\$428.58</b>



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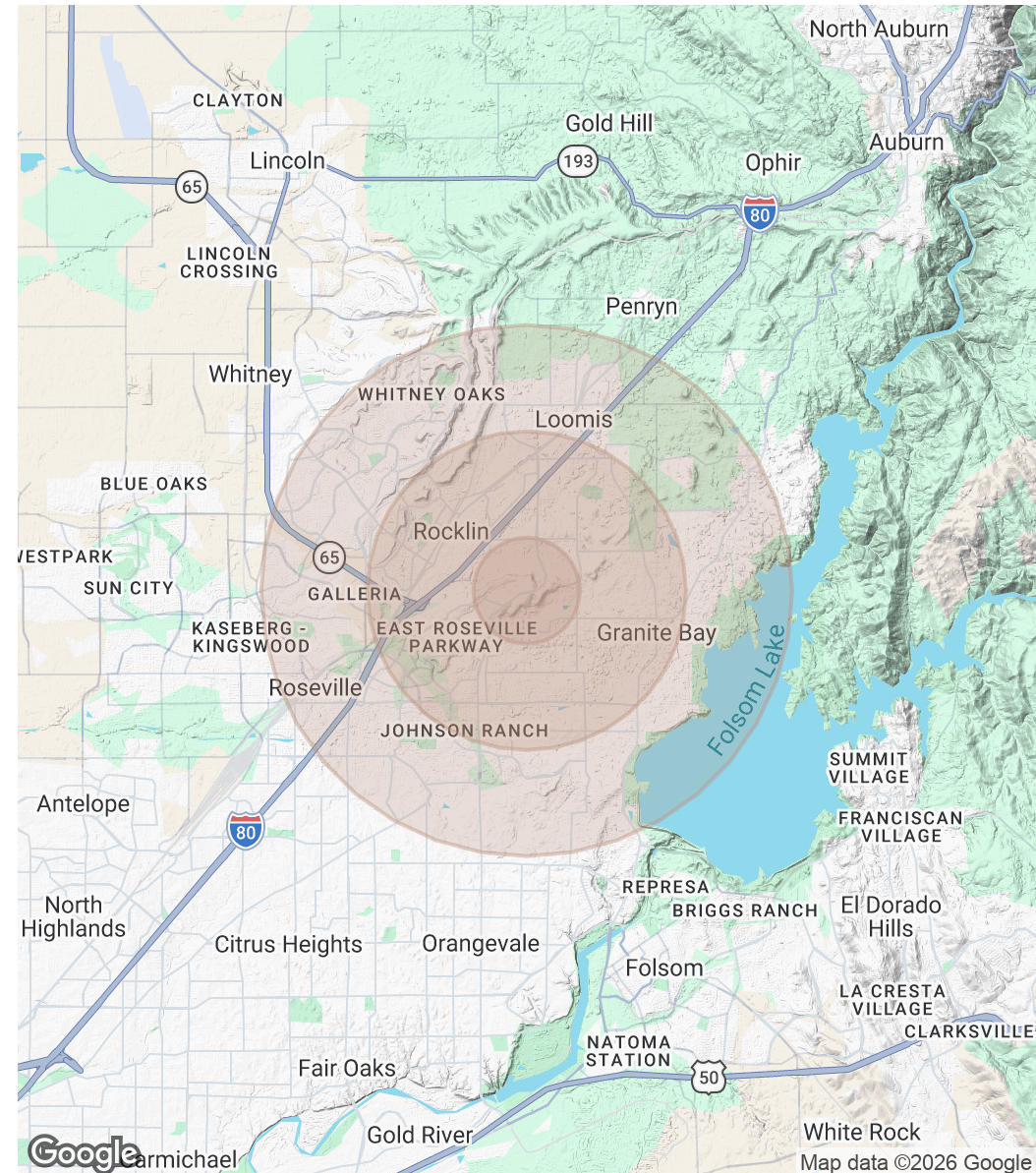
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,672	50,682	163,683
Average Age	40.1	40.3	41.9
Average Age (Male)	39.9	39.3	41.0
Average Age (Female)	39.5	40.8	42.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,810	19,182	61,716
# of Persons per HH	3.1	2.6	2.7
Average HH Income	\$205,728	\$164,764	\$154,593
Average House Value	\$890,035	\$863,368	\$770,842

2023 American Community Survey (ACS)



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