



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:

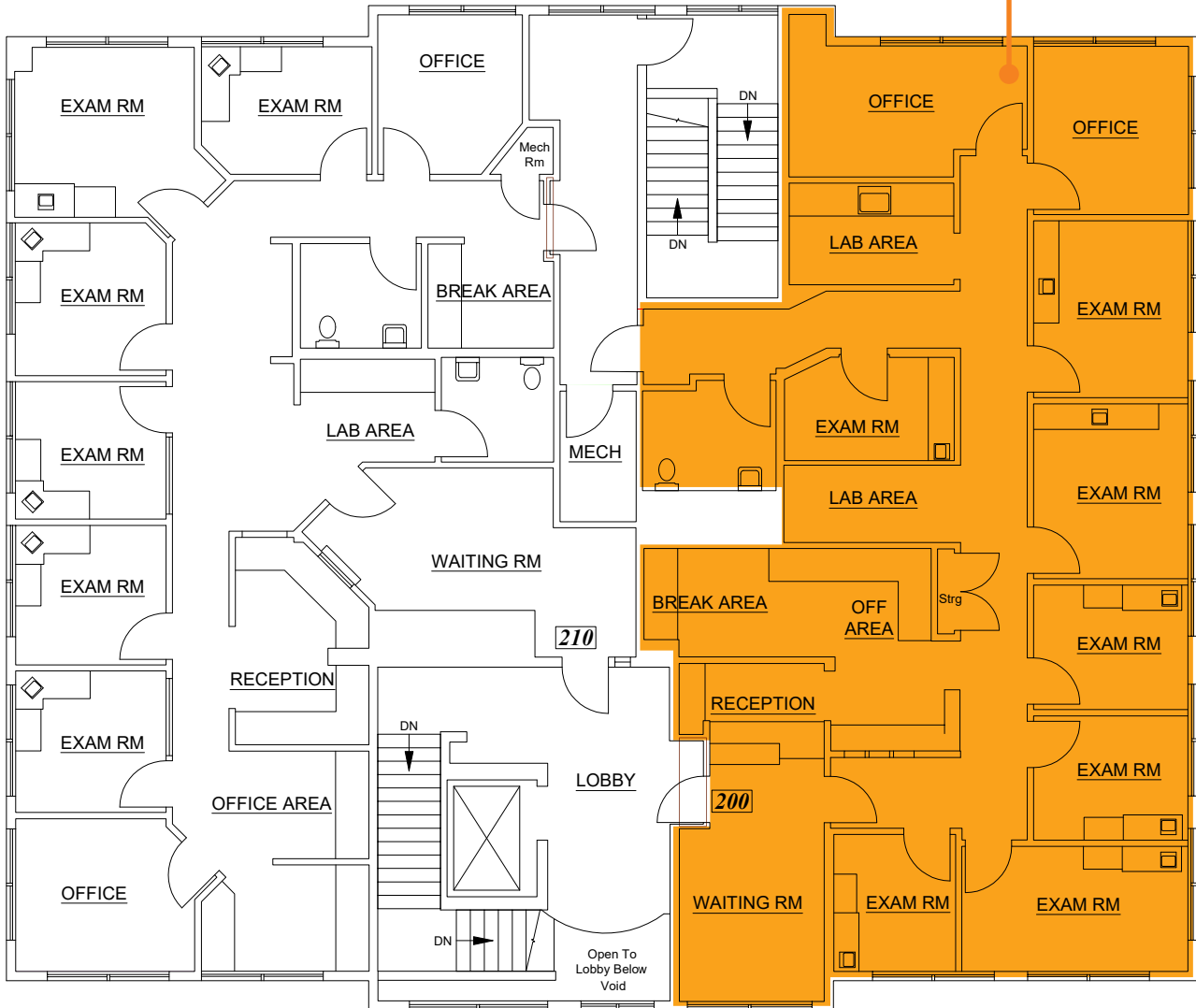
- High daily traffic counts 69,828 cars per day (MPSI / 2018)
- Walking distance to multiple shopping and restaurant amenities
- Attractive construction with excellent window lines on all four sides of the building
- Located minutes to Interstate 80 and Highway 65 freeways
- Above average income and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



ACTUAL FLOOR PLAN

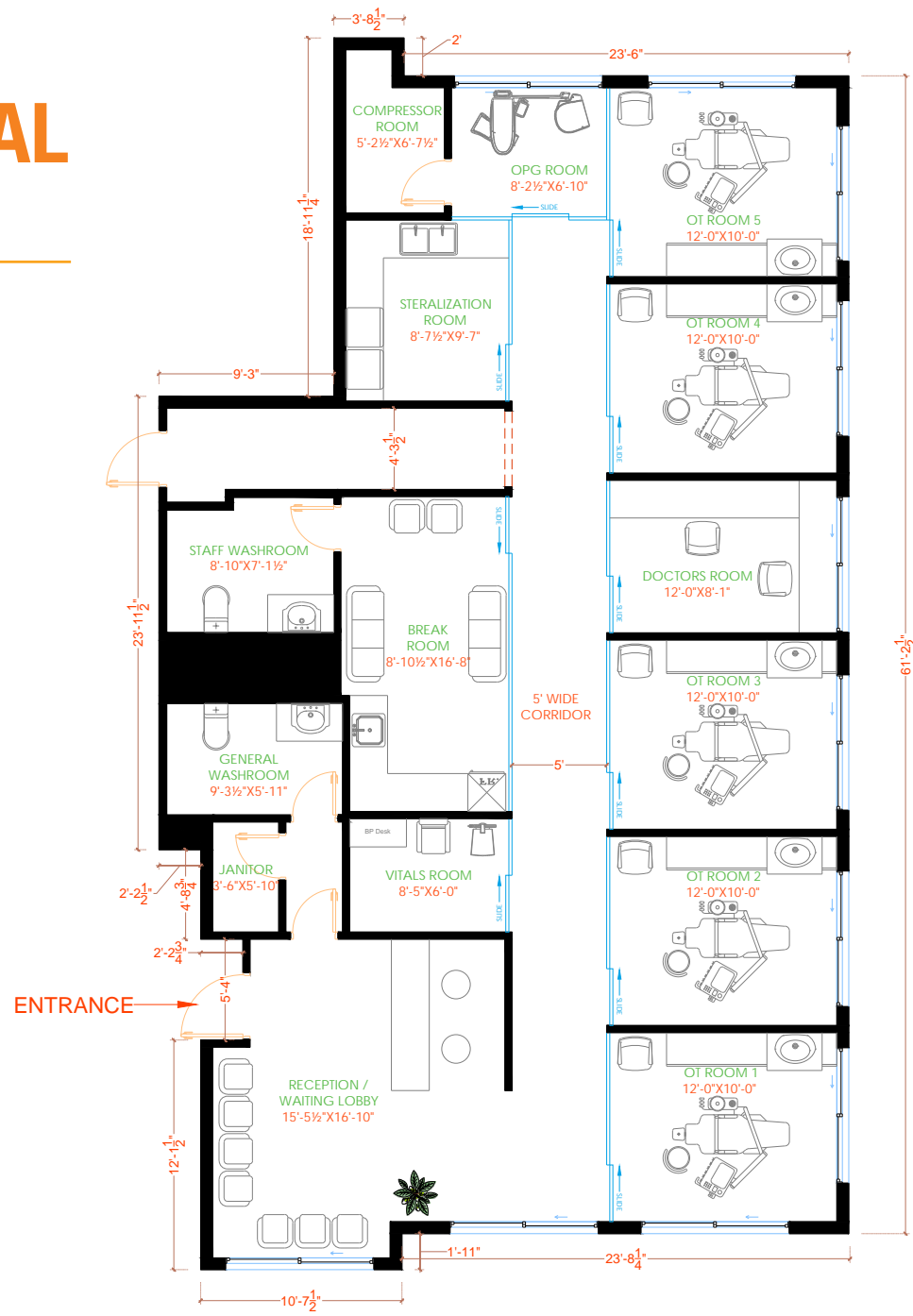
Second Floor

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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