



CROSSROAD
VENTURES GROUP

6600 Sierra College Blvd

Rocklin, CA 95677

FOR SALE ~~\$8,176,000~~ \$7,250,000

FOR LEASE \$2.25 SF/MONTH (NNN)

For Sale & Lease

Office/Medical

916.788.9731

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

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CalDRE #00820384

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Table Of Contents

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SALE COMPARABLES

12

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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 \$7,250,000
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



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- 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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For Sale & Lease

Office/Medical

Current Single Tenant First Story Floor Plan



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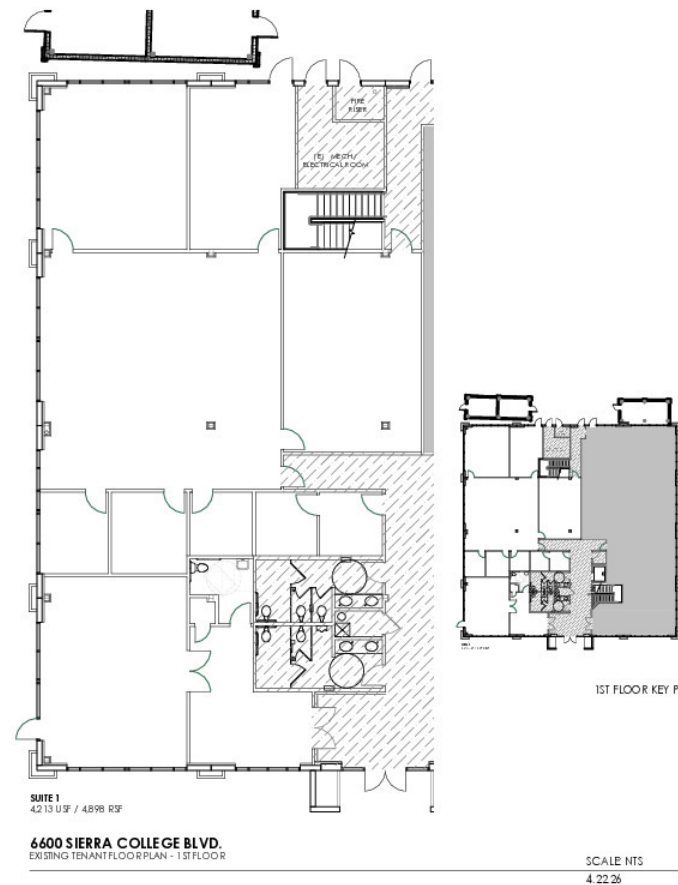
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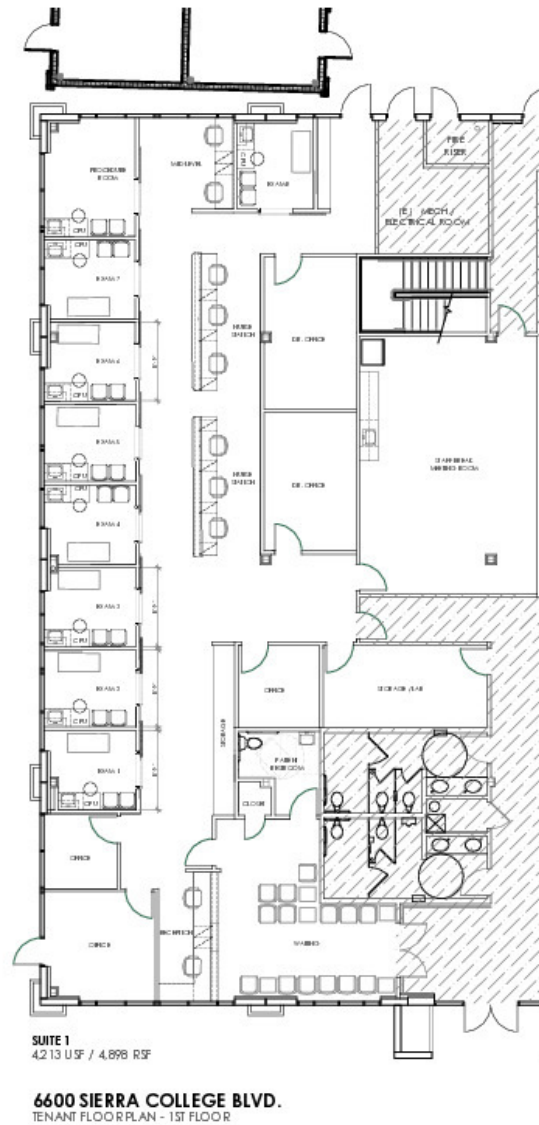
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Office/Medical

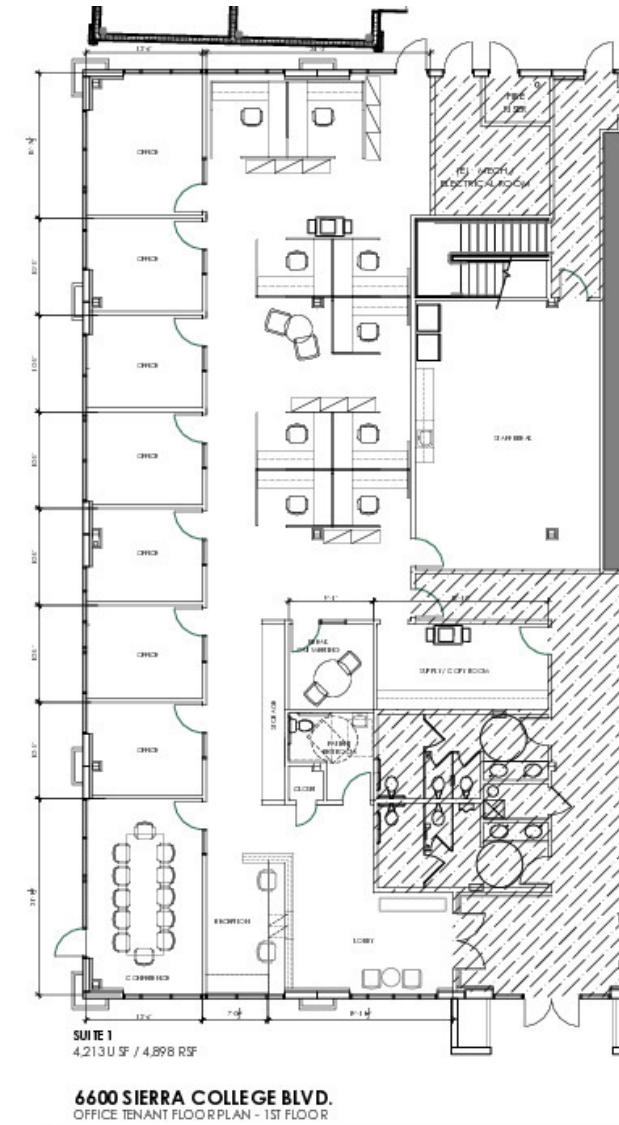
First Story Conceptual Suite 1: Floor Plans



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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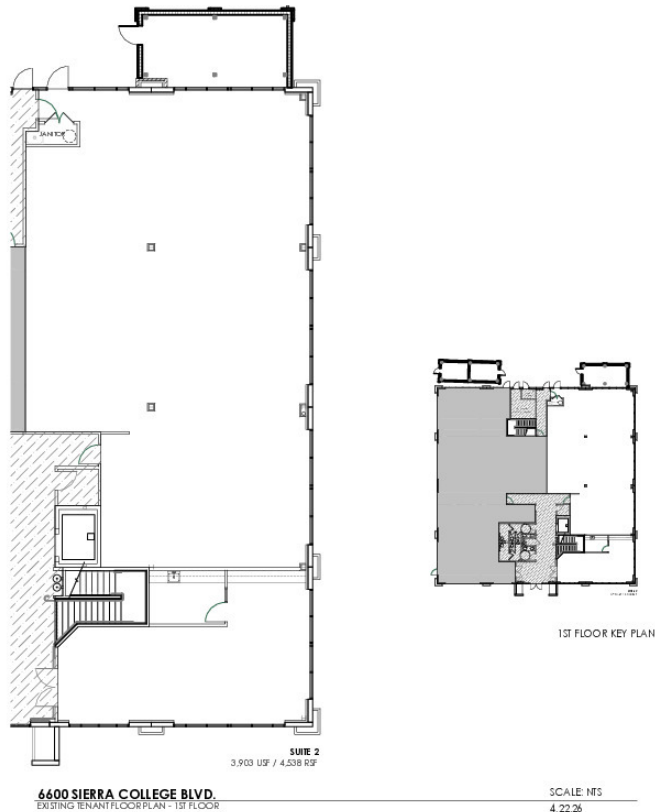
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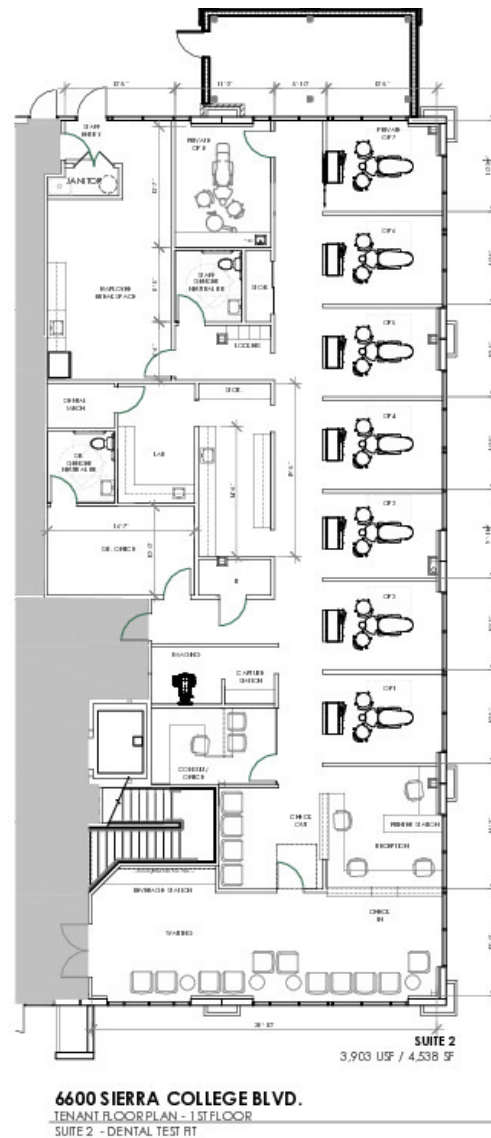
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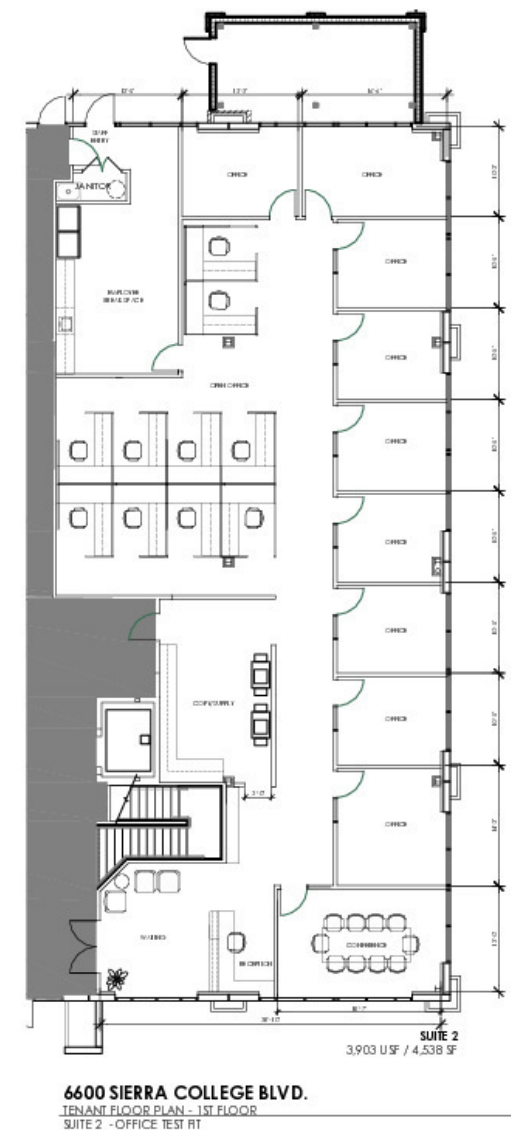
First Story Conceptual Suite 2: Floor Plans



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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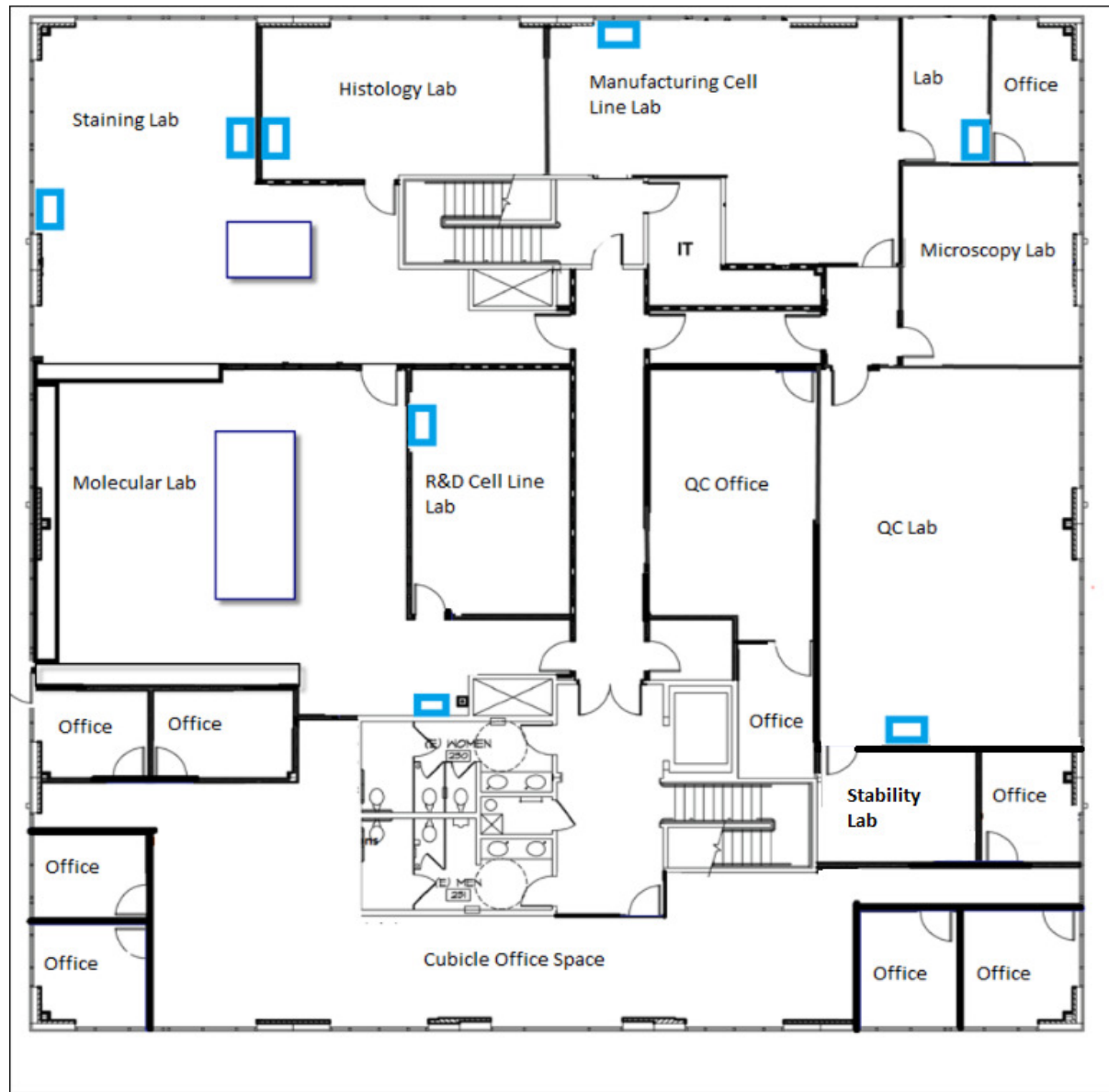
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For Sale & Lease

Office/Medical

Current Single Tenant Second Story Floor Plan



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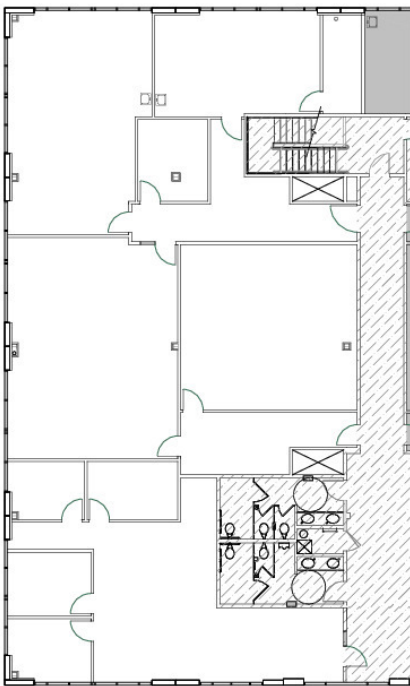
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Office/Medical

Second Story Conceptual Suite 3: Floor Plans

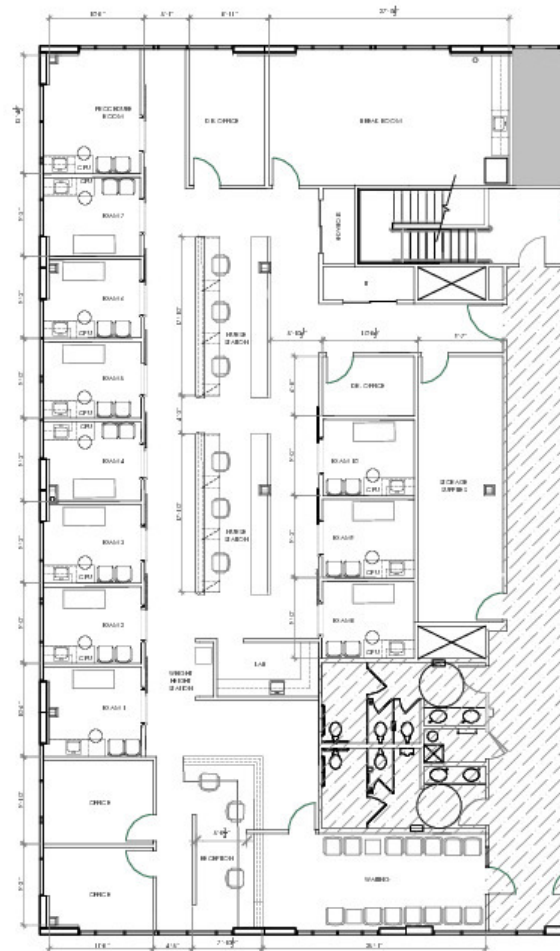


2ND FLOOR KEY PLAN

SUITE 3
4,484 USF / 5,214 RSF

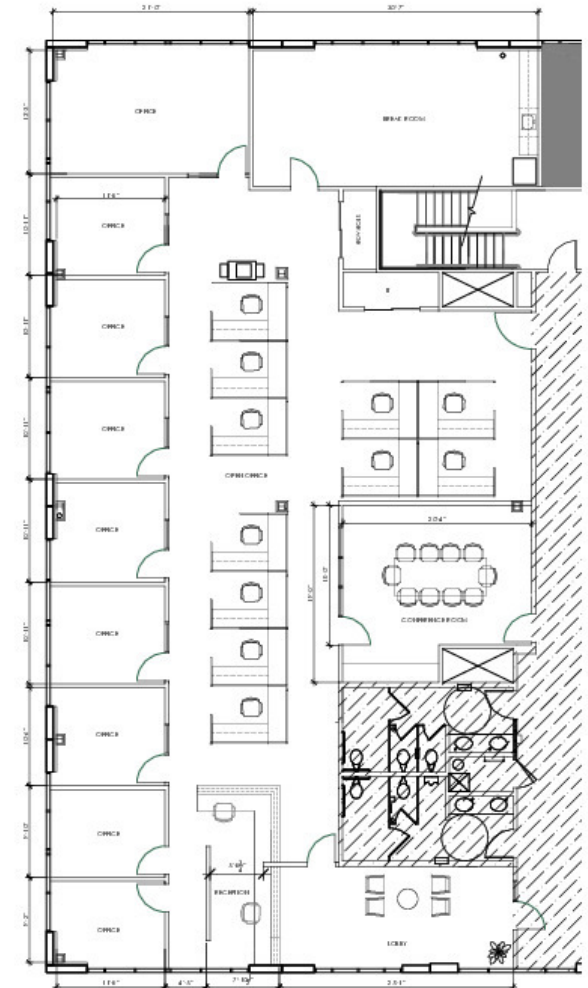
6600 SIERRA COLLEGE BLVD.
EXISTING TENANT FLOOR PLAN - 2ND FLOOR

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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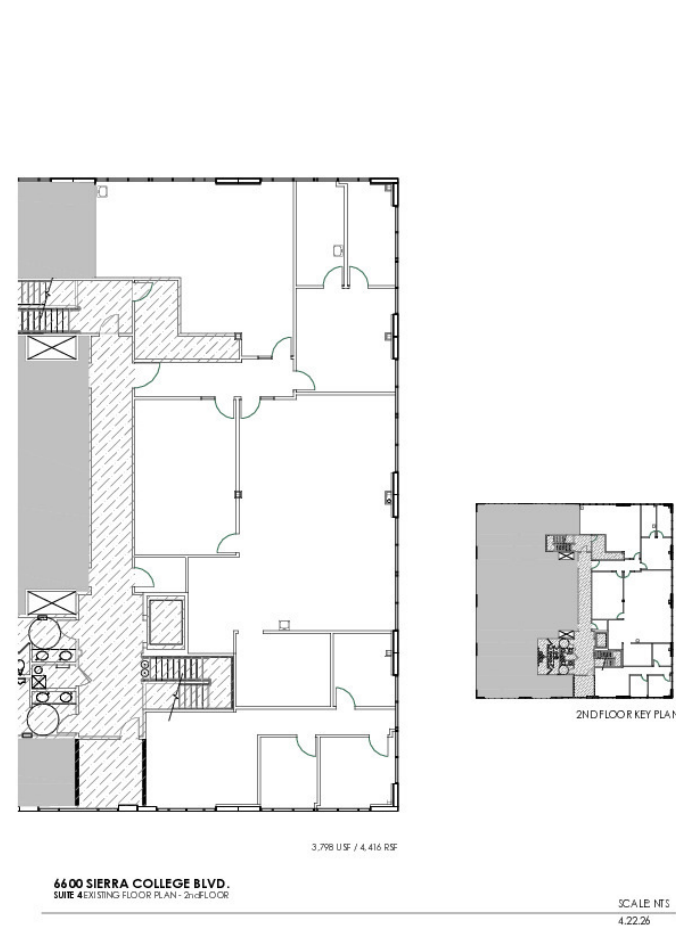
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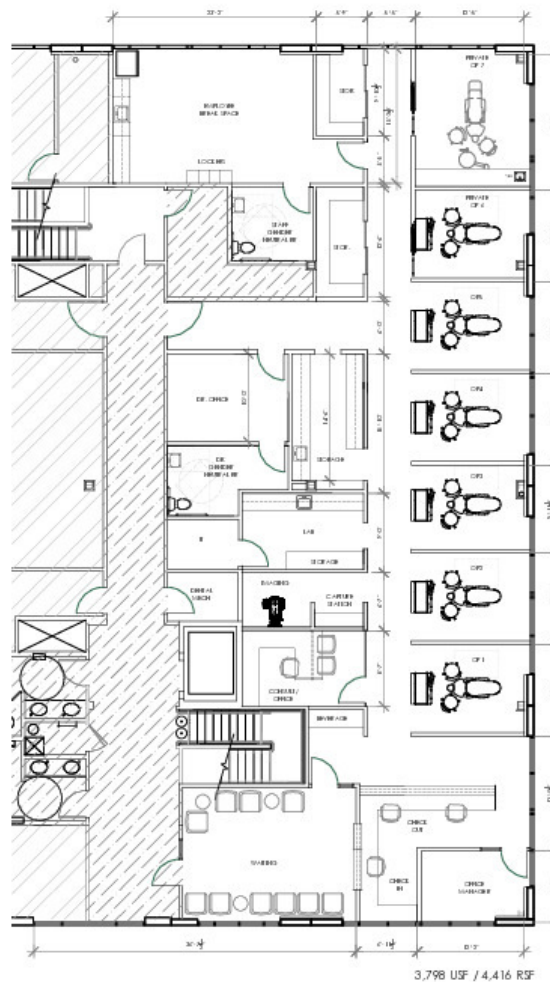
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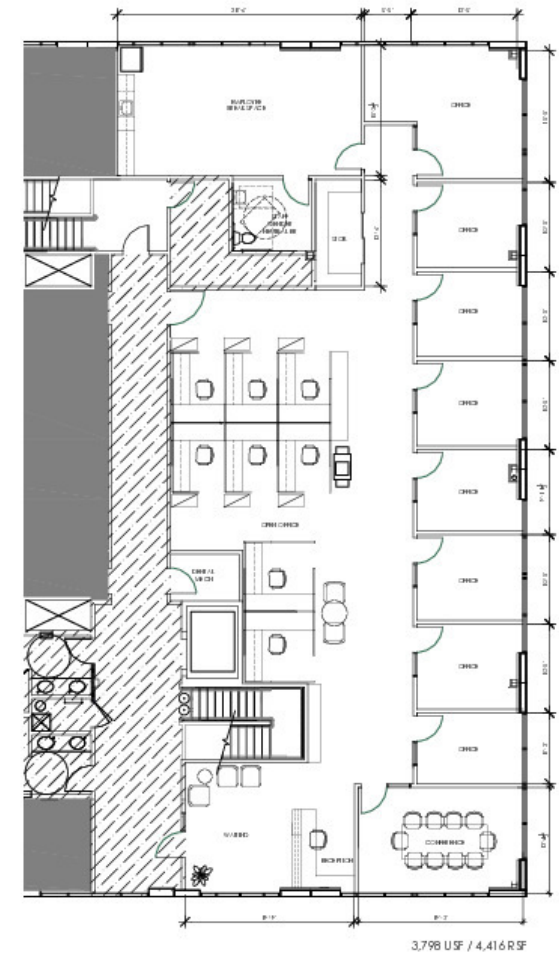
Second Story Conceptual Suite 4: Floor Plans



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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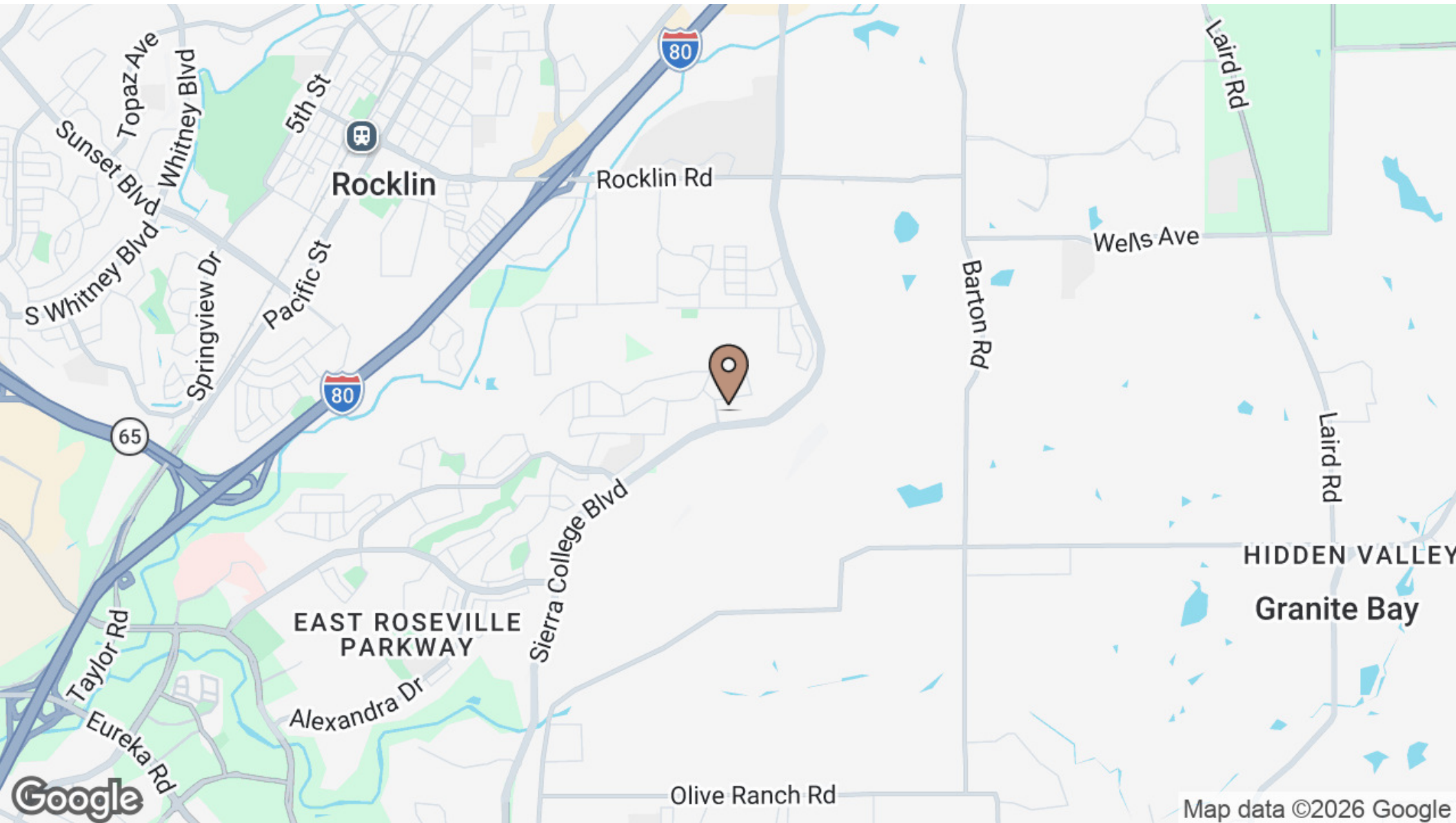
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Location Map



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SECTION 1.

Sale Comparables

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Sale Comps



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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

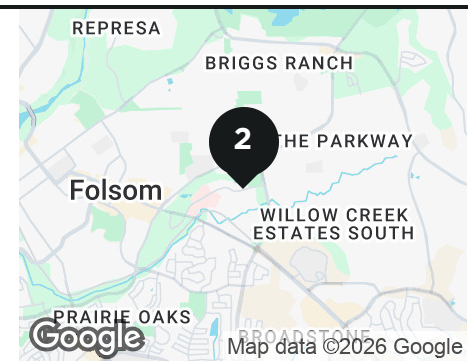
Price:	\$10,250,000	Bldg Size:	15,648 SF
Lot Size:	1.77 Acres	Year Built:	2021
Price/SF:	\$655.04		



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

3



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		



4



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		



5



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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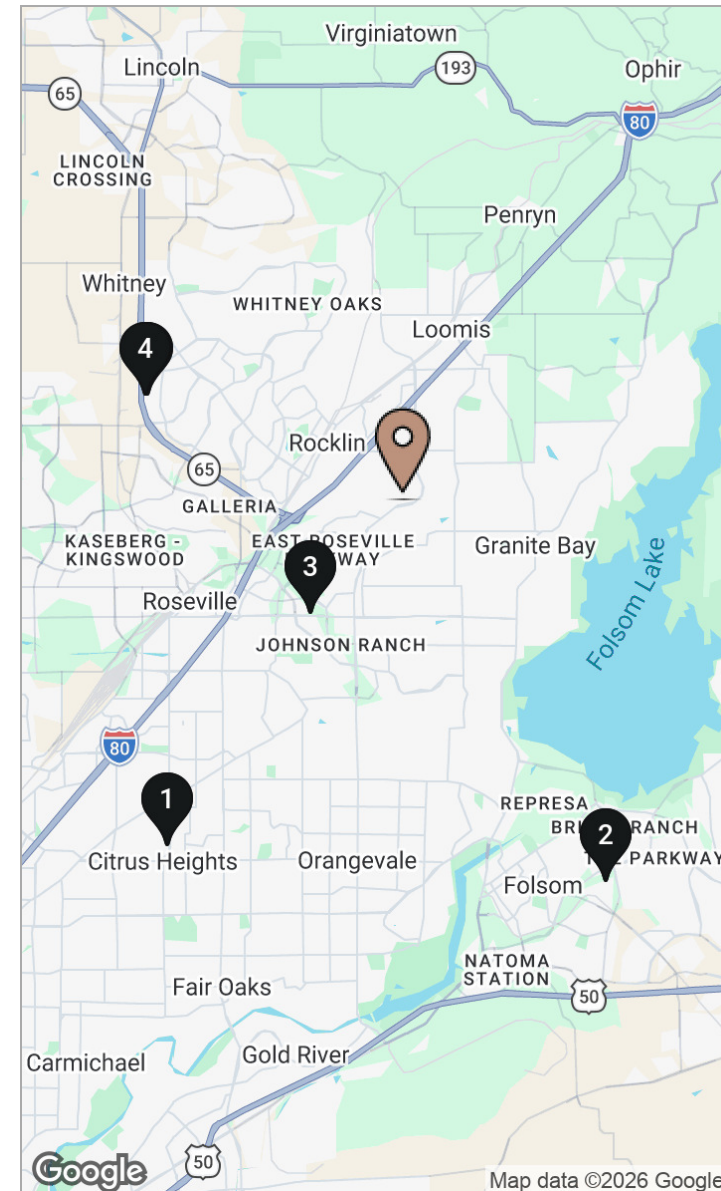
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Office/Medical

Sale Comps Map & Summary

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



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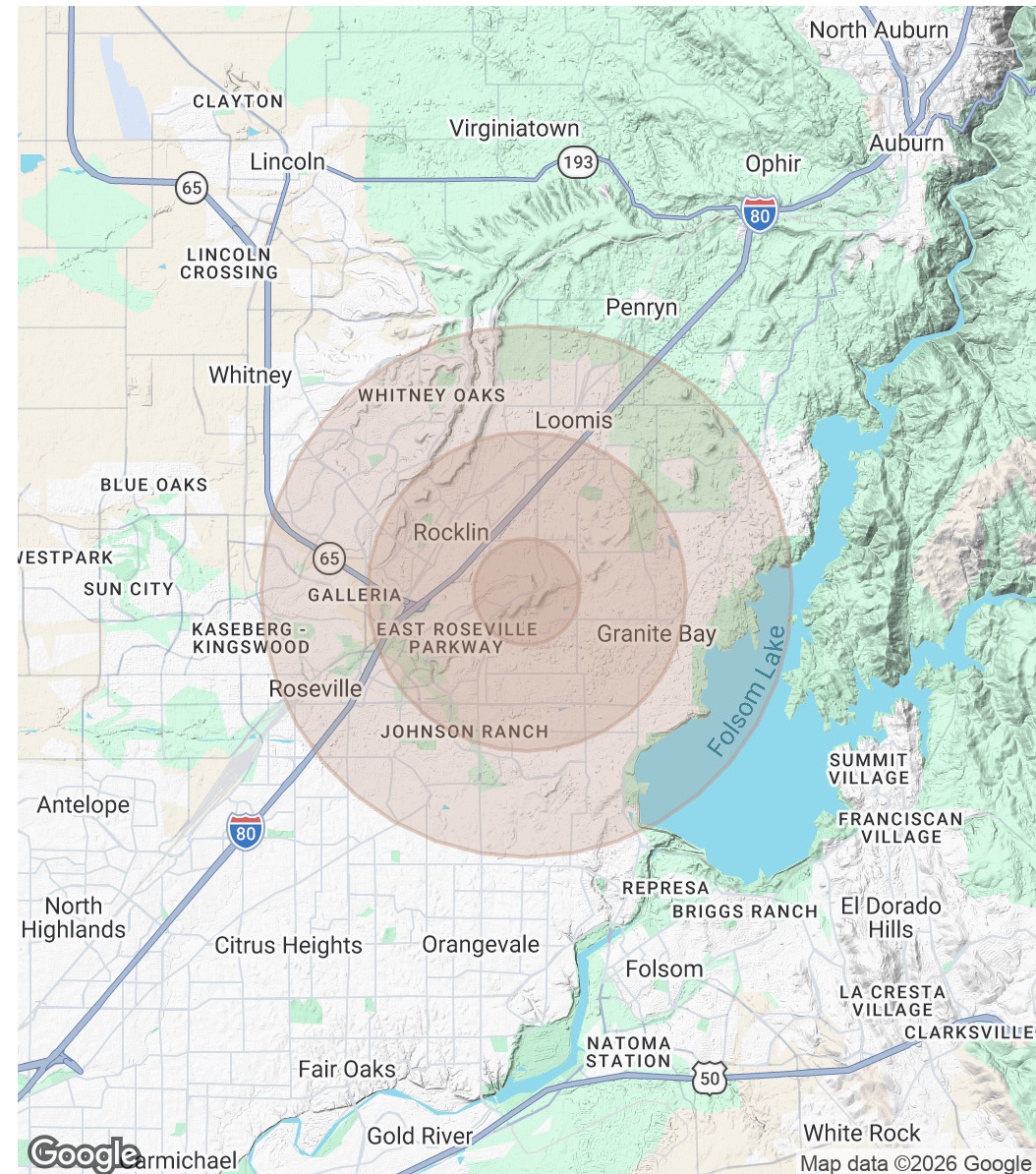
Office/Medical

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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