

# 9257 SIERRA COLLEGE BLVD, ROSEVILLE, CA 95661



HIGH END OFFICE FOR LEASE



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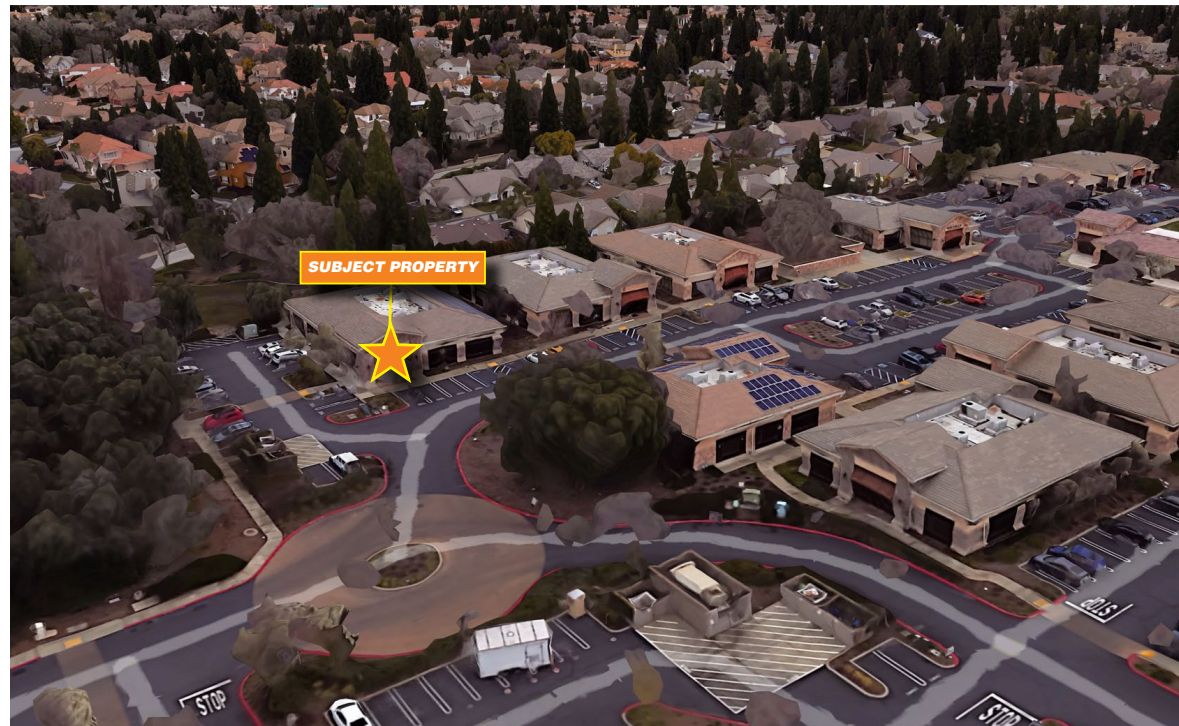
# PROPERTY DETAILS

One-story office building located in the highly desirable East Roseville / Granite Bay market in the Granite Bay Pavilions Center. The subject property offers nice architectural design and extensive glass work. Tenants are afforded convenient access to major thoroughfares such as Eureka Road, Douglas Boulevard and Interstate 80.

- Available For Lease:  $\pm$  2,076 SF
- Located within the heart of the affluent Granite Bay community with high demographics.
- Fully improved with high-end finishes throughout.
- Clean and efficient layout with reception / waiting area, conference space, break room, and large open work space.
- Mature and pleasant landscaping surrounding the project.
- Extensive window lines allow for excellent natural light.
- Mixed use center neighbors include, Sushi Omakase, NuYu Frozen Yogurt, Final Gravity Taproom, and various medical and dental clinics.

**LEASE RATE:  
\$2.25/SF MG\***

*\*tenant pays separately metered utilities, janitorial is included*



# DEMOGRAPHICS

## MARKET OVERVIEW

9257 Sierra College Blvd,  
Roseville, CA

3 MILE RADIUS

### KEY FACTS

73,286

Population

44

Median Age



Average Household Size

\$109,532

Median Household Income

### EDUCATION



16.01%

High School Graduate



23.85%

Some College



40.53%

Bachelor's Degree Plus

### HOUSING STATS



\$559,930

Median Home Value



27,651

Households



30.64%

% Renter Occupied Housing Units

### BUSINESS



52,368

Total Employees

### COMMUTERS



0.46%

Used Public Transportation



89.21%

Drove Alone to Work

### EMPLOYMENT



74.16%

White Collar



25.84%

Blue Collar

# TRADE AREA



Walmart Supercenter

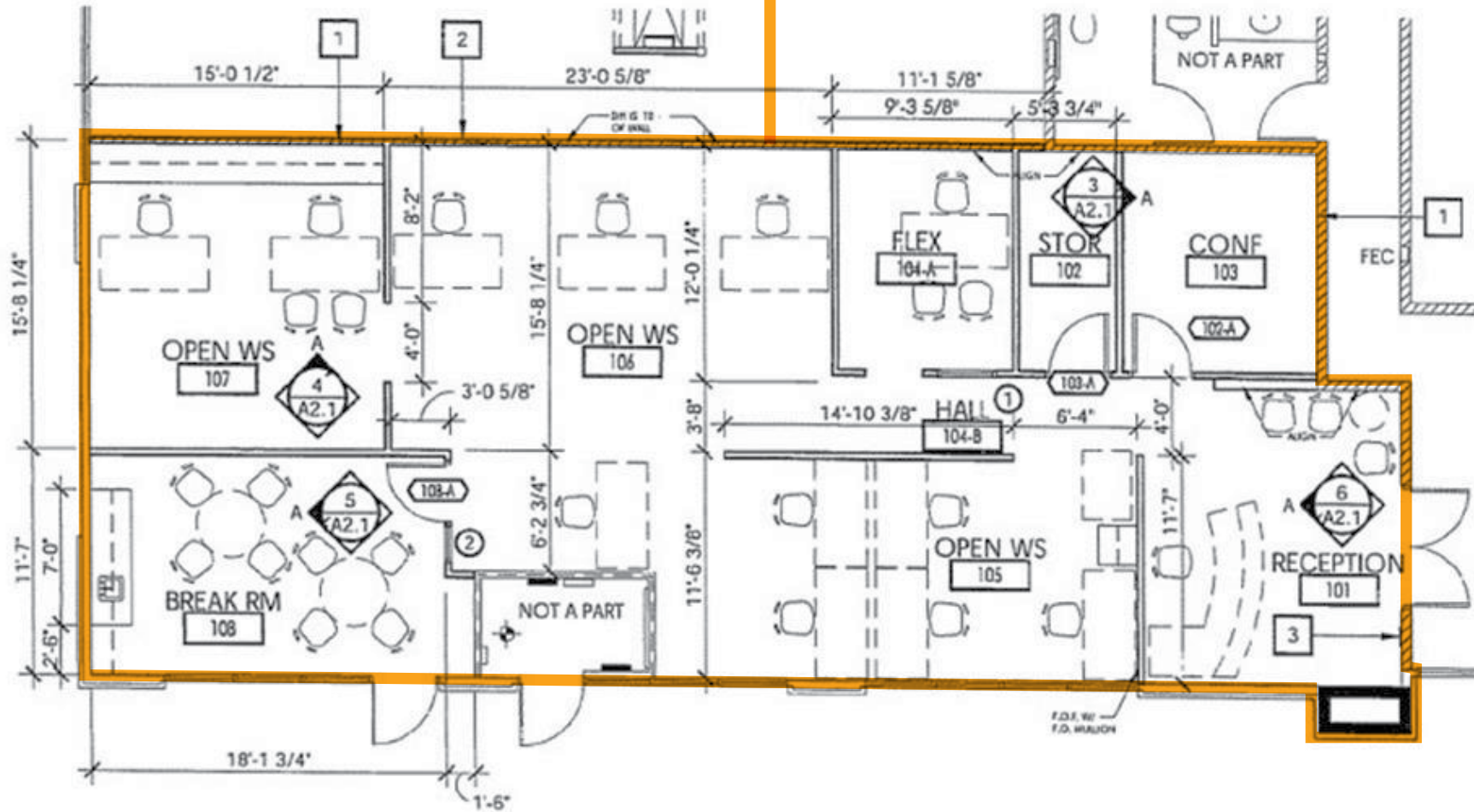
TARGET Raley's  
BIG 5 petco

SAFeway HomeGoods  
Ingredients for life.

9257 Sierra College Blvd

# FLOOR PLAN

For Lease: ± 2,076 SF



**SUITE IMAGES**



**CLICK TO WATCH WALKTHROUGH**



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AVAILABLE FOR LEASE



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