



8735 SIERRA COLLEGE ROSEVILLE, CA 95661

±2,419 SF MEDICAL OR DENTAL SUITE FOR LEASE



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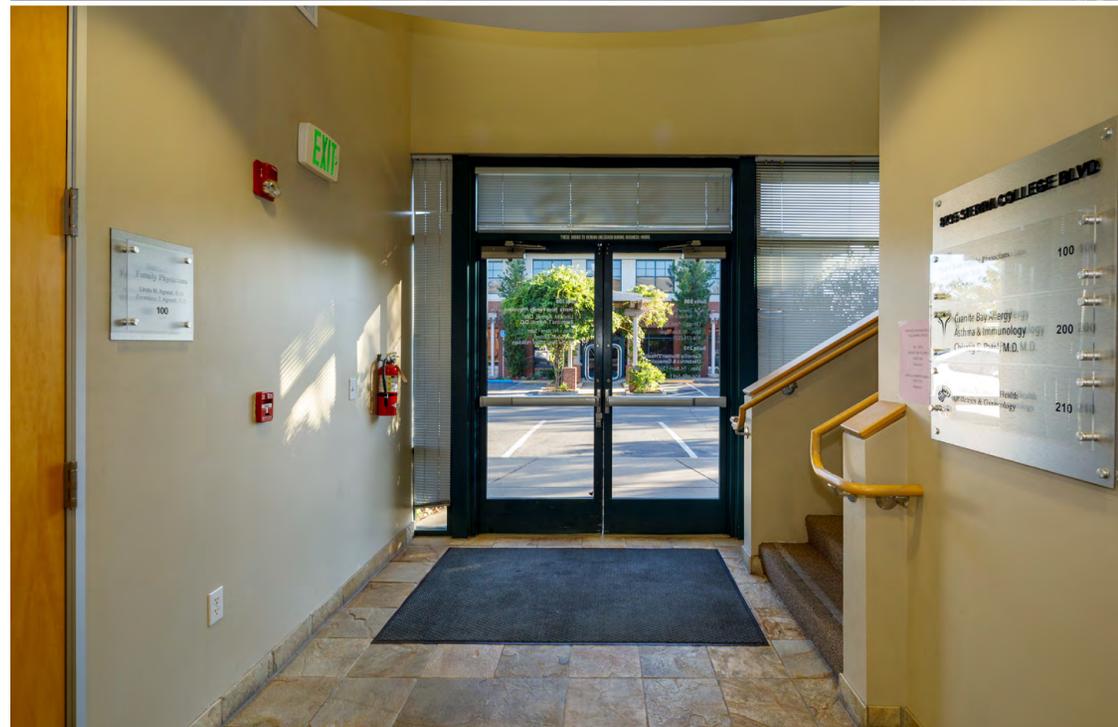
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PROPERTY DETAILS

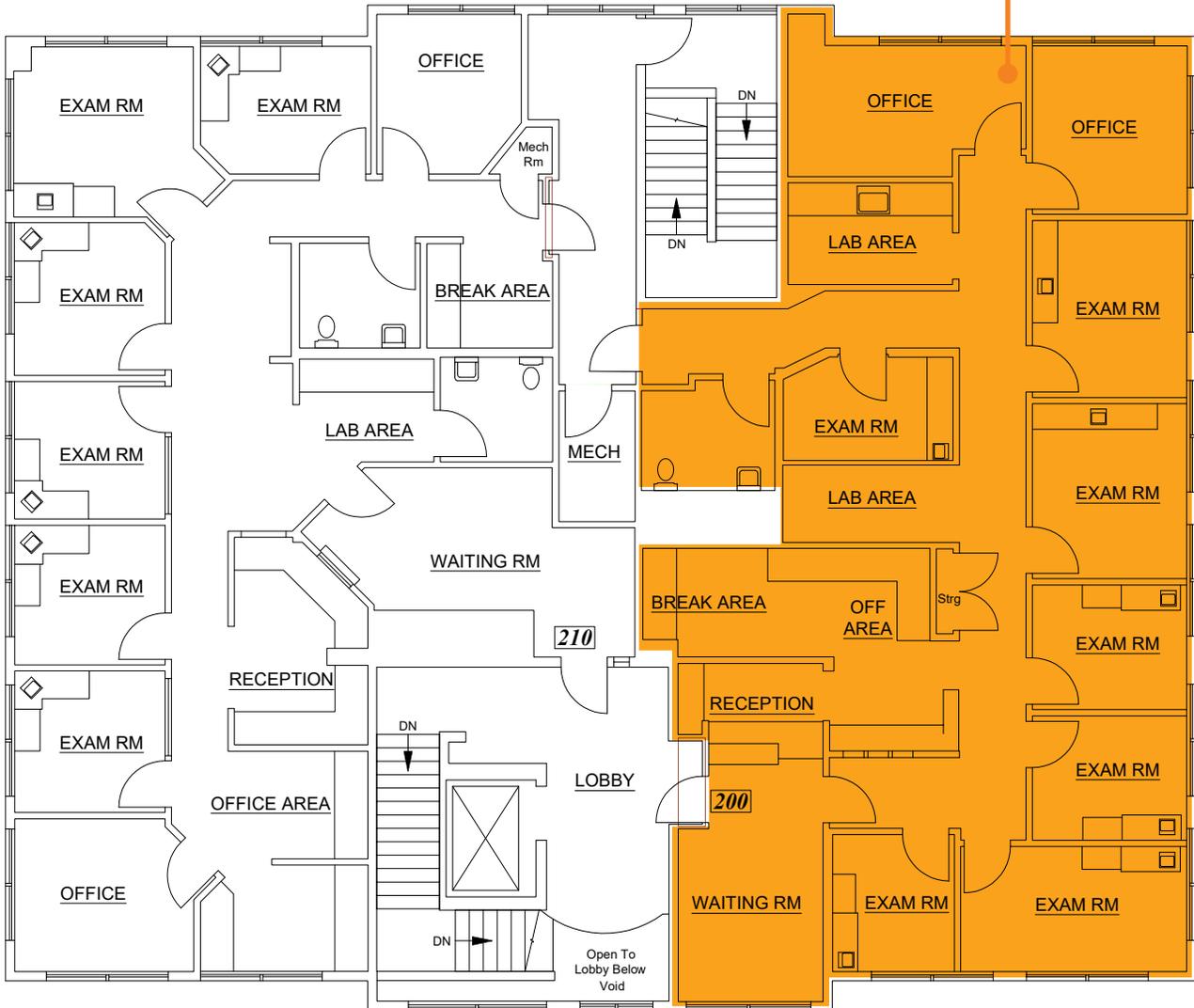
- Suite 200: ± 2,419 SF (Available September 1st, 2026)
- Existing build out includes two offices, seven exam rooms, lab area, break area, reception and waiting area.
- Proposed dental build out includes five (5) OT rooms, private doctors' office, reception/waiting area, staff break room, private rest rooms
- 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

\$3.25 SF/GROSS
(INCLUDES UTILITIES, NOT JANITORIAL)

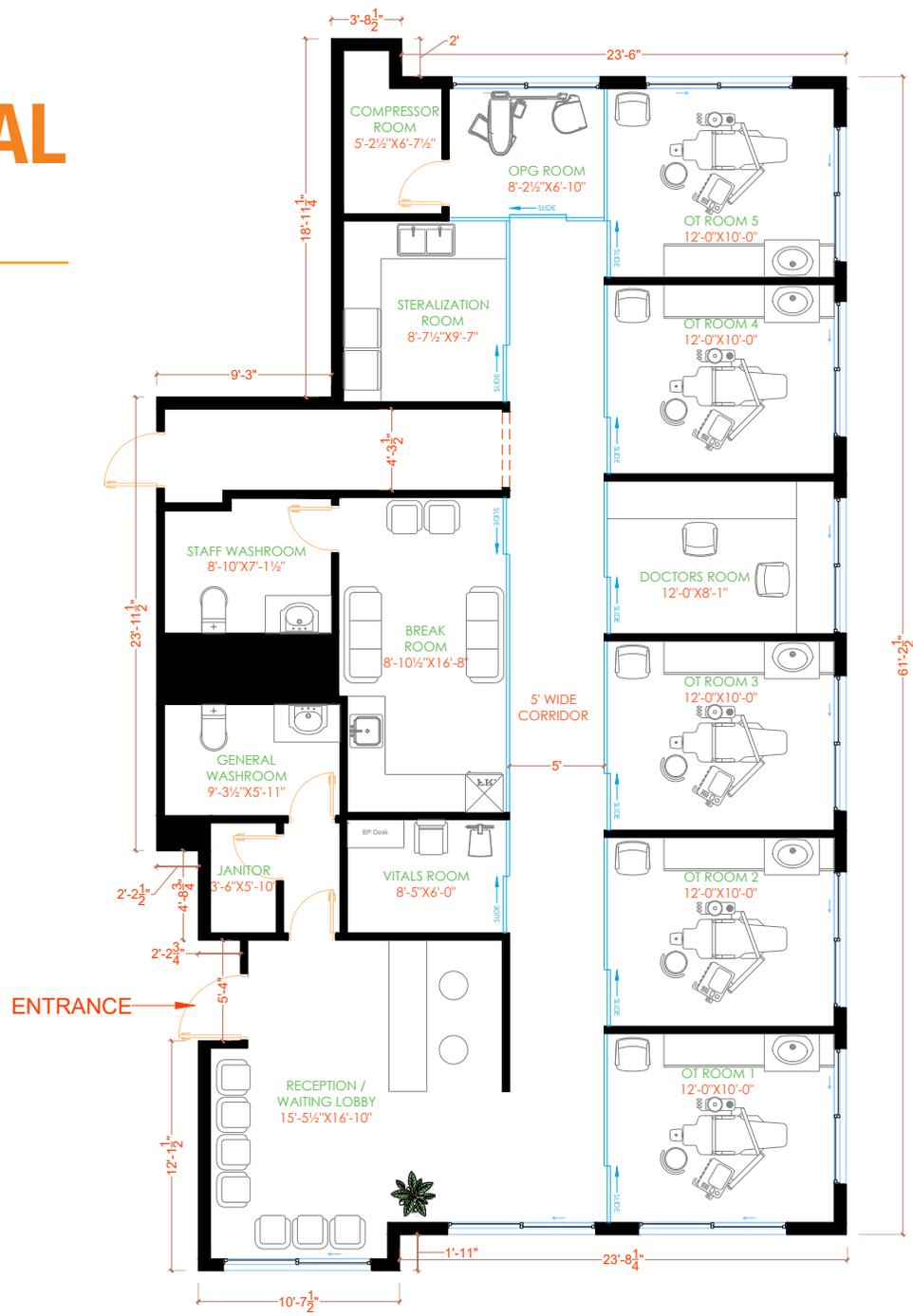


ACTUAL FLOOR PLAN

Suite 200:
± 2,419 SF



PROPOSED DENTAL FLOOR PLAN



TRADE AREA

Douglas Blvd

Sierra College Blvd

Nugget
MARKETS

CRUNCH

Chick-fil-z

the Habit
BURGER GRILL

LA-BOU

8735 Sierra College Blvd.

CHIPOTE
MEXICAN GRILL

T-Mobile

HOUSE OF
OLIVER
WINE LOUNGE

SAFeway
Ingredients for life...

WELLS
FARGO

HomeGoods

FIVE GUYS
BURGERS and FRIES

SIERRA

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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SUITE AVAILABLE FOR LEASE



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