

FOR LEASE

**RIDE** BICYCLE  
SERVICE  
CENTER

SPECIALIZED SLEEP

**8303 -  
8331**

**Sierra College Blvd**

ROSEVILLE / CA 95661

**CBRE**

# PROPERTY HIGHLIGHTS

Availability and Asking Rate

Suite 146 |  $\pm 2,758$  RSF | Available July 1, 2026

Divisible to  $\pm 1,355$  SF

Suite 214 |  $\pm 2,016$  RSF | Available

\* \$1.65 PSF | Modified Gross

\* New Roof

\* Attractive Brick Exterior and Abundance of Parking

\* Access to I-80 via Douglas Boulevard or Sierra College Boulevard

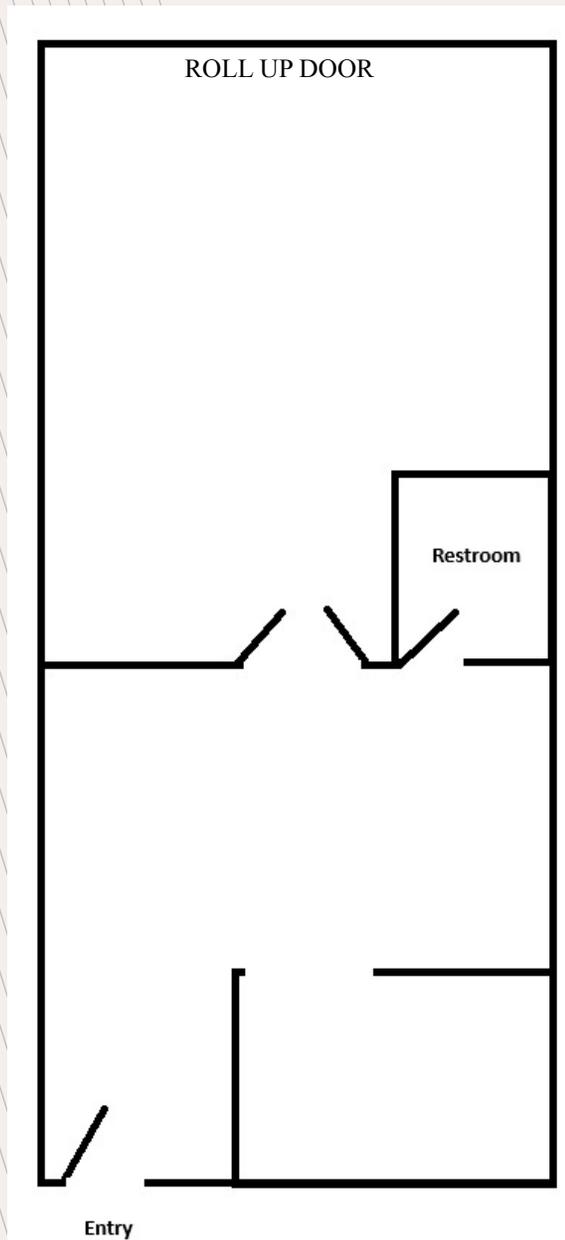
\* Great Location between Roseville and Granite Bay



# FLOOR PLAN SUITE 146



- \* ±2,758 SF
- \* Divisible to ±1,355 SF
- \* \$1.65 per square foot, Modified Gross
- \* Available July 1, 2026



## FLOOR PLAN SUITE 214

- \* ±2,016 SF
- \* \$1.65 per square foot,  
Modified Gross
- \* Available

# SITE MAP

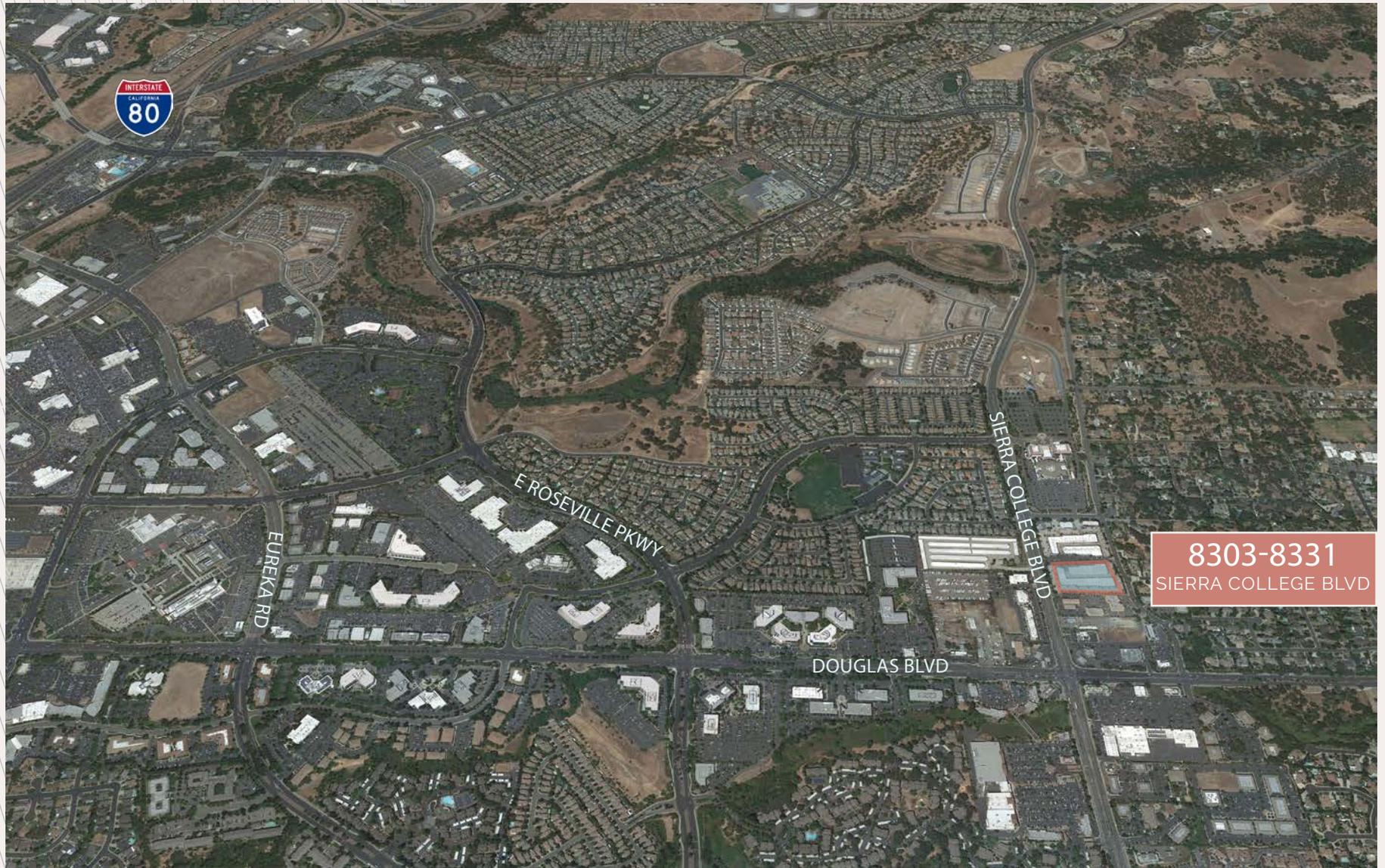
NOT TO SCALE.



PROPERTY IMAGES | SUITE 146



# AERIAL MAP



8303-8331  
SIERRA COLLEGE BLVD

# 8303-8331

## Sierra College Boulevard

### CONTACT US

Kevin Larscheid  
Executive Vice President  
+1 916 781 4818  
kevin.larscheid@cbre.com  
Lic. 00816790

Scott Rush  
First Vice President  
+1 916 781 4802  
scott.rush@cbre.com  
Lic. 01228497

Phillip Larscheid  
Sales Associate  
+1 916 781 4848  
phillip.larscheid@cbre.com  
Lic. 02434984

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# CBRE

