

FOR LEASE

RIDE BICYCLE
SERVICE
CENTER

SONS 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

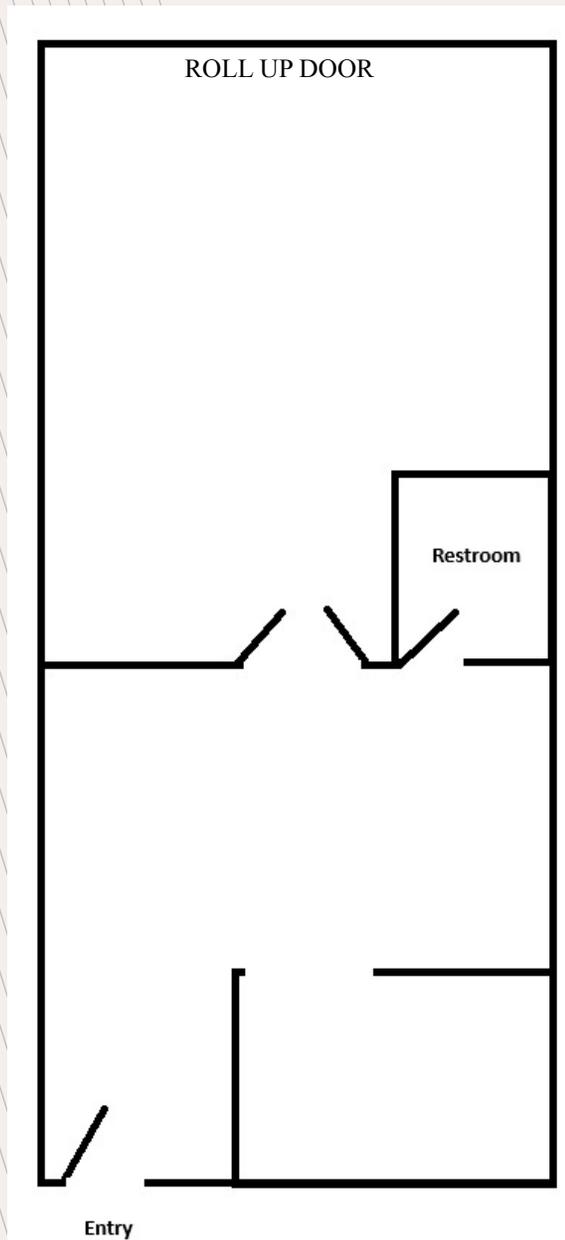
* Great Location between Roseville and Granite Bay



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

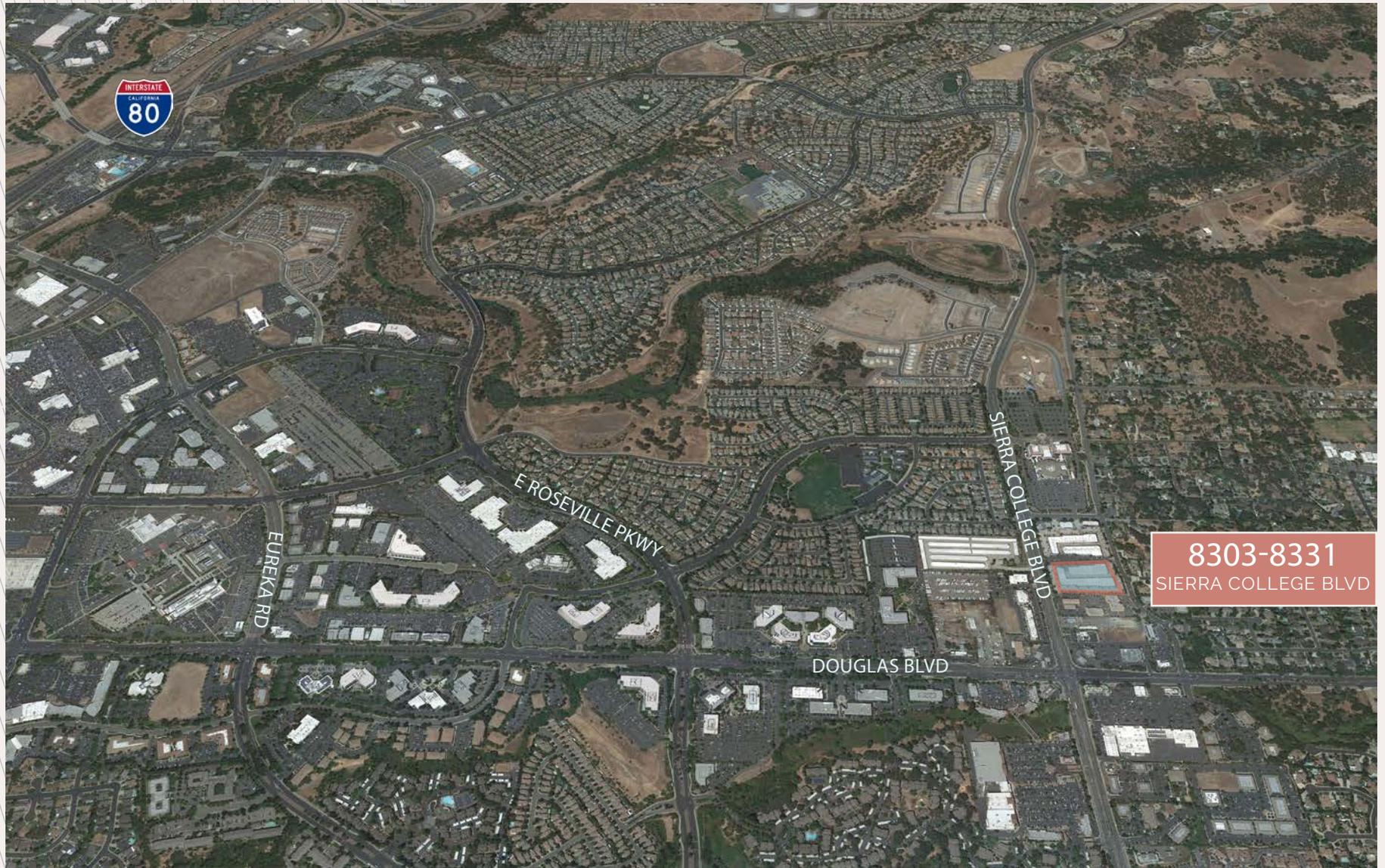
NOT TO SCALE.



PROPERTY IMAGES | SUITE 146



AERIAL MAP



8303-8331
SIERRA COLLEGE BLVD

8303-8331

Sierra College Boulevard

CONTACT US

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