

5

Sierra Gate Plaza

ROSEVILLE, CA 95661

I-80 BUILDING SIGNAGE AVAILABLE!

JOHN ADAMS ACADEMY

CBRE

FOR LEASE



PROPERTY HIGHLIGHTS

LEASE OPPORTUNITY

- SUITE 302 & 305: ±3,048 RSF AVAILABLE NOW
- SUITE 330: ±2,328 RSF* AVAILABLE NOW
- SUITE 350: ±720 RSF* AVAILABLE NOW
- SUITE 360: ±1,347 RSF* AVAILABLE NOW
- SUITE 370: ±1,970 RSF AVAILABLE NOW
- SUITE 390: ±1,727 RSF* AVAILABLE NOW

*SUITES CAN BE COMBINED FOR ±6,192 RSF

- 2ND FLOOR: ±12,832 RSF AVAILABLE NOW
- LEASE RATE: \$2.00 FSG

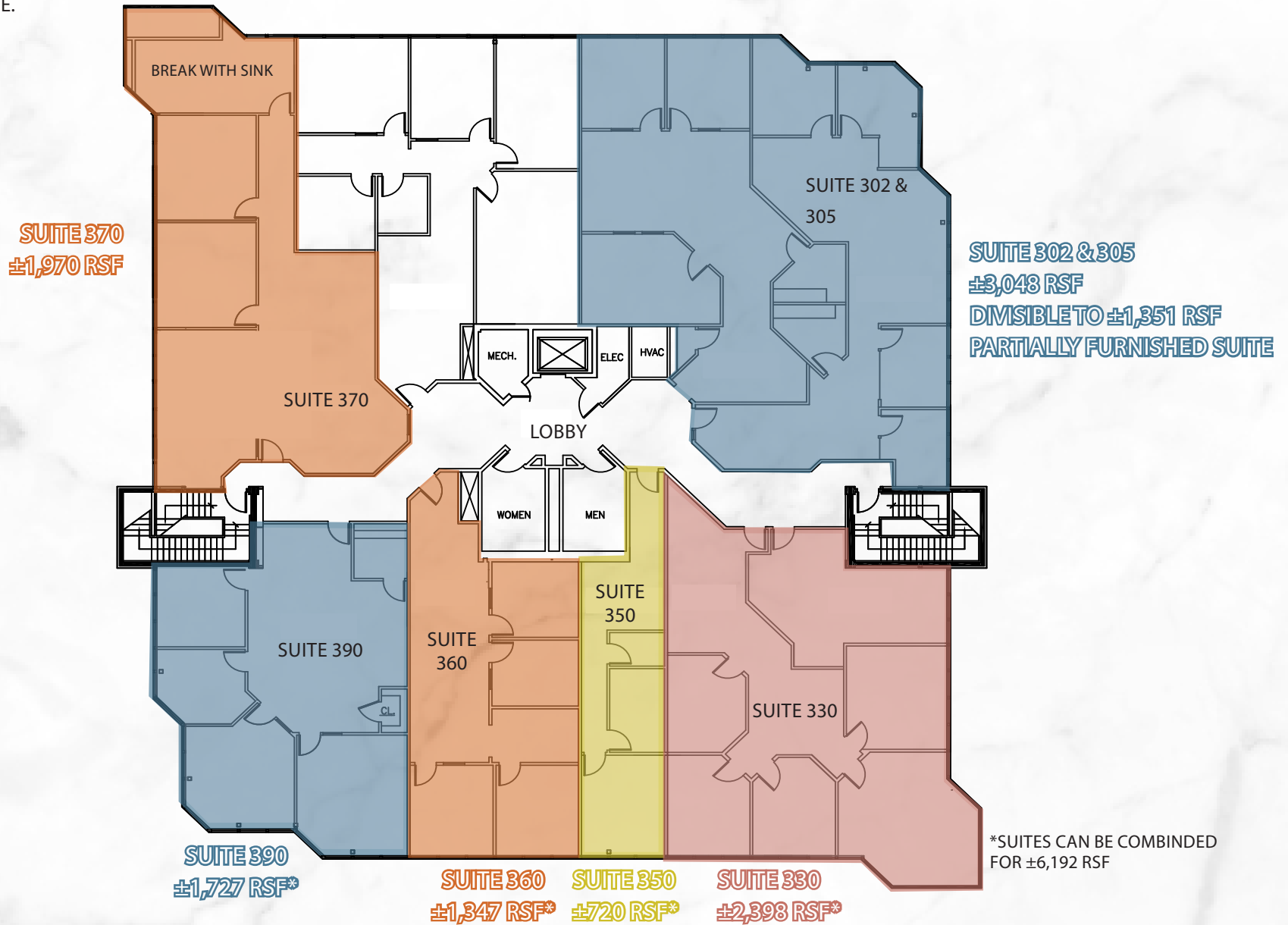
AREA OVERVIEW

- ABUNDANT PARKING (5/1000)
- ZONING: BP (BUSINESS PROFESSIONAL)
- LOCATED MINUTES FROM BOTH THE DOUGLAS BLVD AND EUREKA RD INTERSTATE 80 INTERCHANGES
- I-80 BUILDING SIGNAGE AVAILABLE

5 SIERRA GATE PLAZA

Floor Plan

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



*SUITES CAN BE COMBINED FOR ±6,192 RSF

Floor Plan

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

SECOND FLOOR
±12,832 RSF
AVAILABLE NOW



LOCATION
AERIAL

I-80 BUILDING SIGNAGE AVAILABLE!



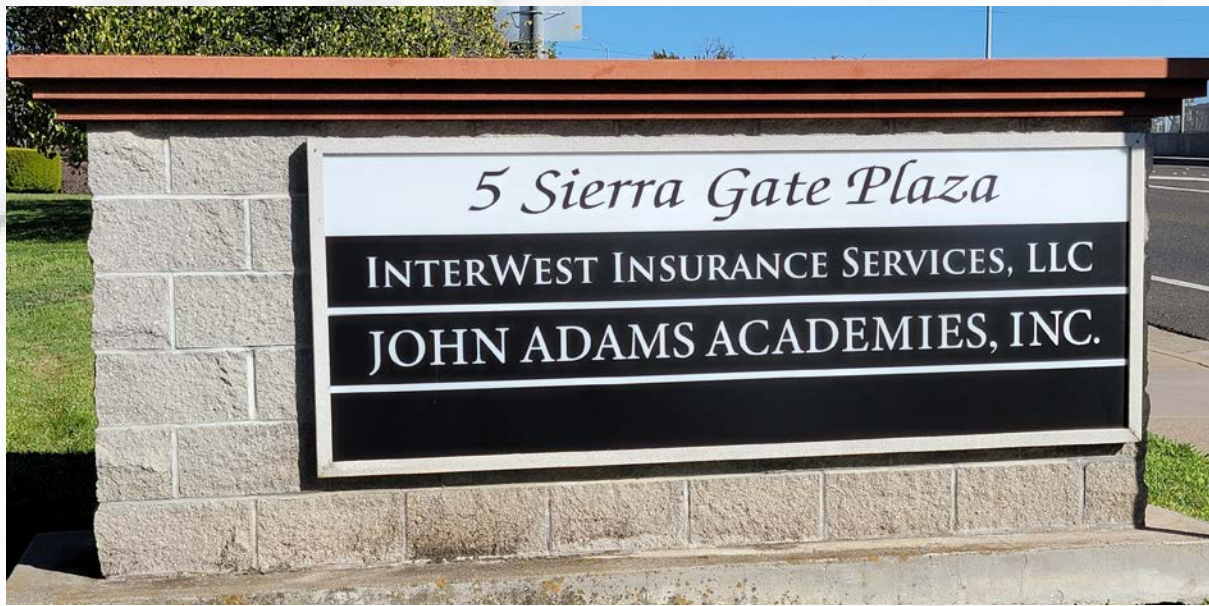
5 SIERRA
GATE PLAZA

LEAD HILL BLVD

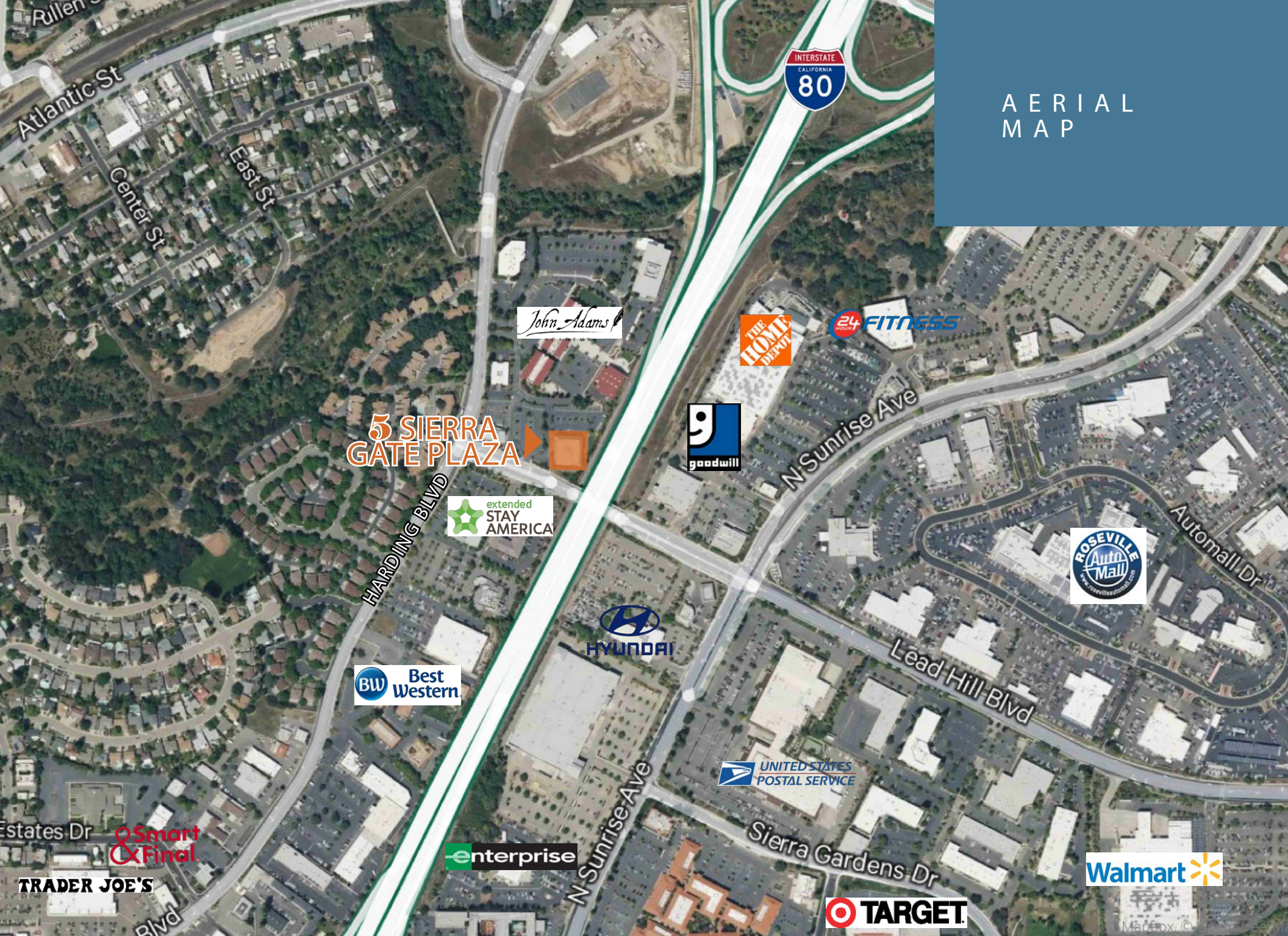


INTERIOR PHOTOS OF SUITE 350





AERIAL
MAP



5 SIERRA GATE PLAZA

extended stay AMERICA

BW Best Western

HYUNDAI

UNITED STATES POSTAL SERVICE

enterprise

Sierra Gardens Dr

TARGET

Walmart

ROSEVILLE Auto Mall

N Sunrise Ave

Lead Hill Blvd

Automall Dr

INTERSTATE CALIFORNIA 80

TRADER JOE'S

Smart & Final

5 SIERRA GATE PLAZA

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.

