

FREEWAY SIGNAGE AVAILABLE

FOR LEASE | ±1,630 - ±6,240 SF OFFICE/RETAIL SPACE AVAILABLE

5 SIERRA

GATE PLAZA



DAVID HERRERA
Executive Vice President
+1 916 563 3032
david.herrera@colliers.com
License #01484908

SCOTT BENNETT
Senior Vice President
+1 916 563 3013
scott.bennett@colliers.com
License #01351389

TREVOR JACKSON
Associate
+1 916 563 3048
trevor.jackson@colliers.com
License #02093554



5 SIERRA GATE PLAZA

5 Sierra Gate Plaza is prominently visible from both East and West bound traffic utilizing Interstate 80. Distinguished Building signage is available for future tenants to capture the attention of ~170,000 daily traffic commuters.

This Class A, 38,495 SF building is situated on a 2.8 acre parcel allowing for sufficient tenant parking. Building is heated and cooled with roof-mounted, forced air electric units and gas furnaces. Fire-sprinklers throughout building. Building is serviced by one elevator that is accessible to all tenants via the main lobby.

PROPERTY HIGHLIGHTS:

- » Visible from both East and West bound Interstate 80
- » 170,000 Average Daily Traffic commuters
- » Distinguished building signage available
- » Sufficient tenant parking
- » Roof-mounted, forced air electric units and gas furnaces

SUITE AVAILABILITY:

- » **First Floor:**
 - » Suite 150: 3,020 SF
 - » Suite 160: 3,220 SF
- » **Third Floor (Contiguous to 3,327 SF):**
 - » Suite 300: 1,630 SF
 - » Suite 350: 1,697 SF

AVAILABLE: ±1,630 - ±6,240 SF

ASKING RATE: \$2.00/FSG



FOR LEASE | 5 Sierra Gate Plaza | Roseville, CA





FOR LEASE | 5 Sierra Gate Plaza | Roseville, CA

WHY ROSEVILLE

THRIVING ROSEVILLE

Roseville has established itself as a vital component of the economic engine of the expanding Sacramento region. It has been named one of the best places to business in California and was also mentioned as one of the top places in the U.S. for technology-related back office solutions. Roseville’s business-friendly environment continues to attract a wide variety of companies. Kaiser Permanente and Sutter Health are expanding their footprints in Roseville with new medical offices and hospital space under construction to meet the healthcare needs of a growing population. Adventist Health has also recently completed its new corporate headquarters off Eureka Road that will consolidate multiple locations into one central hub for the city’s sixth-largest employer.



6th

fastest-growing city under 300,000 in California



95747

zip code of West Roseville was the most popular place to buy a home



10th

best small real estate market



2nd

ranking in Northern California in new homes constructed in 2018



10th

best place to retire in California



Top 25%

ranking for the top 100 cities for safety in the U.S.

	1-Mile	3-Mile
Current Population	14,086	109,061
2024 Population Projection	14,699	114,715
Average Age	38	37
Average Household Income	\$66,658	\$94,107
Average Household Size	2	2
Bachelor’s Degree or Higher	15.5%	23%
Households	5,571	41,930

NEARBY
AMENITIES

5 Sierra Gate Plaza is in the heart of a peaceful and tranquil Roseville. This up and coming city is ideal for work and living with a multitude of amenities nearby. Prominently nearby is the Roseville Automall less than a mile away from the property. This Property is a premier spot for an enthusiastic lifestyle without the crazy rushes of city life.

AMENITIES

- » Roseville Automall
- » United States Postal Service
- » Outback Steakhouse
- » Fry's Electronics
- » Best Western Plus
- » Rite Aid
- » Grocery Outlet
- » Trader Joe's
- » Smart & Final
- » Antique Trove
- » Claim Jumper Restaurants
- » Extended Stay America
- » McDonald's
- » Wells Fargo Bank
- » Dollar Tree
- » Chase Bank
- » AutoZone Auto Parts
- » IHOP
- » Denny's
- » Del Taco



FOR LEASE | 5 Sierra Gate Plaza | Roseville, CA



FOR LEASE | 5 Sierra Gate Plaza | Roseville, CA

DAVID HERRERA

Executive Vice President
+1 916 563 3032
david.herrera@colliers.com
License #01484908

SCOTT BENNETT

Senior Vice President
+1 916 563 3013
scott.bennett@colliers.com
License #01351389

TREVOR JACKSON

Associate
+1 916 563 3048
trevor.jackson@colliers.com
License #02093554



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.