

# 4511 GOLDEN FOOTHILLS, EL DORADO HILLS, CA 95762



±3,900 SF FLEX SPACE FOR LEASE



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# PROPERTY DETAILS

The Property is a single-story office/flex building located in El Dorado Hills, CA. The Center is comprised of general office, medical and wellness clinics, and light industrial users. Ideally located off Interstate 50 at the Latrobe Exit, the project is easily accessible for commuters. Several new shopping centers are in proximity, including the El Dorado Hills Town Center – a popular lifestyle center with restaurants, personal services, farmers' market, car shows, outdoor concerts, and other special events.

## Building Highlights:

- Close proximity to several new retail, hotel and shopping centers
- Located in the El Dorado Hills Business Park at the corner of Golden Foothill Parkway and Carson Crossing Drive
- Building Warehouse Doors are 12'x12' and include a man door
- Warehouse clear height is approximately 15'4"

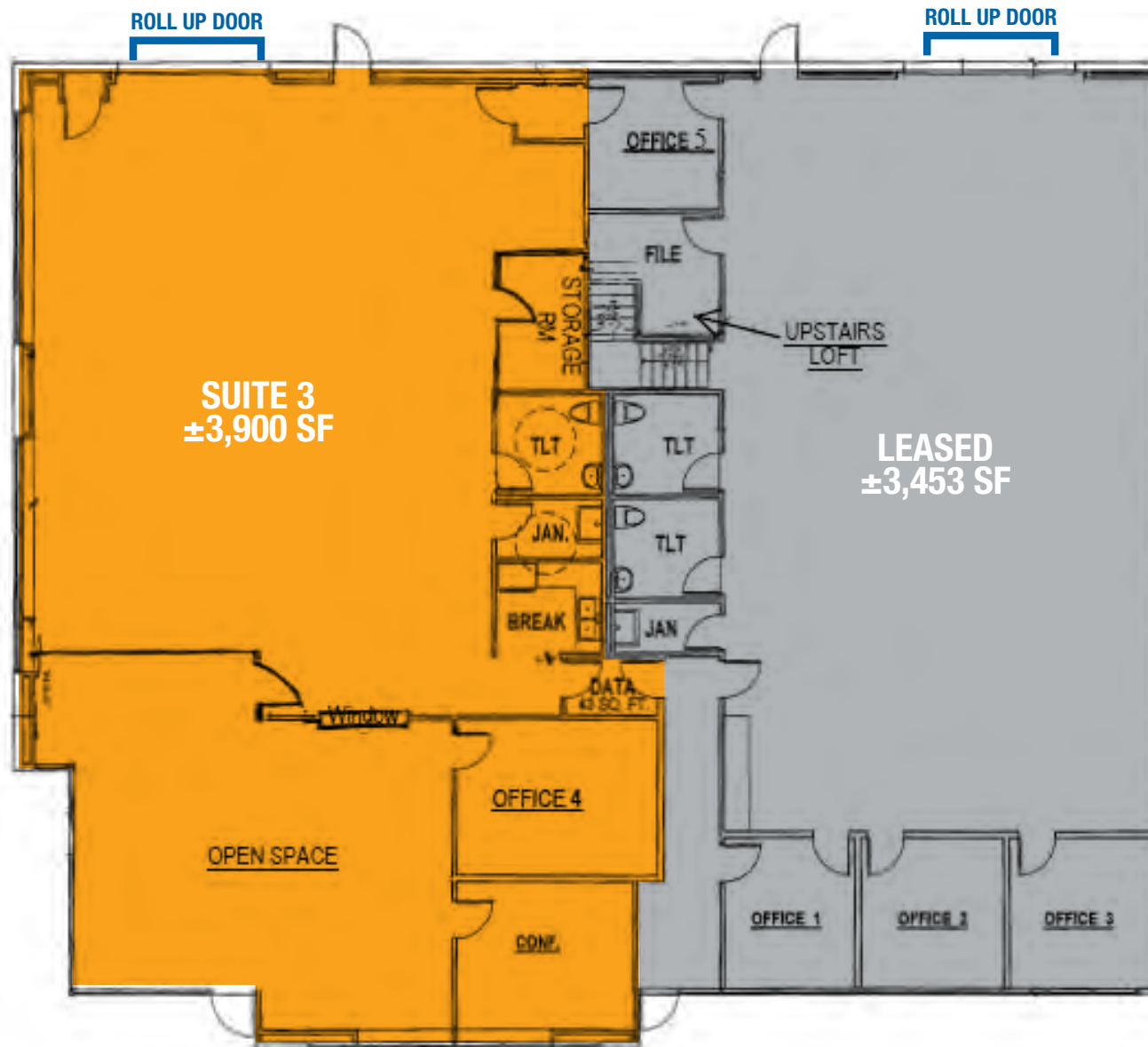
## Suite 3: ±3,900 SF For Lease

- Fully improved suite that is approximately ½ office and ½ warehouse
- Build out includes two private offices, breakroom, restroom and warehouse
- Warehouse is insulated with HVAC

**LEASE RATE: \$1.15/SF NNN**



# PROPOSED FLOOR PLAN



# AERIAL



50

## El Dorado Hills Town Center



The El Dorado Hills Town Center – a popular lifestyle center with a multitude of high-end shops, restaurants, community resources, financial and travel services, and special event venues. The EDH Town Center draws large crowds to the year-round farmers market, car shows, outdoor concerts, charity cook-offs, and a variety of other entertainment options!



SUBJECT

# FOLSOM/EL DORADO HILLS TRADE AREA



# DEMOGRAPHICS

## MARKET OVERVIEW

4511 Golden Foothills,  
El Dorado Hills, CA

3 MILE RADIUS

### KEY FACTS

22,710

Population

43

Median Age



Average Household Size

\$164,625

Median Household Income

### HOUSING STATS



\$766,002

Median Home Value



8,314

Households



18.72%

% Renter Occupied  
Housing Units

### COMMUTERS



0.85%

Used Public Transportation



89.67%

Drove Alone to Work

### EDUCATION



11.13%

High  
School Graduate



18.58%

Some  
College



51.68%

Bachelor's  
Degree Plus

### BUSINESS



14,099

Total Employees

### EMPLOYMENT



80.06%

White Collar



19.93%

Blue Collar



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