

GREEN VALLEY MARKETPLACE

NEC Green Valley Road & Francisco Drive - El Dorado Hills, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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GREEN VALLEY MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: NEC Green Valley Road and Francisco Drive
El Dorado Hills, CA

anchor tenants: Safeway

shopping center GLA: ±106,332 Square Feet (GLA)

availability: 100% LEASED



2022 total population

1-mile	6,904
3-mile	34,798
5-mile	104,890



2022 daytime population

1-mile	6,258
3-mile	27,024
5-mile	96,263



2022 total employees

1-mile	1,798
3-mile	5,356
5-mile	31,170



2022 total households

1-mile	2,341
3-mile	11,754
5-mile	35,422



2022 average HH income

1-mile	\$188,217
3-mile	\$194,741
5-mile	\$170,915



traffic counts

Green Valley Rd (east of Francisco Dr)	15,620
Green Valley Rd (west of Francisco Dr)	27,560
Francisco Dr (north of Green Valley Rd)	14,899
Francisco Dr (south of Green Valley Rd)	13,309

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PROPERTY OVERVIEW

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Green Valley Marketplace consists of approximately $\pm 106,332$ square feet of retail space, including $\pm 51,023$ square feet of shops and pad buildings.

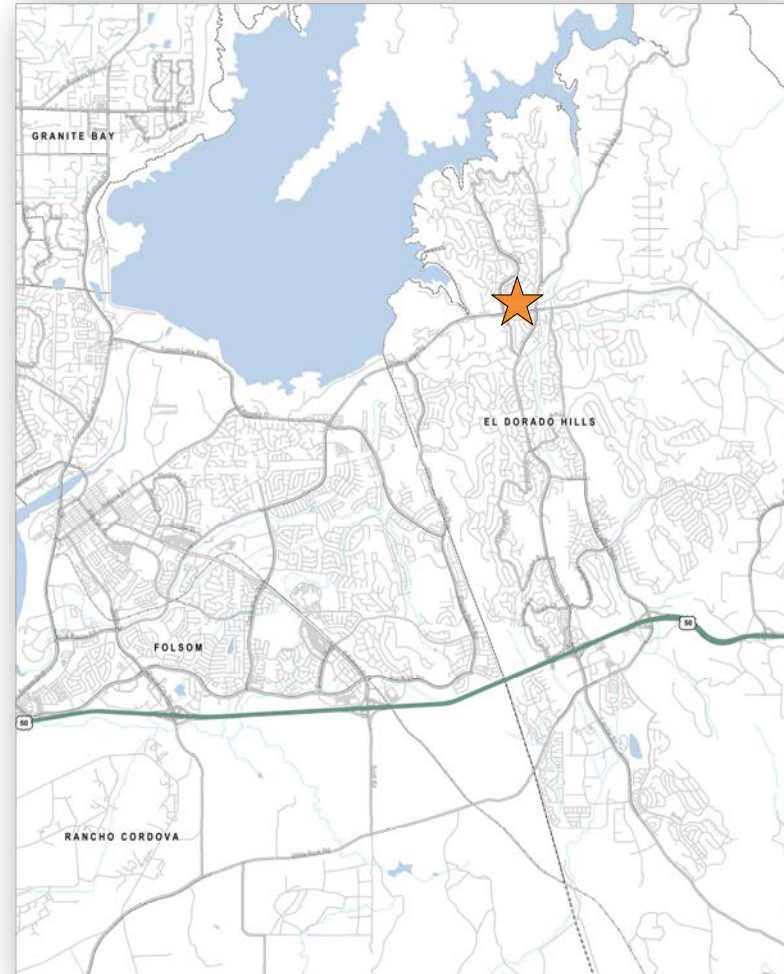
This Safeway-anchored neighborhood center is located on the northeast corner of Green Valley Road and Francisco Drive in El Dorado Hills, California, one of El Dorado County's most upscale trade areas.

Notable co-tenants include Starbucks, Sourdough & Co., Chase Bank, Leslie's Pool Supplies, Pacific Dental, Animal One and Subway.

Green Valley Road is one of the major east/west corridors for residents traveling west to Folsom and east to other communities in the county.

The city of El Dorado Hills is located approximately 30 miles east of downtown Sacramento.

El Dorado Hills touts high per capita income and boasts a high concentration of jobs in the 800-acre El Dorado Hills Business Park which is home to more than 200 companies including two of the county's largest employers; DST Output and Blue Shield of California.



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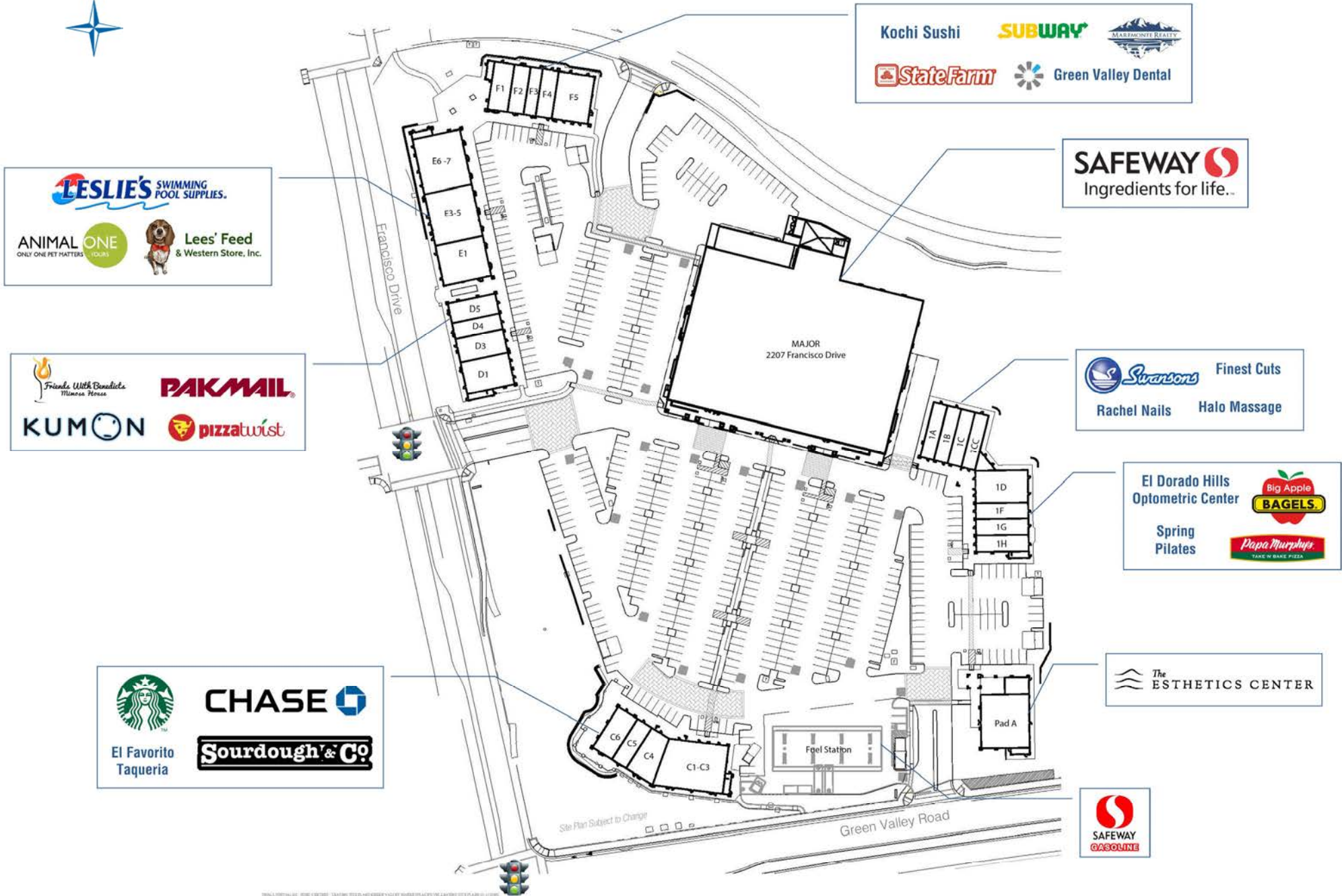


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SITE PLAN



SUITE	TENANT	SQ. FT.
Major	Safeway	55,309
Fuel Pad	Safeway Gas	445
Pad A	Rice Cosmetic Surgery & Medical Spa	4,000
1A	Swansons Cleaners	1,225
1B	Rachel Nails	1,225
1C	Finest Cuts	1,225
1CC	Halo Massage	1,225
1D	El Dorado Hills Optometric Center	2,600
1F	Big Apple Bagels	1,300
1G	Spring Pilates	1,300
1H	Papa Murphy's	1,300
C1	Chase Bank	4,839
C4	El Favorito Taqueria	1,899
C5	Sourdough & Co.	1,240
C6	Starbucks	1,700
D1	Friends with Benedicts Mimosa House	2,400
D3	Kumon Learning Center	1,800
D4	Pak Mail	1,200
D5	Pizza Twist	1,500
E1	Leslie's Pool Supply	3,000
E3-5	Lee's Feed & Western Store	3,900
E6-7	Animal One	4,200
F1	Kochi Sushi	1,500
F2	Subway	1,200
F3	State Farm Insurance	900
F4	Maremonte Realty	1,200
F5	Green Valley Dental	2,700

For leasing information,
please contact:

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GREEN VALLEY MARKETPLACE

INTERSECTION AERIAL

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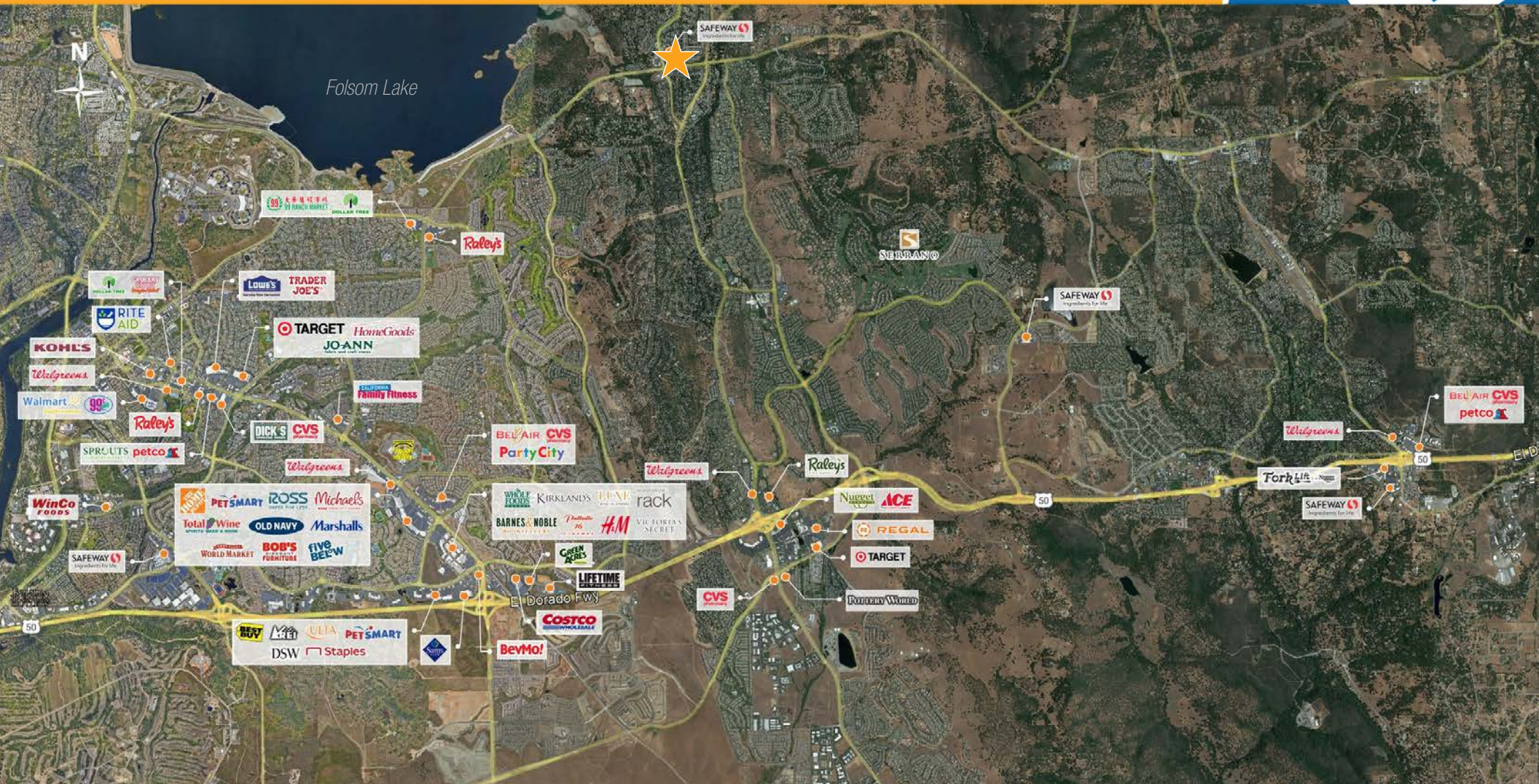


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RETAIL TRADE AREA AERIAL

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