4511 GOLDEN FOOTHILLS, EL DORADO HILLS, CA 95762

GALLELLI REAL ESTATE

±3,900 SF FLEX SPACE AND ±1,716 SF WAREHOUSE 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

Suite 4: ±1,716 SF For Lease

- Features a roll up door in a warehouse and/or storage space
- Insulated with HVAC



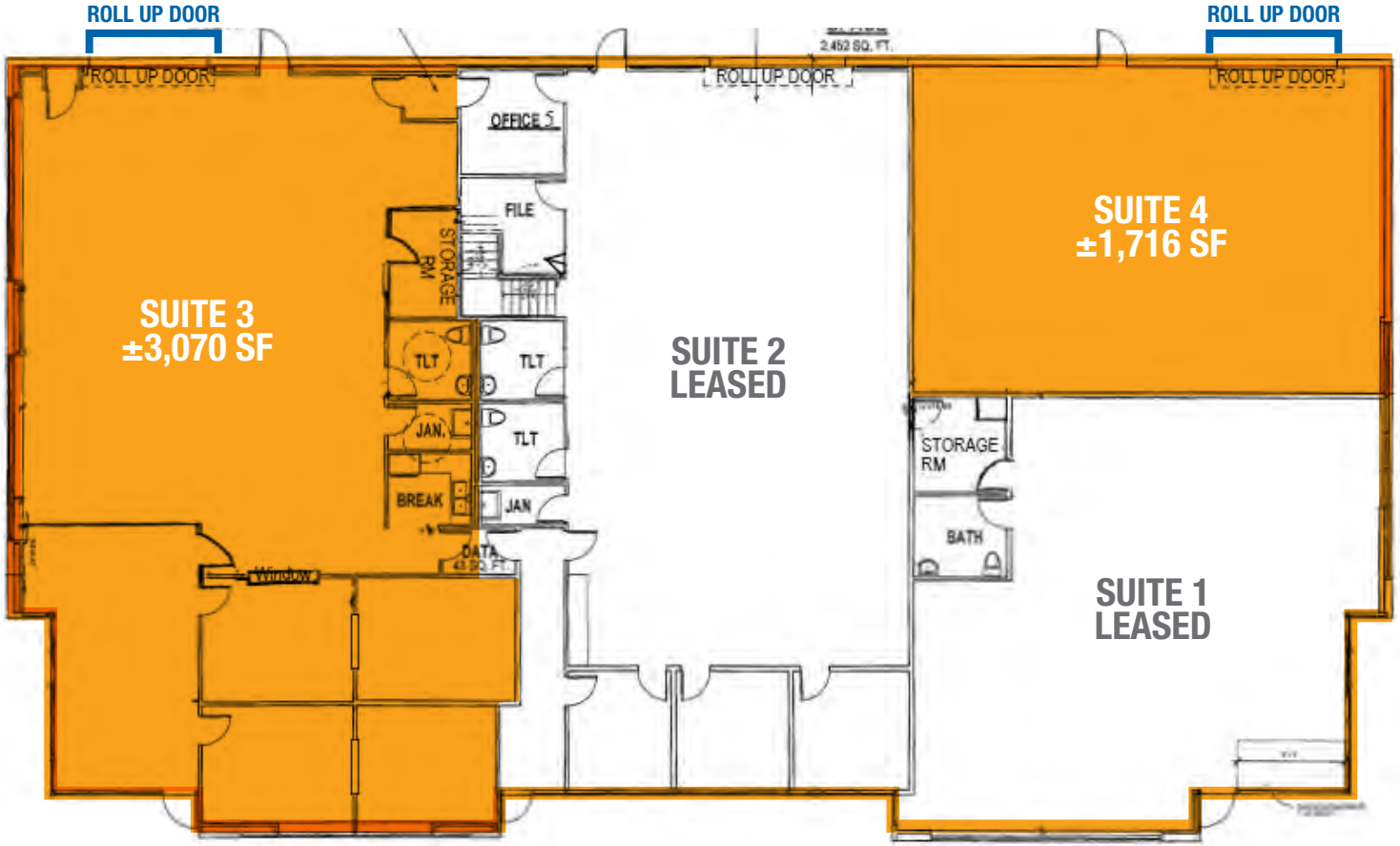
SUITE 3 LEASE RATE:
$1.15/SF NNN
NNN - $0.47/SF

SUITE 4 LEASE RATE:
$1.25/SF NNN
NNN - $0.47/SF

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PROPOSED FLOOR PLAN



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AERIAL

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

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FOLSOM/EL DORADO HILLS TRADE AREA



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DEMOGRAPHICS

MARKET OVERVIEW

**4511 Golden Foothills,
El Dorado Hills, CA**

3 MILE RADIUS

KEY FACTS

22,710
Population

43
Median Age

2.7
Average Household Size

$164,625
Median Household Income

EDUCATION

11.13%
High School Graduate

18.58%
Some College

51.68%
Bachelor's Degree Plus

HOUSING STATS

$766,002
Median Home Value

8,314
Households

18.72%
% Renter Occupied Housing Units

BUSINESS

14,099
Total Employees

COMMUTERS

0.85%
Used Public Transportation

89.67%
Drove Alone to Work

EMPLOYMENT

80.06%
White Collar

19.93%
Blue Collar

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