

# FOR LEASE | MEDICAL OFFICE

**4697 GOLDEN FOOTHILL PKWY**  
**EL DORADO HILLS, CA 95762**

**RARE, NEW CONSTRUCTION IN HIGHLY SOUGHT AFTER EL DORADO HILLS  
SUBMARKET OF SACRAMENTO CLASS A OFFICE/MEDICAL SPACE FOR LEASE**



**Cole Sweatt**

*Brokerage Manager*

916.677.8177

[cole.sweatt@tricommercial.com](mailto:cole.sweatt@tricommercial.com)

LIC: #01220240

**Christina Snyder**

*Senior Vice President*

916.677.8162

[christina.snyder@tricommercial.com](mailto:christina.snyder@tricommercial.com)

LIC: #01884659

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# FOR LEASE | MEDICAL OFFICE

## EXECUTIVE SUMMARY

**Address:** 4697 Golden Foothill Pky  
El Dorado Hills, CA 95762

**Property Type:** Freestanding Shell Office Building

**Total Bldg SF:** ±6,000 SF (Divisible)

**APN's:** 117-100-009

**Zoning:** R&D, Research and Development,  
County of El Dorado

**Year Built:** 2021

**Lease Rate:** \$2.00 / RSF; NNN



**Cole Sweatt**

Brokerage Manager

916.677.8177

cole.sweatt@tricommercial.com

LIC: #01220240

**Christina Snyder**

Senior Vice President

916.677.8162

christina.snyder@tricommercial.com

LIC: #01884659

### Property Highlights

- Rare, New Construction
- Class A office/medical space
- Divisible into three ±2,000 sf units
- Close proximity to the El Dorado Hills Town Center and regional executive housing

# FOR LEASE | MEDICAL OFFICE

## PROPERTY AERIAL



New Housing  
Four Seasons at  
El Dorado Hills



Edwards & Everhart  
Dental



El Dorado Hills  
Brazilian Jiu Jitsu &  
Self Defense

Latrobe Rd

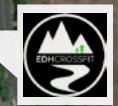
New Housing  
Blackstone at  
El Dorado Hills

Golden Foothill Pkwy Avg. Daily Traffic - 2,800 CPD

Avg. Daily Traffic - 13,400 CPD



New Housing  
Lennar Homes at  
Heritage El Dorado Hills



Carson Crossing Rd

**TRI** CRFAC  
**COMMERCIAL** International

**Cole Sweatt**  
Brokerage Manager  
916.677.8177  
cole.sweatt@tricommercial.com  
LIC: #01220240

**Christina Snyder**  
Senior Vice President  
916.677.8162  
christina.snyder@tricommercial.com  
LIC: #01884659

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



# FOR LEASE | MEDICAL OFFICE

# LOCATION OVERVIEW



**TRI** CORPAC  
International  
**COMMERCIAL**

**Cole Sweatt**  
Brokerage Manager  
916.677.8177  
cole.sweatt@tricommercial.com  
LIC: #01220240

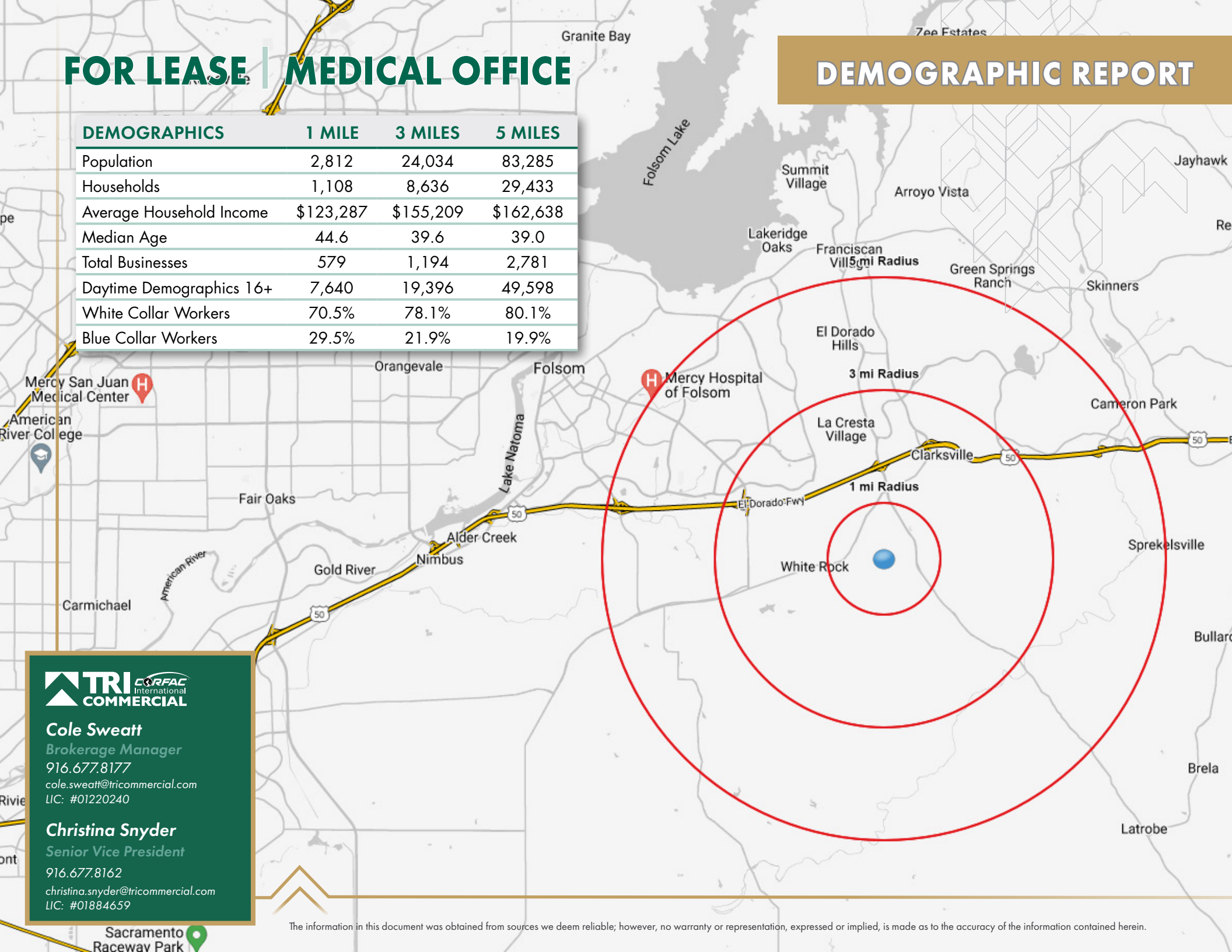
**Christina Snyder**  
Senior Vice President  
916.677.8162  
christina.snyder@tricommercial.com  
LIC: #01884659

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

# FOR LEASE | MEDICAL OFFICE

# DEMOGRAPHIC REPORT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,812	24,034	83,285
Households	1,108	8,636	29,433
Average Household Income	\$123,287	\$155,209	\$162,638
Median Age	44.6	39.6	39.0
Total Businesses	579	1,194	2,781
Daytime Demographics 16+	7,640	19,396	49,598
White Collar Workers	70.5%	78.1%	80.1%
Blue Collar Workers	29.5%	21.9%	19.9%



**TRI** CRFAC  
International  
**COMMERCIAL**

**Cole Sweatt**  
Brokerage Manager  
916.677.8177  
cole.sweatt@tricommercial.com  
LIC: #01220240

**Christina Snyder**  
Senior Vice President  
916.677.8162  
christina.snyder@tricommercial.com  
LIC: #01884659



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

# FOR LEASE | MEDICAL OFFICE

**4697 GOLDEN FOOTHILL PKWY  
EL DORADO HILLS, CA 95762**

**RARE, NEW CONSTRUCTION IN HIGHLY SOUGHT AFTER EL DORADO HILLS  
SUBMARKET OF SACRAMENTO CLASS A OFFICE/MEDICAL SPACE FOR LEASE**



**Cole Sweatt**

*Brokerage Manager*

916.677.8177

cole.sweatt@tricommercial.com

LIC: #01220240

**Christina Snyder**

*Senior Vice President*

916.677.8162

christina.snyder@tricommercial.com

LIC: #01884659

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

## **ABOUT TRI COMMERCIAL** DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

**[www.tricommercial.com](http://www.tricommercial.com)**