

AVAILABLE
FOR LEASE

4939 HILLSDALE CIRCLE

EL DORADO HILLS, CA 95762

-/+3,250 SQ FT - APN: 117-550-001-000

HILLSDALE CIRCLE

ROBERT J. MATHEWS PKWY

SUBJECT

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109
Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

JOHN CARDOZA

Senior Director

916 228 1970

1555 River Park Dr. Ste. 109
Sacramento, CA 95815

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Cal DRE#01981862

CENTURY 21

Select Real Estate, Inc.



Newly Remodeled R-D Zoned Office Building Available

THE PROPERTY

4939 HILLSDALE CIRCLE, EL DORADO HILLS, CA 95762

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



EL DORADO HILLS



+/- 3,250 SQ FT



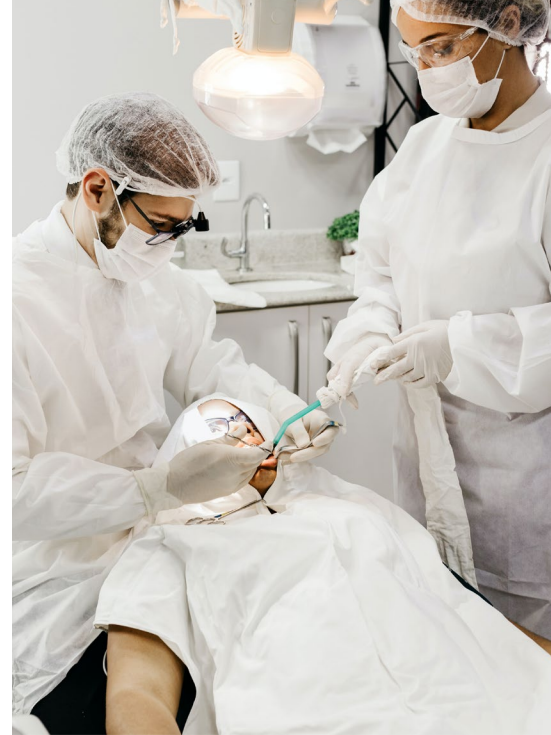
R-D ZONING



DENTAL OFFICE
MEDICAL OFFICE
OFFICE



\$1.60 NNN



4939

HILLSDALE CIRCLE

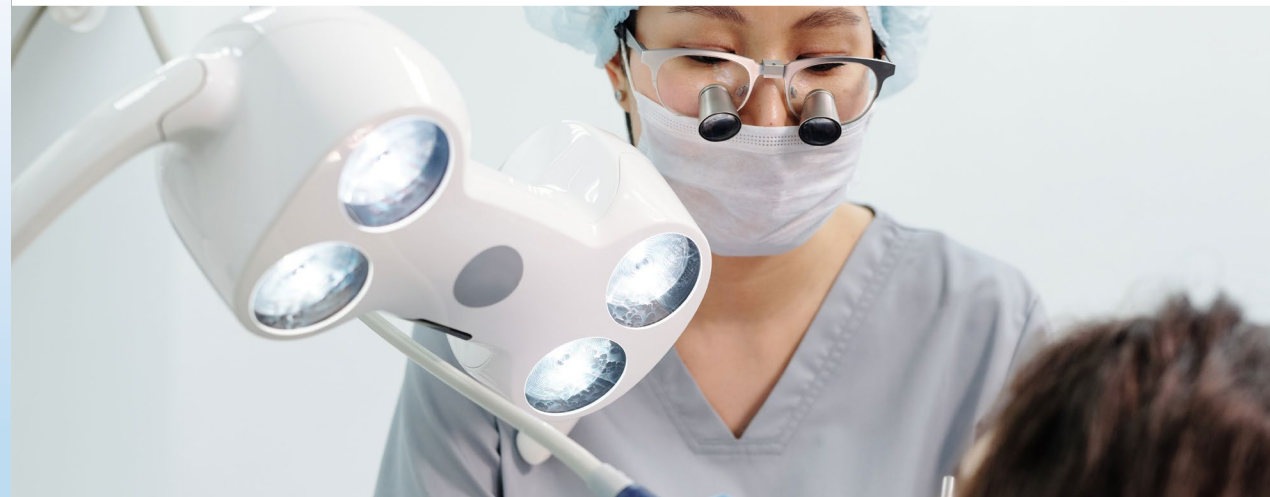


4939
HILLSDALE CIRCLE



THE BUILDING

The building sits in a well maintained complex with generous parking and tremendous natural light. The space is located in close proximity to El Dorado Hills Town Center which allows for a variety of dining and shopping opportunities. The building is located near US 50 Freeway which connects El Dorado Hills to a multitude of different cities. The building allows for a multitude of different office, medical, and dental uses.







THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.









4939
HILLSDALE CIRCLE
EL DORADO
HILLS
CA 95762






LATROBRE RD

WHITE ROCK RD

50

50







LIFETIME

GREEN ACRES

COSTCO WHOLESALE

Hampton

crumbl

Marriott

Sams

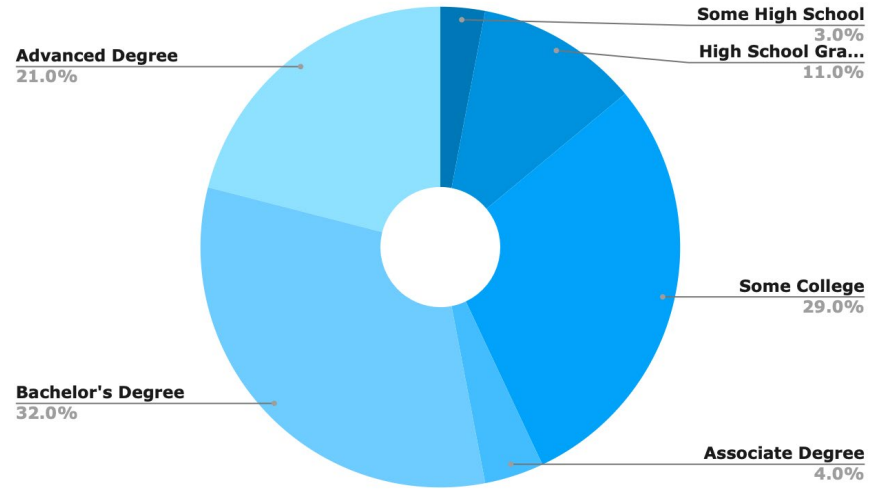
Folsom Gateway

H&M

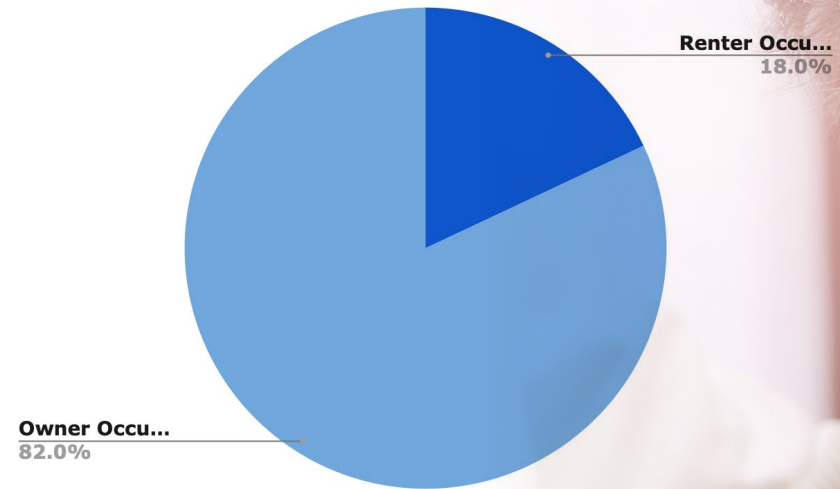
DEMOGRAPHICS

EDUCATION
HOUSING

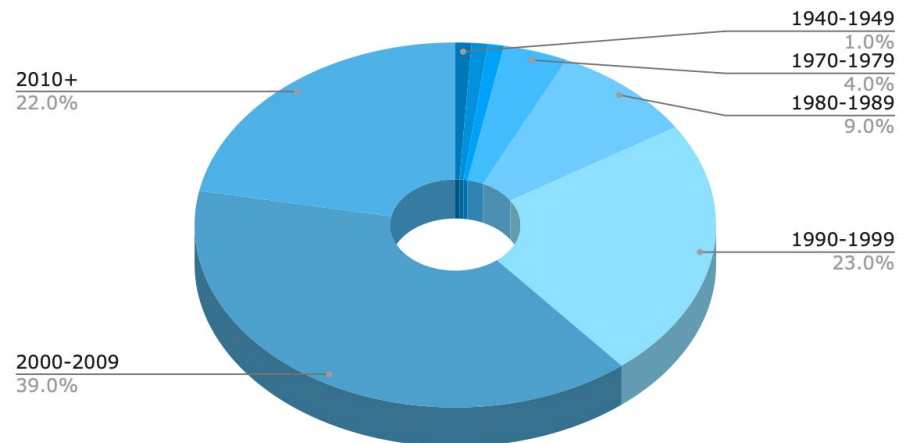
EDUCATIONAL ATTAINMENT



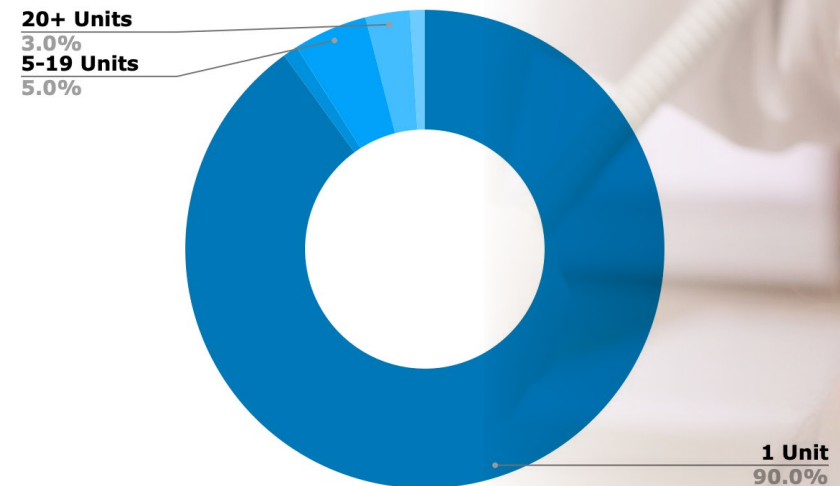
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



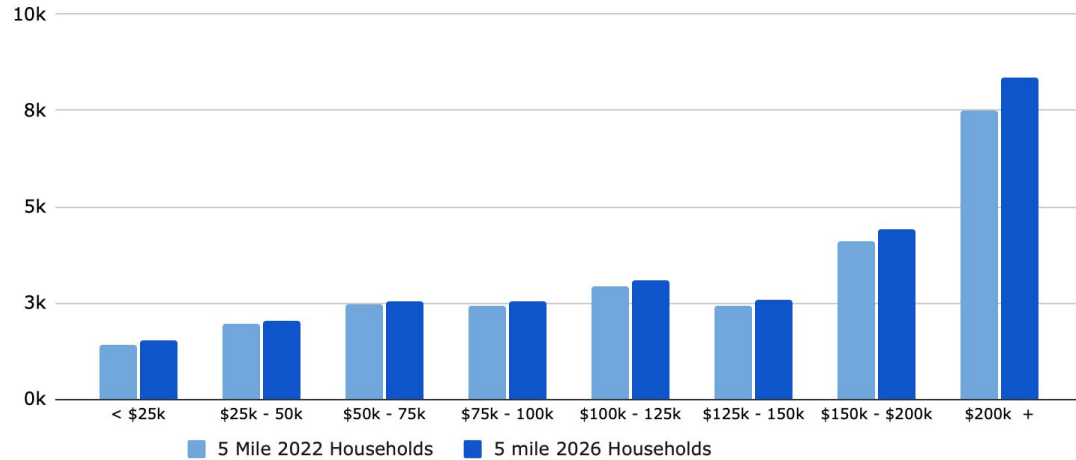
HOUSING TYPE



DEMOGRAPHICS

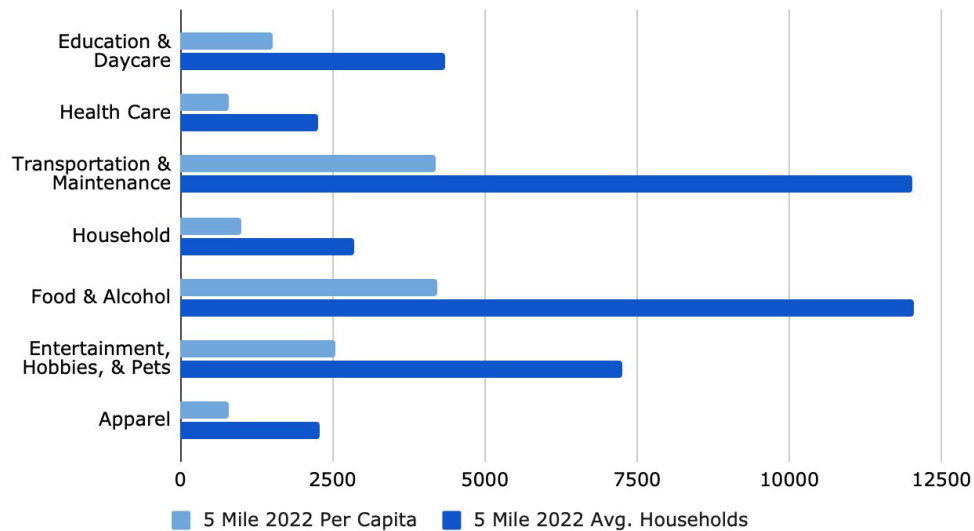
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

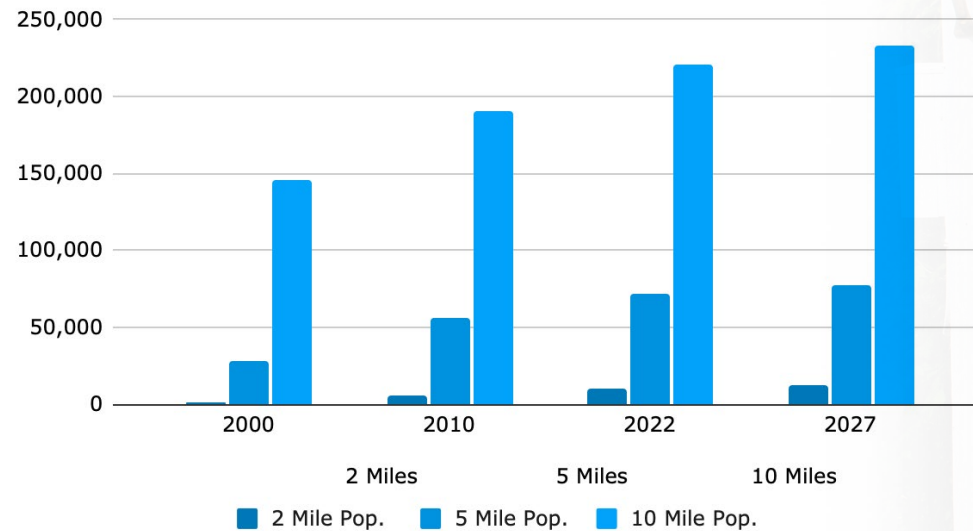


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	1,628	28,625	146,051
2010	5,268	55,596	190,197
2022	10,575	72,126	221,064
2027	11,906	77,371	233,334

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



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