

# EL DORADO HILLS TOWN CENTER

4370 TOWN CENTER BLVD, SUITE 300 | EL DORADO HILLS, CA 95762



## FOR LEASE

OFFICE SPACE AVAILABLE

187 SF – 4,705 SF



### DAWN BRICKER

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## PROPERTY HIGHLIGHTS

- Element 79 – new apartments consisting of 214 units
- Ideally located off Highway 50 in the heart of El Dorado Hills
- Surrounded by both locally owned and national retailers and restaurants
- Community center for events year round

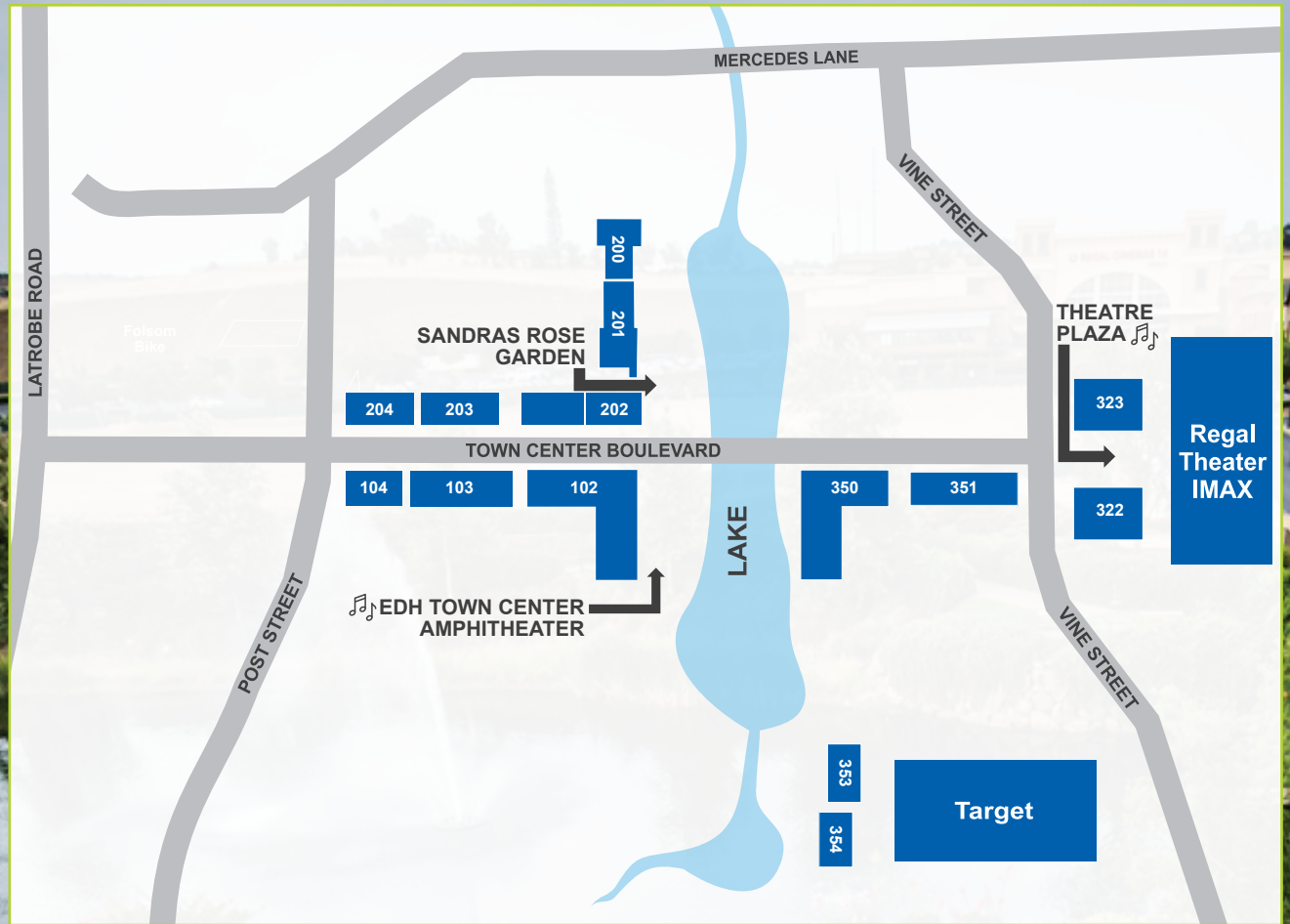


## EL DORADO HILLS TOWN CENTER

This project is the emerging downtown district of El Dorado County, 20 miles east of Sacramento. It is a center where the community can gather to shop, dine, work, go to the movies, enjoy a concert, and relax in the public spaces.

# OFFICE SPACE FOR LEASE

Floor	Suite	Square Footage
<b>Building 102 - 4364 Town Center Blvd.</b>		
2nd	215	1,368 SF
3rd	310	2,467 SF
3rd	312	583 SF
<b>Building 202 - 4359 Town Center Blvd.</b>		
3rd	310	3,096 SF
<b>Building 203 - 4357 Town Center Blvd.</b>		
2nd	214	1,672 SF
2nd	216	1,354 SF
<b>Building 204 - 4355 Town Center Blvd.</b>		
2nd	210	1,725 SF (2nd Gen. Med)
<b>Building 350 - 4370 Town Center Blvd. Full-Service Building</b>		
2nd	240	4,705 SF
3rd	300-1	187 SF
<b>Building 351 - 4420 Town Center Blvd. Fully Leased</b>		





## NEARBY AMENITIES

This mixed-use project is amid local and national retailers, cafés, restaurants, and bars. It is the perfect respite spot for those traveling to Tahoe. This property is a rare opportunity with lots of foot traffic and events.







### SHOPPING

- 9 **Alchemy** NEW 916-790-8257
- 4 AT&T Authorized Retailer 916-358-5538
- 12 Bambolina's Bra & Lingerie Boutique 916-581-6272
- 17 CJ's Cigars 916-358-5674
- 1 Emigh Ace Hardware 916-934-5600
- 9 Face in a Book 916-941-9401
- 23 Gold Country Run + Sport 916-303-4786
- 24 Nibblers Popcorn Company 916-235-2400
- 5 Nugget Market 916-933-1433
- 3 Pet Food Express 916-398-3939
- 7 Renaissance Fine Consignment 916-358-9196
- 8 Sassy Sapphire Boutique 916-931-8989
- 7 Talisman Collection 916-358-5683
- 36 Target 916-605-0184
- 18 Tea Xotics 916-461-3548
- 24 Trek Bicycle EDH 916-244-1067

### REAL ESTATE

- 34 Century 21 Select Real Estate 916-933-4500
- 23a Coldwell Banker 916-933-1155
- 37 Element 79 Apartments 833-513-1530
- 17b Gavden Investments 916-358-9174
- 6a Interro Real Estate 916-760-4545
- 8b Keller Williams 916-404-2900
- 17b L5 Real Estate Investments 310-697-7172
- 17b Old Republic Title 916-597-1818
- 23b Town Center Management Group, Inc. 916-933-6699
- 23 WestLand Capital Partners 916-939-6615

### BEAUTY & WELLNESS

- 18 Adagio for Hair 916-939-6604
- 15 Asante Spa 916-933-8905
- 24 Beyond Wellness 916-224-7255
- 20 **Club Pilates** NEW 916-253-0883
- 7 Culture Aesthetics and Salon 916-790-8511
- 22 **CycleLife** NEW Coming Soon
- 15 El Dorado Hills Sports Club 916-933-4929
- 8a **IV Lounge** NEW Coming Soon
- 17 Luxury Lashes E Spa Massage 916-932-4244
- 2 Luxury Nails 916-933-7797
- 4 Massage Envy 916-941-6850
- 18 Nail Chateau 916-933-9837
- 18 The NOW Massage Boutique 279-465-3805
- 18 Orangetheory Fitness 916-758-2212
- 21 Pure Barre 916-939-6528
- 15 Radiant Yoga 916-933-0300
- 2 Salon Capelli 916-933-2511
- 24 Sport Clips 916-933-9090
- 4 Supercuts 916-933-1361
- 7 Tan Central 916-939-8261
- 2 **Threading Place** NEW 916-932-4734
- 21 Town Center Nails & Hair 916-933-3557
- 34 **Zoey's Day Spa** NEW 916-990-2886

### TRAVEL & TOURISM

- 38 **Aloft Hotels by Marriott** NEW Coming Soon
- 14 The California Welcome Center 916-358-3700
- 2 Coastline Travel Advisors 916-939-8785
- 16 Holiday Inn Express & Suites 916-358-3100

### FINANCIAL

- 17a Cantorbridge Financial 916-693-5073
- 11 Chase Bank 916-941-6506
- 17a Creative Planning 916-517-2730
- 17a Firestone Financial Group 916-760-8665
- 20 Golden 1 Credit Union 877-465-3361
- 23b Growth Factory 925-323-9351
- 23a Jaguar Ventures
- 19 Mechanics Bank 916-939-2000
- 23a Van Hulzen Asset Management 916-608-4284
- 17a Wells Fargo Advisors 916-939-4400
- 6 Wells Fargo Bank 916-939-3080

### HEALTH

- 24a Clark Dental 916-358-8722
- 6a EDH Town Center Dental 916-939-6777
- 8b **Livify Treatment Center** NEW 916-426-6009
- 24a Lyons Orthodontics 916-933-8820
- 1 Marketplace Veterinary Hospital 916-939-1705
- 23b Michelle Harris - LMFT 916-337-8777
- 24a Pediatric Dental Specialists 916-941-1122
- 17 Site for Sore Eyes 916-618-4364
- 8a Town Center Family Chiropractic 916-933-4507
- 24a True Oral Surgery 916-933-3332

### AUTOMOTIVE

- 31 AAA Auto Repair Center 916-933-4002
- 32 Big-O Tires 916-939-6700
- 29 Caliber Collision 916-941-1933
- 27 Chevron 7-Eleven Gas Station 916-984-0632
- 17 **EDH Motors** NEW 916-282-5333
- 30 Jiffy Lube 916-941-0845
- 35 Mercedes Benz of El Dorado Hills 916-567-5100
- 28 Suds Car Wash 916-673-6300
- 25 Valero Gas Station 916-933-7760

### PROFESSIONAL

- 23 Avantus 916-608-9060
- 17b Allen Delbrouck, CPA 916-933-7780
- 17a **GRC Company** NEW 916-941-9655
- 23b Law Offices of Andrea Tytell 916-510-4236
- 17a Packey Law Corporation 916-564-1600
- 8 State Farm 650-758-6370
- 8a Waste Connections 916-931-0020

### COMMUNITY RESOURCES

- 6 El Dorado County Sheriff's Substation 916-933-2578
- 14 El Dorado Hills Chamber of Commerce 916-933-1335
- 8a Congressman Tom McClintock 916-786-5560
- 17b Senator Marie Alvarado-Gil 916-933-8680

### ENTERTAINMENT

- 13 Regal Cinemas 14 IMAX 916-939-8726
- 14a X-Golf 916-542-1374

### DINE

- 6 Almighty Food Co. 916-510-1204
- 14 Bawarchi Indian Cuisine 916-222-8222
- 7 **Blend** NEW 530-558-9222
- 11 **Boring Rose Brewing Co.** NEW 916-933-2410
- 17 Brickyard Counter & Bar 916-772-9464
- 14 C. Knight's Steakhouse 916-235-1730
- 3 Chipotle Mexican Grill 916-235-8549
- 14 Cold Stone Creamery 916-933-6377
- 12 Creamy's by Cayla Jordan 916-293-9578
- 12a **Encanto Cocina & Tequila Bar** NEW 916-673-9279
- 21 Formaggio Pizza Express 916-805-5904
- 2 India Oven Authentic Cuisine and Bar 916-237-1754
- 26 McDonald's 916-933-2868
- 10 **Mikuni Restaurant & Sushi Bar** NEW Coming Soon
- 9 Milestone El Dorado Hills 916-934-0790
- 12 The Mimosa House 916-934-0965
- 19 Panda Express 916-836-3732
- 12a Pete's Restaurant & Brewhouse 916-693-6111
- 3 Roostarz Hot Chicken Online Only
- 4 Round Table Pizza 916-941-1577
- 23 Selland's Market Caf  916-932-5025
- 21 Sourdough & Co. 916-941-9150
- 17 South Fork Grille 916-458-0206
- 20 Starbucks 916-933-0846
- 2 Sushi Kuma 916-939-6578
- 24 Teaspoon 916-932-4071
- 10 Thai Paradise EDH 916-939-0389
- 20 **Togo's/Pinkberry** NEW 916-939-6760
- 12 Vacanza Romana Ristorante Italiano 916-673-9620
- 17 World Traveler Coffee Roasters 916-817-1435
- 10 Yogaberry of El Dorado Hills 916-939-3300

### GENERAL

- 23b Altamont Construction Services 209-321-3624
- 23b CellMark Recycling 209-299-5023
- 23b Clapsell, Inc. 209-321-3624
- 2 Fresh Cleaners 916-933-4535
- 2 Goodwill Express 916-939-6715
- 17 GradePower Learning 916-467-7507
- 21 Kumon Math & Reading Center 916-467-6151
- 17b CBS MaxPreps 800-329-7324
- 2 Sierra Laundry 916-500-3528
- 23b Town Center Executive Suites 916-933-6699
- 33 United States Postal Service 916-939-0168

### VENUES

- EDH Town Center Amphitheater 916-933-6699
- Theater Plaza 916-933-6699
- Sandra's Rose Garden 916-933-6699





## EL DORADO HILLS, CA DEMOGRAPHIC INFORMATION

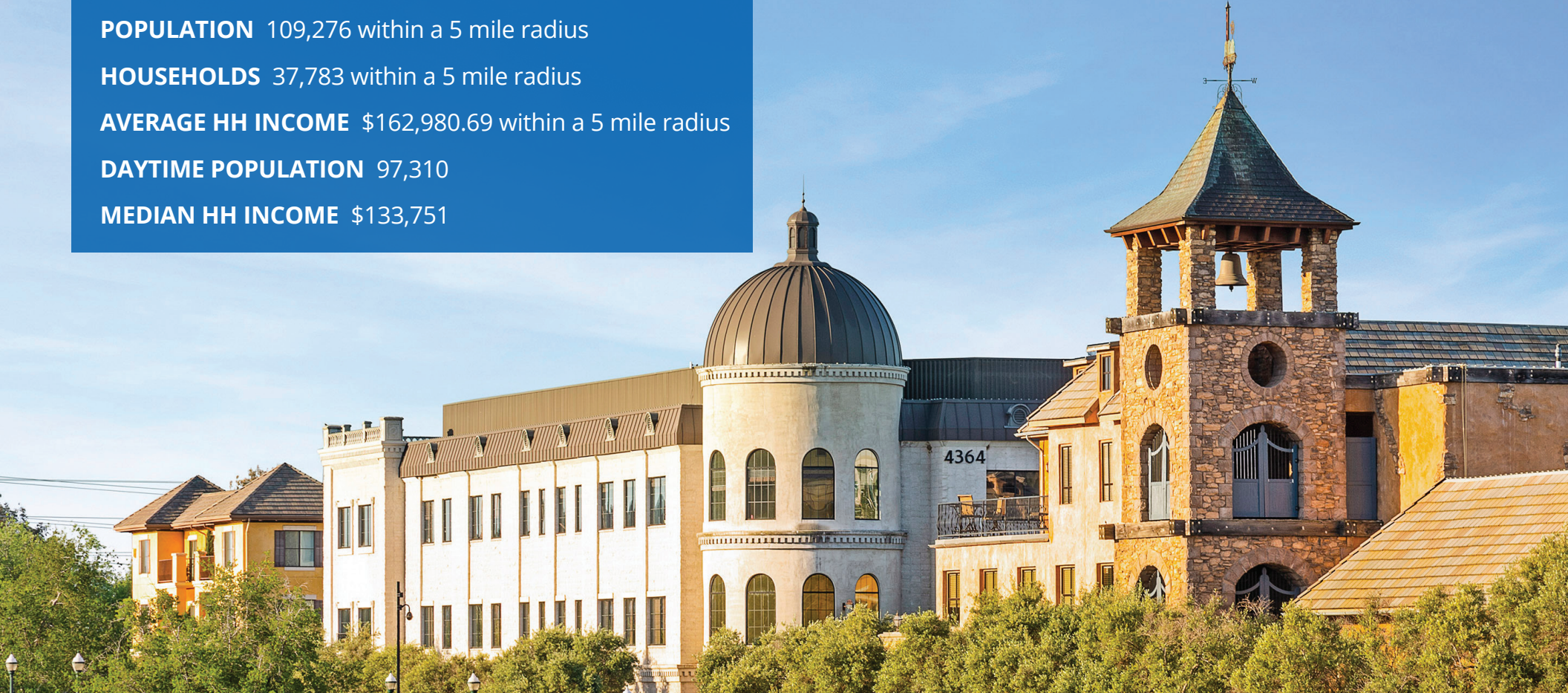
**POPULATION** 109,276 within a 5 mile radius

**HOUSEHOLDS** 37,783 within a 5 mile radius

**AVERAGE HH INCOME** \$162,980.69 within a 5 mile radius

**DAYTIME POPULATION** 97,310

**MEDIAN HH INCOME** \$133,751



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