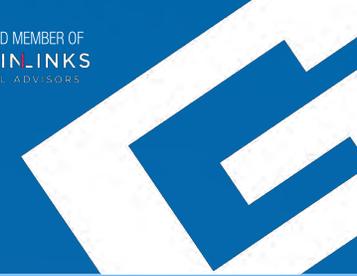


GREEN VALLEY MARKETPLACE

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.



GREEN VALLEY MARKETPLACE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

anchor tenants: Safeway

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

availability: (2) ±1,200 SF Retail Spaces



2024 total population

1-mile	6,904
3-mile	34,684
5-mile	102,328



2024 daytime population

1-mile	6,562
3-mile	30,053
5-mile	109,764



2024 total employees

1-mile	2,741
3-mile	7,951
5-mile	36,913



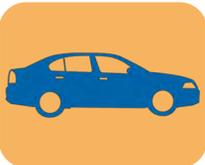
2024 total households

1-mile	2,361
3-mile	11,893
5-mile	35,340



2024 average HH income

1-mile	\$218,220
3-mile	\$224,010
5-mile	\$198,243



traffic counts

Green Valley Rd (east of Francisco Dr)	±15,599
Green Valley Rd (west of Francisco Dr)	±26,527
Francisco Dr (north of Green Valley Rd)	±14,743
Francisco Dr (south of Green Valley Rd)	±12,865



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE



GREEN VALLEY MARKETPLACE

PROPERTY OVERVIEW

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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.

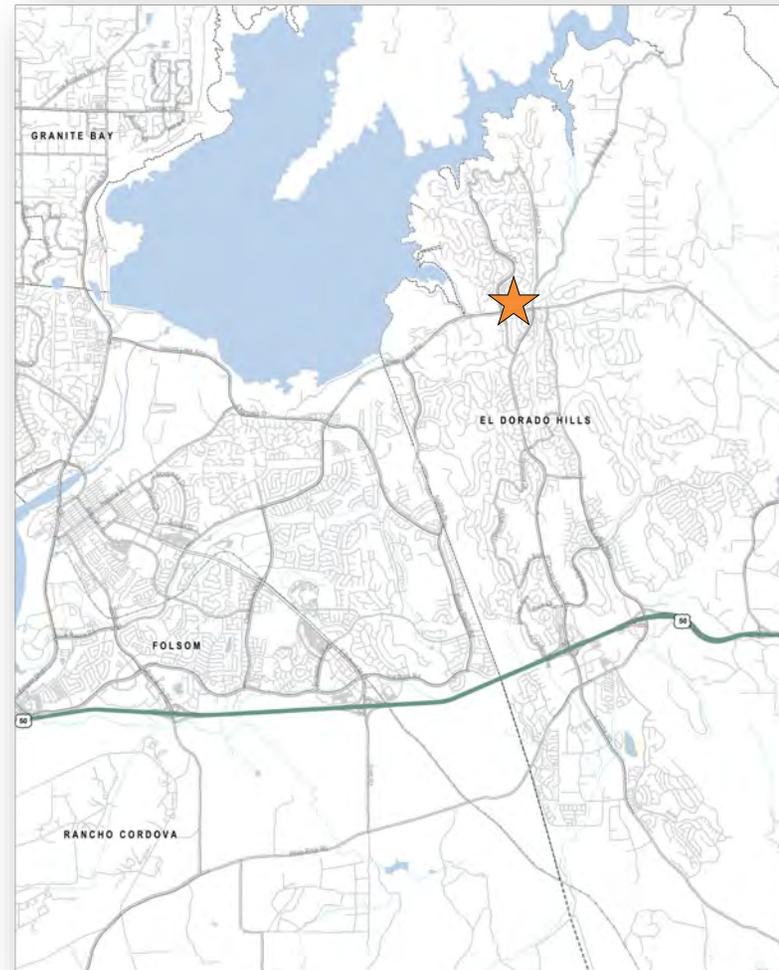
This Safeway-anchored neighborhood center is located on the northeast corner of Green Valley Road and Francisco Drive in El Dorado Hills, California, one of El Dorado County's most upscale trade areas.

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.



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881

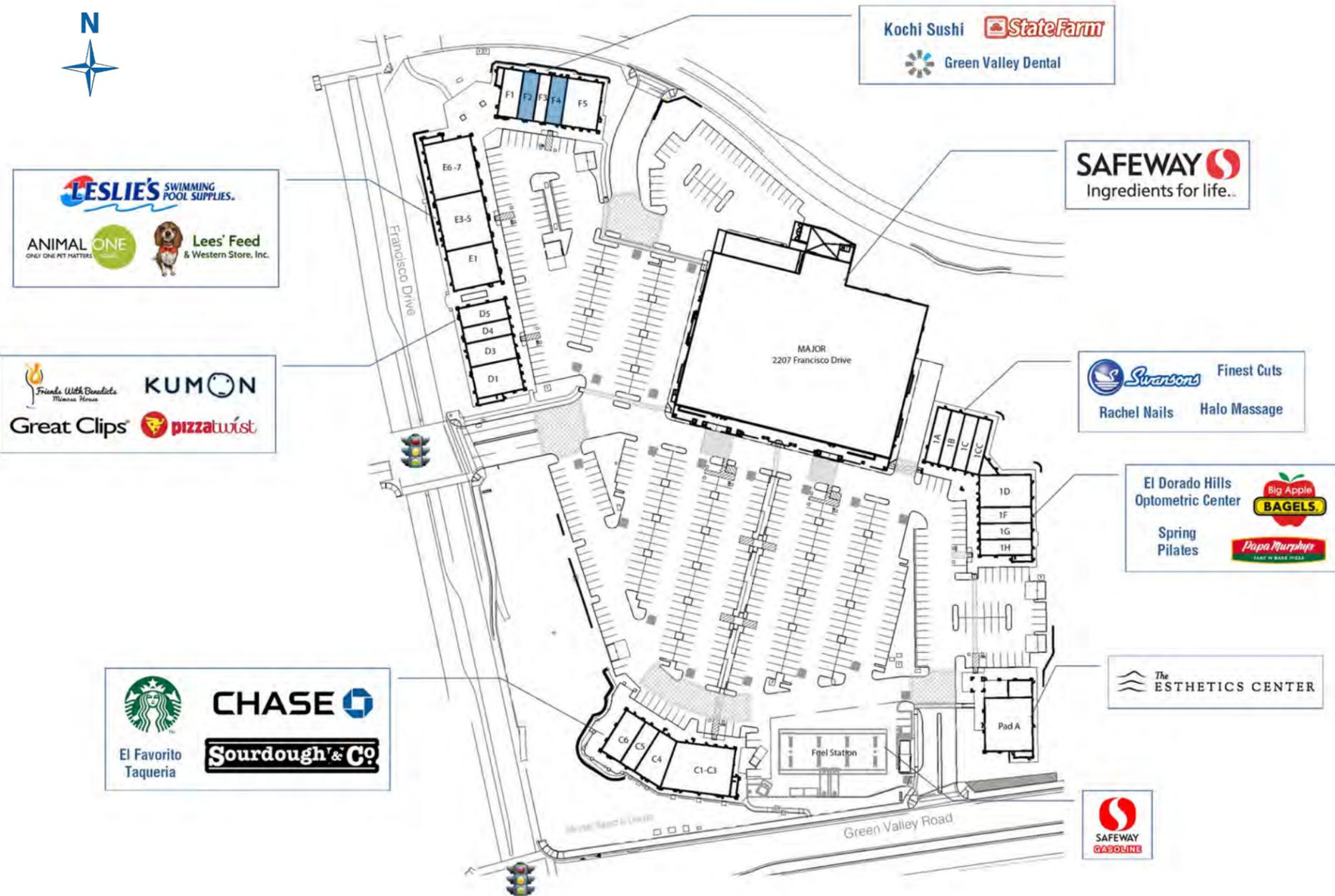


GREEN VALLEY MARKETPLACE

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

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN



SUITE	TENANT	SQ. FT.
Major	Safeway	55,309
Fuel Pad	Safeway Gas	445
Pad A	The Esthetics Center	4,650
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	Great Clips	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	AVAILABLE	1,200
F3	State Farm Insurance	900
F4	AVAILABLE 3/01/2026	1,200
F5	Green Valley Dental	2,700

For leasing information, please contact:

Kevin Soares
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
CA DRE #01494218
jhagan@GallellIRE.com

Matt Goldstein
CA DRE #01886233
mgoldstein@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GREEN VALLEY MARKETPLACE

INTERSECTION AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallellIRE.com

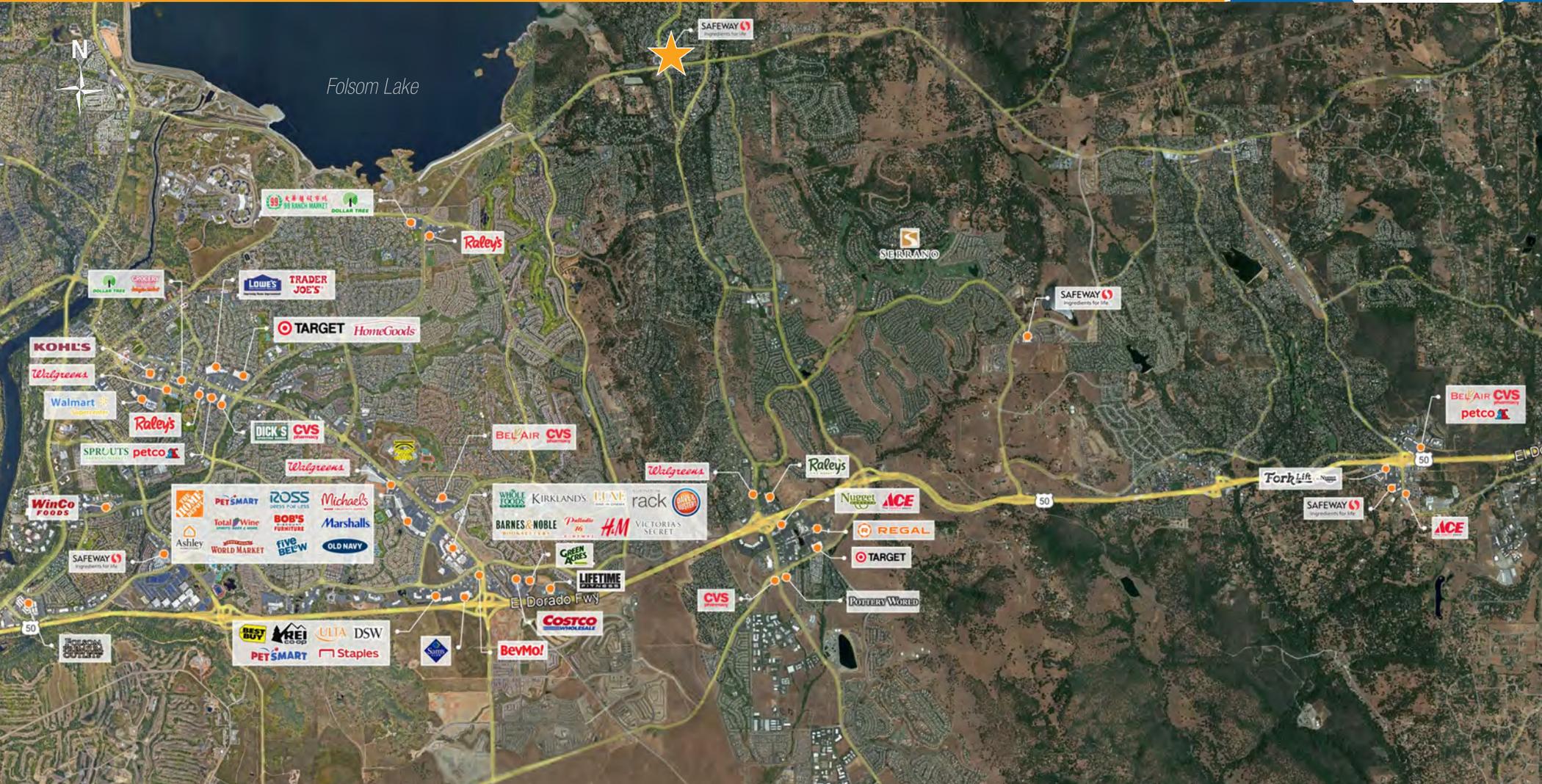
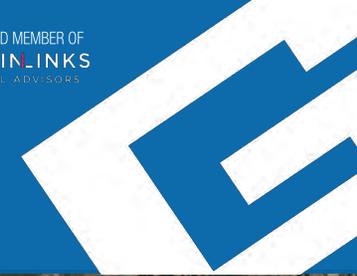
Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GREEN VALLEY MARKETPLACE

RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

