



873-881 EMBARCADERO DR

EL DORADO HILLS, CA 95762

THOMAS NELSON

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CalDRE #02114777

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$0.50 - 2.50 SF/month (NNN)
Building Size:	25,385 SF
Available SF:	1,017 - 2,088 SF
Price / SF:	\$287.53
Cap Rate:	5.96%
Year Built:	1989
Zoning:	C
Market:	Sacramento
Submarket:	Folsom

PROPERTY HIGHLIGHTS

- The center at Embarcadero Drive consists of a mix of office and retail suites
- This center is positioned on the corner of Green Valley Road and Embarcadero Drive, which gives lots of visibility from two major roads
- The famous El Dorado Hills Saloon is located in this center, which brings lots of foot traffic from their lunch and dinner crowds
- Strong income demographics (\$154k average HH income) within a one mile radius
- 873 Embarcadero NNN is approx. \$0.78 psf
- 875 Embarcadero NNN is approx. \$0.75 psf
- 877 Embarcadero NNN is approx. \$0.72 psf
- 877 Embarcadero is not ADA compliant, so uses there must not see members of the public

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RETAIL PROPERTY FOR LEASE

873-881 EMBARCADERO DR

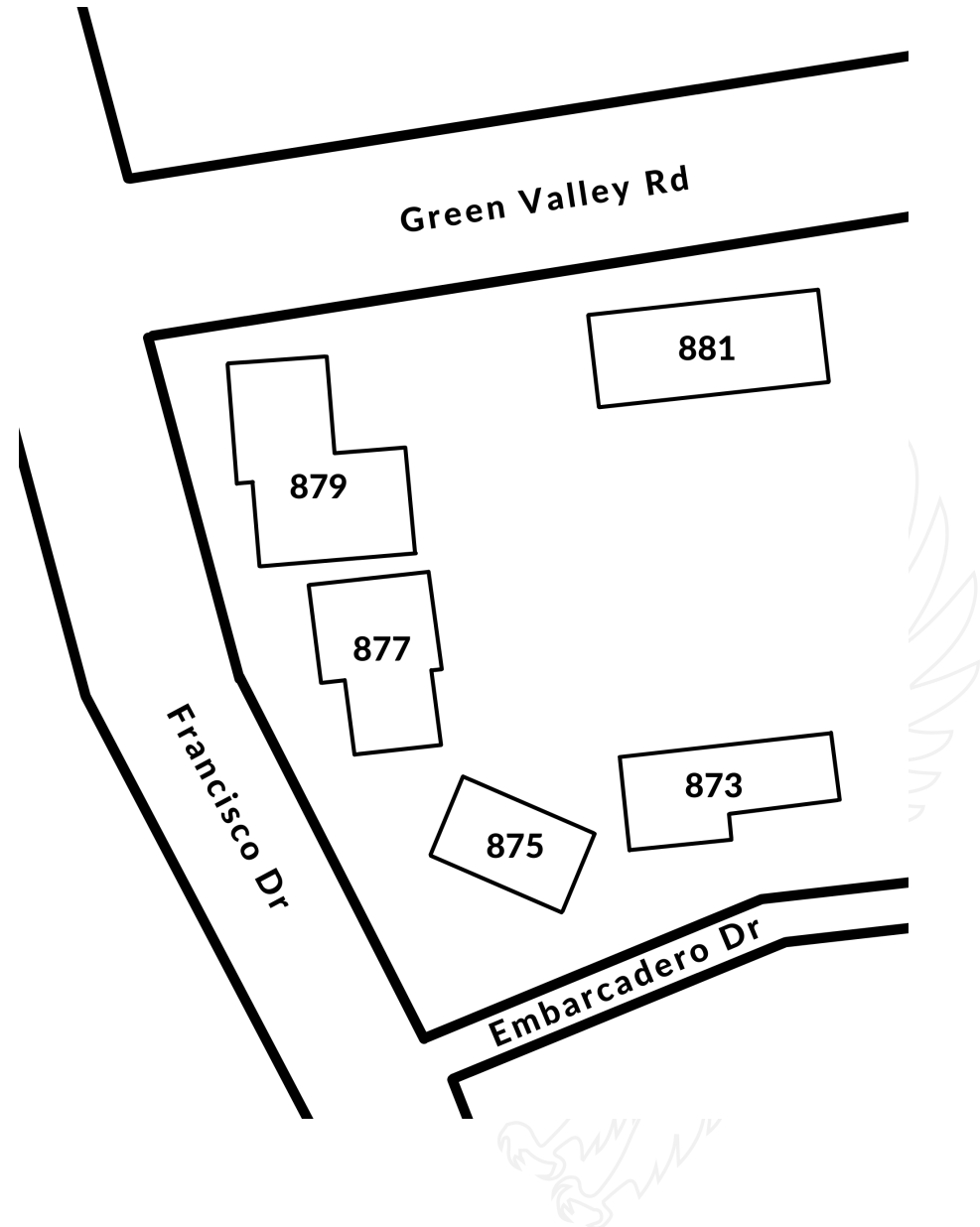


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,017 - 2,088 SF	Lease Rate:	\$0.50 - \$2.50 SF/month

AVAILABLE SPACES

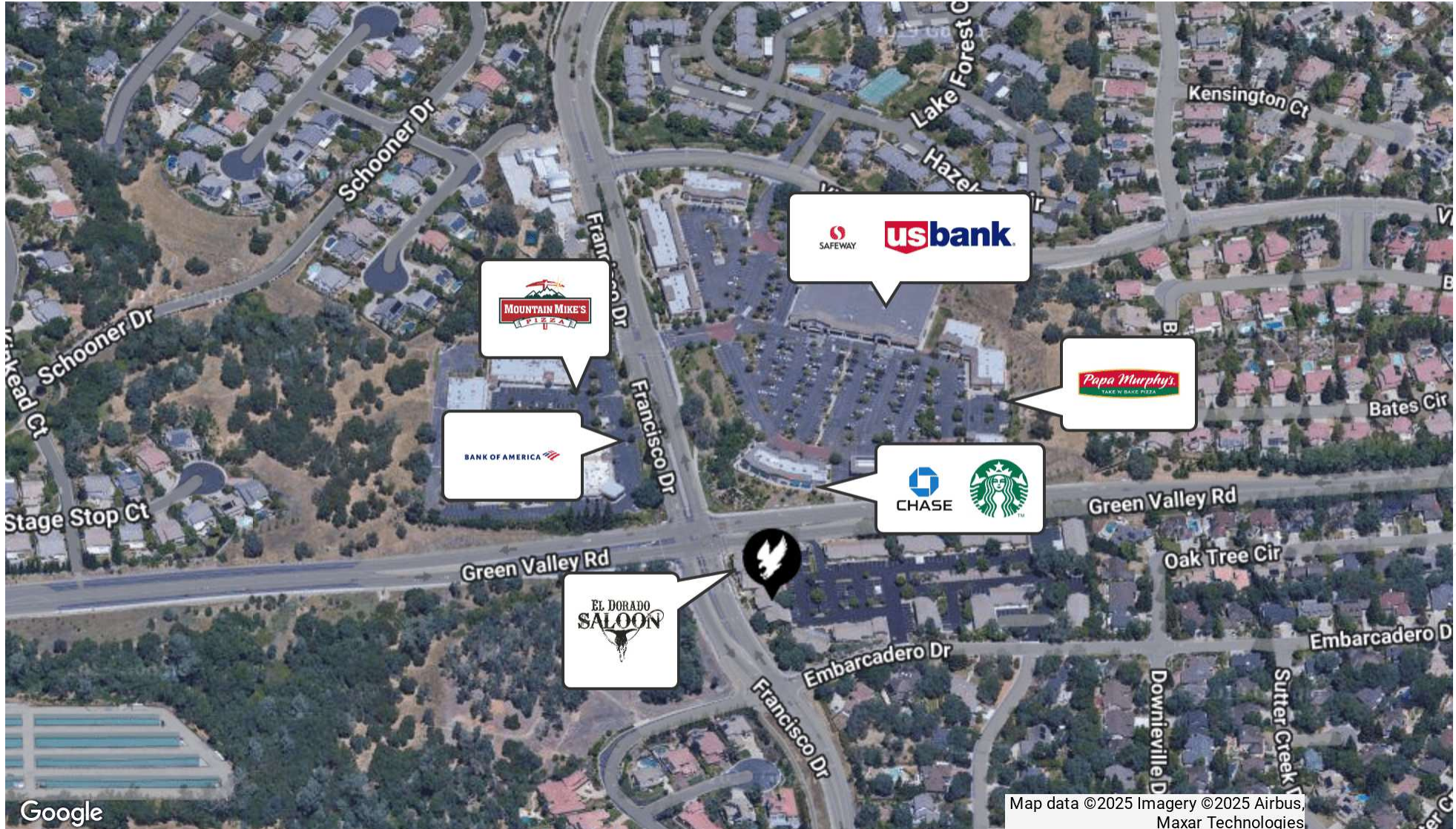
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
875 Embarcadero Dr #1	Available	1,444 SF	NNN	\$2.50 SF/month
877 Embarcadero Dr #3	Available	2,088 SF	NNN	\$0.50 SF/month
873 Embarcadero Dr #4	Available	1,017 SF	NNN	\$1.60 SF/month



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RETAIL PROPERTY FOR LEASE

RETAILER MAP



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EL DORADO COUNTY OVERVIEW



ECONOMY

- El Dorado county encompasses a large area of Northern California, so there is high job diversity. There is a fairly even spread of jobs between government, trade, education, health services, and construction.
- California continues to be the largest economy in the United States, and top 5 in the world. From 2017 to 2018, we saw a 6.3% increase in California's GDP, which was supported by the various industries around the state.

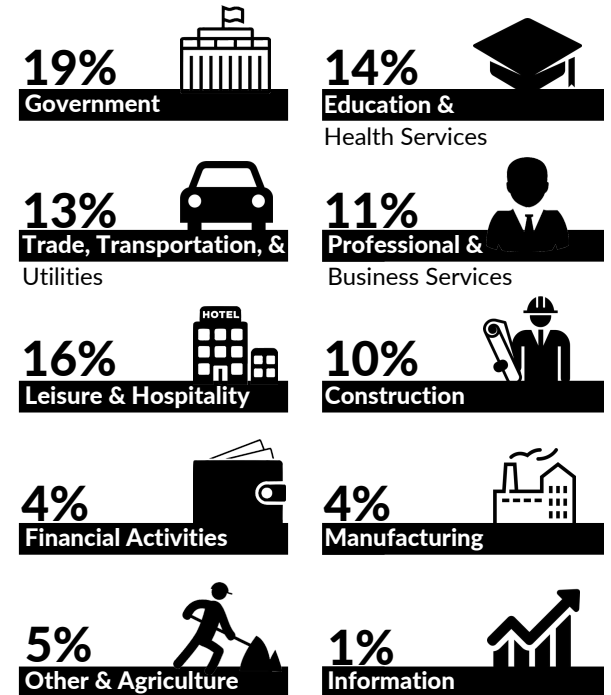
EMPLOYERS

Barton Memorial Hospital
Blue Shield of California
Broadridge Financial Solutions
County of El Dorado
El Dorado County Sheriff
El Dorado Irrigation District
El Dorado Union High School District
Raley's
Safeway



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2018 EMPLOYMENT DISTRIBUTION



TOTAL EMPLOYMENT

- El Dorado County saw a 2.4% increase in employment from 2017 to 2018, which was higher than the national average of 1.6% employment increase.
- Quarter 2 of 2019 ended with a 1.3% increase, and if this continues, we could expect a gain of over 1,500 workers for all of 2019.

EL DORADO COUNTY OVERVIEW



DEMOGRAPHICS

- El Dorado County currently has a population of 190,678 people, and is expected to grow by 5% in the next 5 years if it continues to grow at the current rate.
- 33% of people over 25 years old, who live in El Dorado County, have a bachelor's degree or higher.
- The median household income in El Dorado County continues to be one of the highest in the state coming in at \$74,885 in 2017.

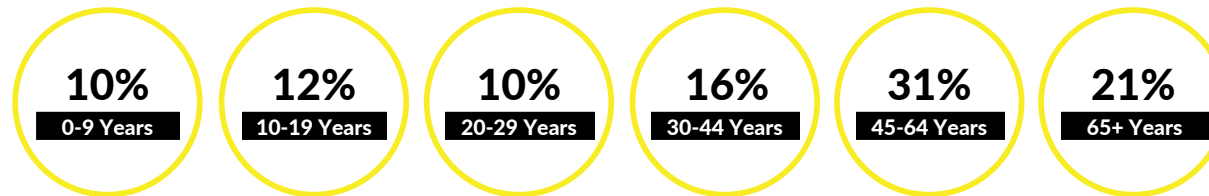
2018
Population
190K

2018
Households
68K

2018
Median Age
46.5

2017 Median
Household Income
\$74,885

POPULATION BY AGE



QUALITY OF LIFE

El Dorado County is a very large county that stretches from the Sacramento area all the way to South Lake Tahoe at the Nevada Border. There are an abundance of activities in El Dorado County from wine tasting at one of the 50 wineries in the foothills, trying out a winter sport in the Sierra Nevada Mountains, or making the short drive into Sacramento to see an NBA game with the Sacramento Kings. El Dorado County is also home to two community colleges, but larger universities such as Sacramento State and the University of California Davis are a stone's throw away. El Dorado County is also home to many historic gold mining towns that have now been turned into tourist attractions. You could visit Historic Main Street in Placerville, or maybe Sutter's Mill where gold was first discovered in California.

Sources: Bureau of Labor Statistics; Bureau of Economic Analysis; United States Census Bureau; Employment Development Department

SPORTS



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EDUCATION



ENTERTAINMENT



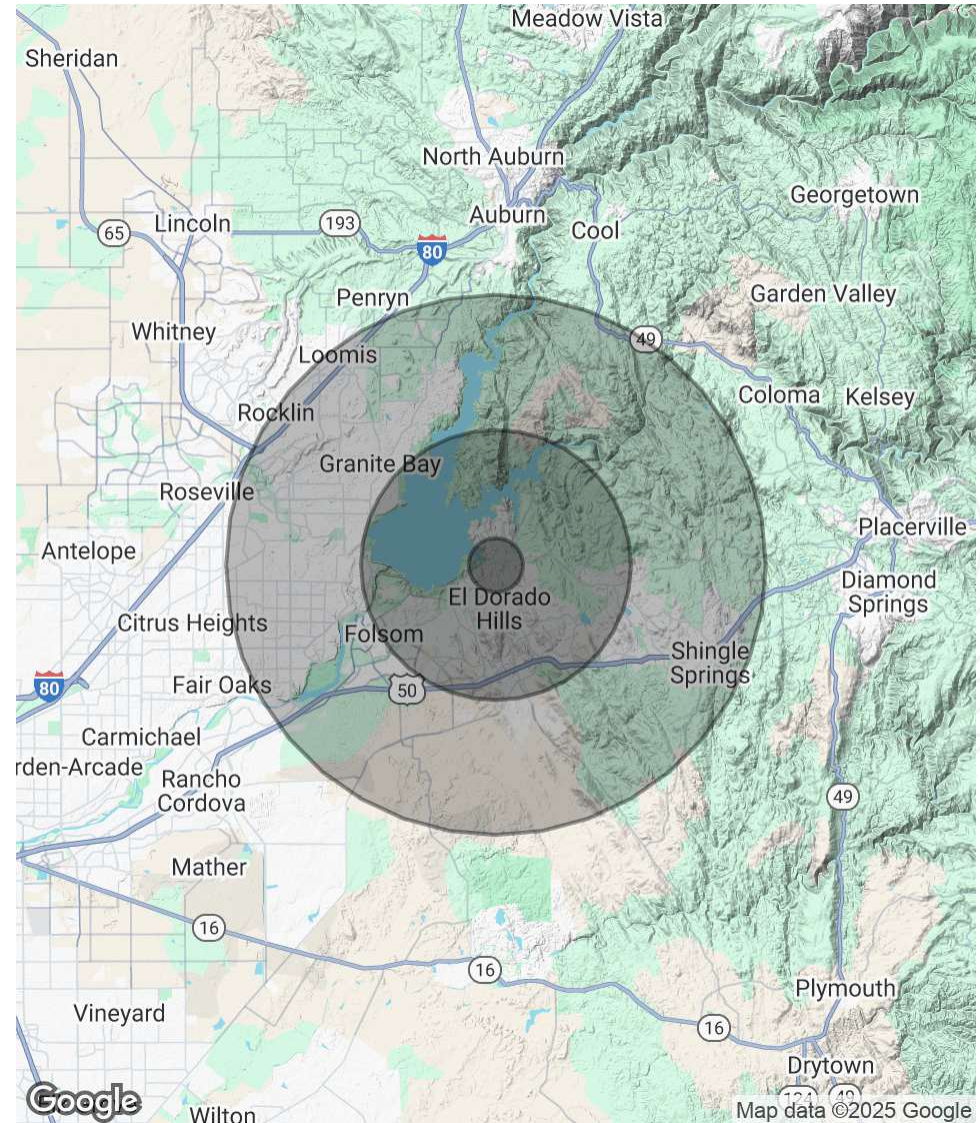
AREA DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,515	86,952	243,524
Average Age	39.8	38.4	39.9
Average Age (Male)	38.3	37.5	39.1
Average Age (Female)	41.3	39.2	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,157	28,412	84,806
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$154,753	\$131,635	\$117,449
Average House Value	\$667,965	\$623,610	\$589,752

* Demographic data derived from 2020 ACS - US Census



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