

PARK OAKS VILLAGE

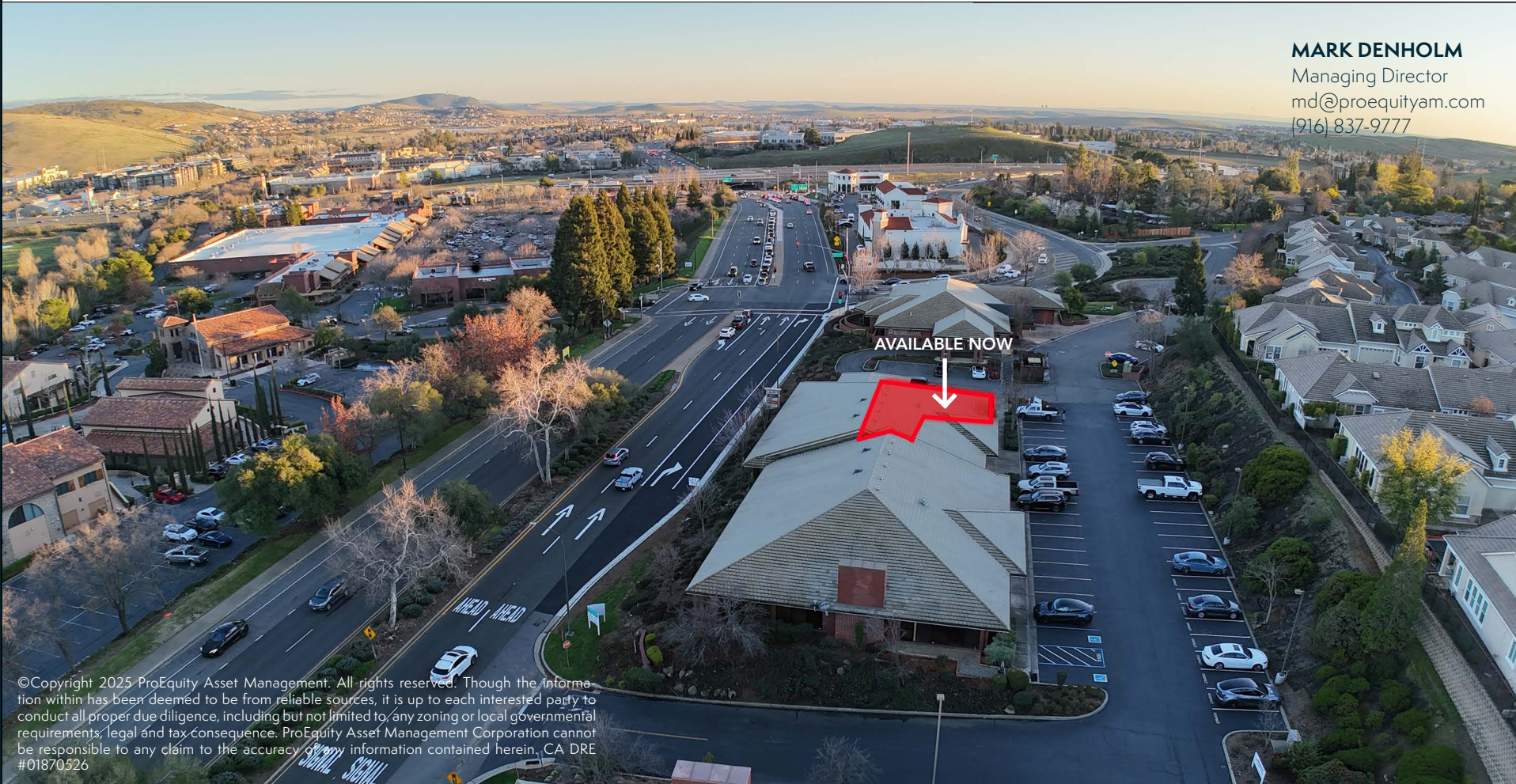
El Dorado Hills, California



MARK DENHOLM

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FOR LEASE



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3860 El Dorado Hills Blvd., El Dorado Hills, CA 95762

PROEQUITY ASSET MANAGEMENT
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PROPERTY OVERVIEW

ProEquity is pleased to present a prime leasing opportunity of 1500+ SF in a multi-tenant medical/office building located in Park Oaks Village, El Dorado Hills. The space is currently fully equipped with dental FF&E that is available for purchase or it can be cleared out and used for more traditional office uses such as real estate, attorney's, accounting, etc. This prominently visible building, featuring high-profile signage, is situated on the heavily trafficked El Dorado Hills Blvd, with over 64,000 vehicles passing daily at the intersection with Saratoga Way/Park Dr. Conveniently located across from the La Borgata office and retail center, Raley's Shopping Center, Walgreens, and Starbucks, the property is just off Highway 50, with El Dorado Hills Blvd. serving as the main gateway to the area. El Dorado Hills, home of the prestigious Serrano master-planned community and other desirable neighborhoods, is one of the fastest-growing regions in the Sacramento metropolitan area, boasting a population of 52,500 as of 2022 and an average median household income exceeding \$181,784. This property represents a prime business location in a high-visibility location within a prosperous and rapidly expanding community.

PROPERTY HIGHLIGHTS

- Located at the intersection of El Dorado Hills Blvd. and Saratoga Way/Park Dr. with over 64,000 VPD.
- One-Quarter of a mile from the Hwy. 50 and El Dorado Hills Blvd./Latrobe Rd. Interchange.
- The most prominently visible Office Medical buildings in El Dorado Hills.
- At the confluence of Raley's anchored shopping center and the luxurious La Borgata Center.
- One half-mile from the award winning El Dorado Hills Town Center.

STRONG MARKET DEMOGRAPHICS

- Average Household Income: +/- \$182,000
- Average home value: +/- \$908,000
- +/- 6,900 homes recently completed or under construction with another 25,000 planned all within 3 miles.
- El Dorado Hills and the Western Slope of El Dorado Country continues to be one of the areas fastest growing markets in the Sacramento MSA with a projected population of 350,426 in 2026.



HIGHLY DESIRABLE MARKET

- Three award-winning school districts, Buckeye Union Elementary, Rescue Union Elementary, and El Dorado Union High School Districts.
- Prestigious and award-winning communities.
- Serrano Country Club
- 90-minute drive to South Lake Tahoe, 40 minutes to wine country, and 35 minutes to Sacramento International Airport.
- Highly active Chamber of Commerce
- Significant local employment/daytime population with an estimated 200 businesses in El Dorado Hills, 9,779 daytime employees, and a daytime population of 16+ of 27,517 for 2023.

ATTRACTIVE CURB APPEAL

- Red brick exterior with well-manicured landscape setting up above El Dorado Hills Blvd. provides picturesque setting.
- Professionally managed & maintained.
- Gateway to El Dorado Hills.

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SUITE AVAILABLE

AVAILABLE NOW FOR LEASE

Available Suite: 602

Square Feet: 1500 SF +/-

Asking Rent: Inquire with Broker

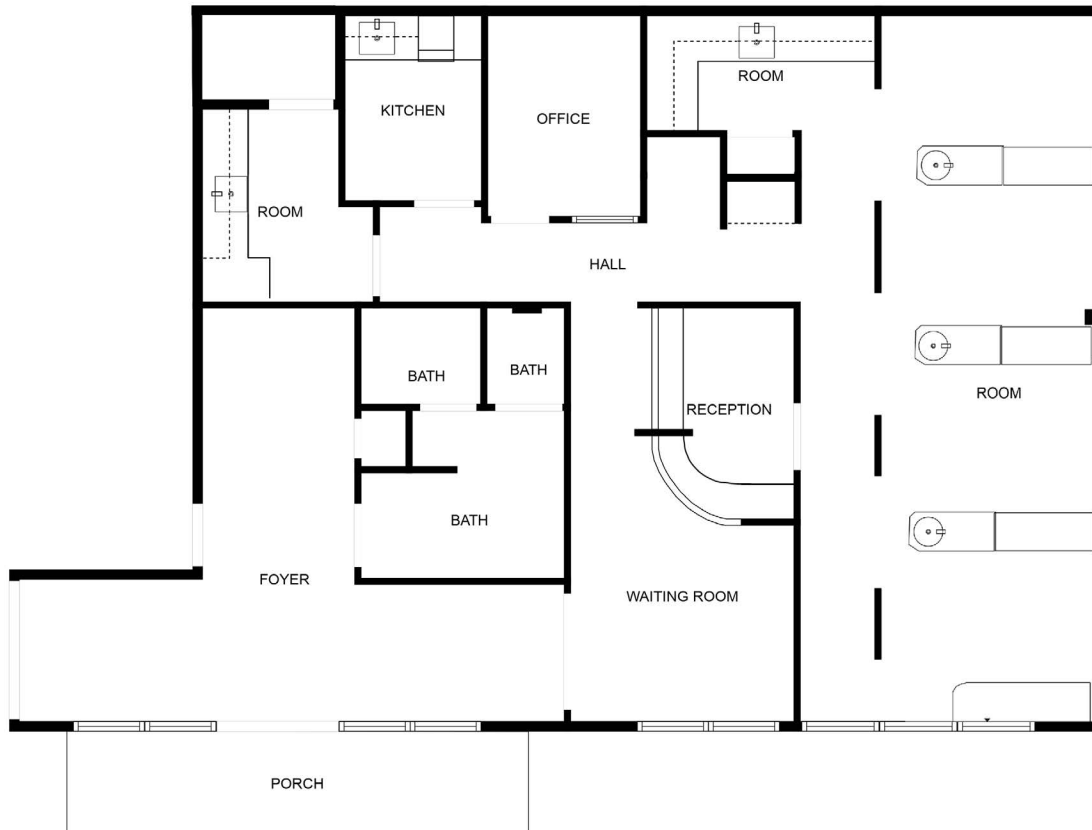
Lease Type: NNN

Uses: Medical/Dental, Office, Service

Zoning: Commercial, Community (CC). The CC, Community Commercial Zone, provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. Mixed use development compatible with General Plan densities is appropriate in this zone.

Exclusives/Restrictions: None

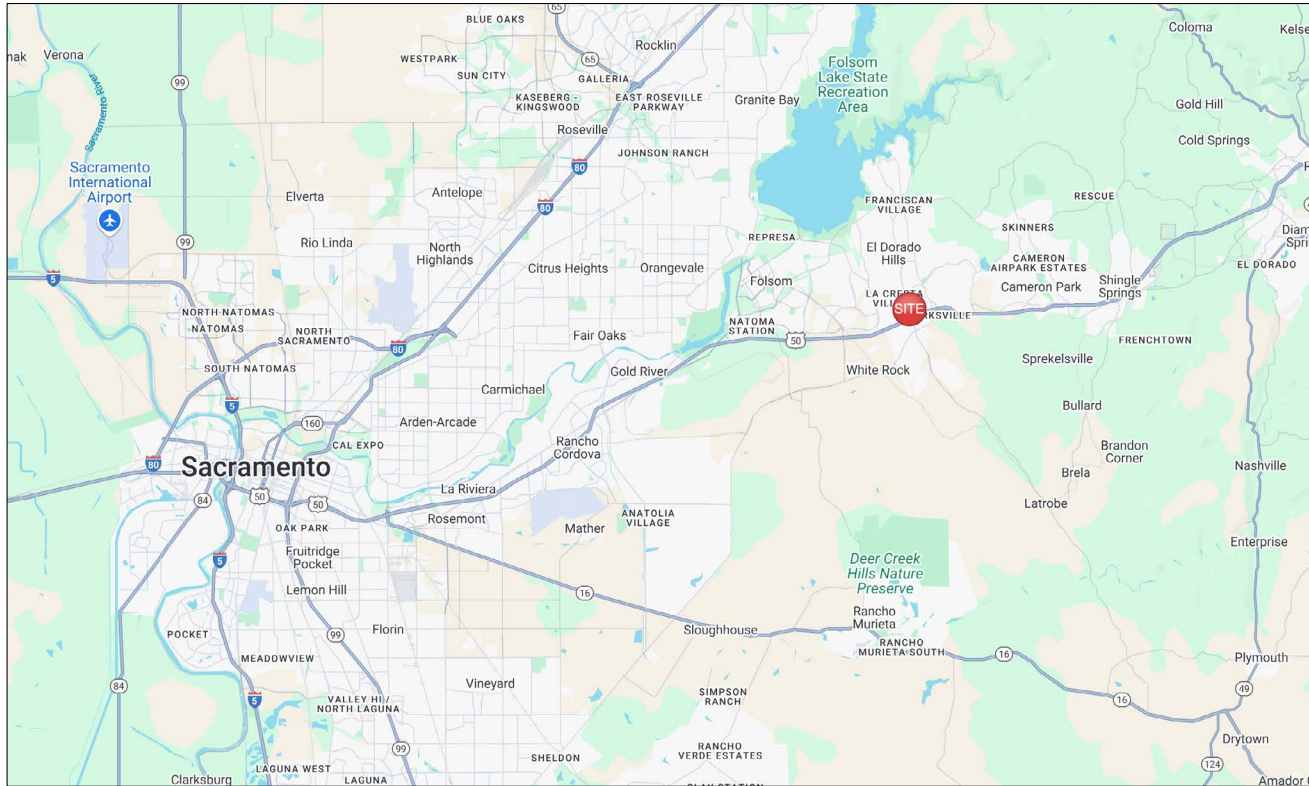
Additional Notes: This suite is fully equipped with all FF&E for dental office. All FF&E can be acquired by tenant through auction (ask broker for details) or it will be delivered clear of all FF&E.



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REGIONAL MAP



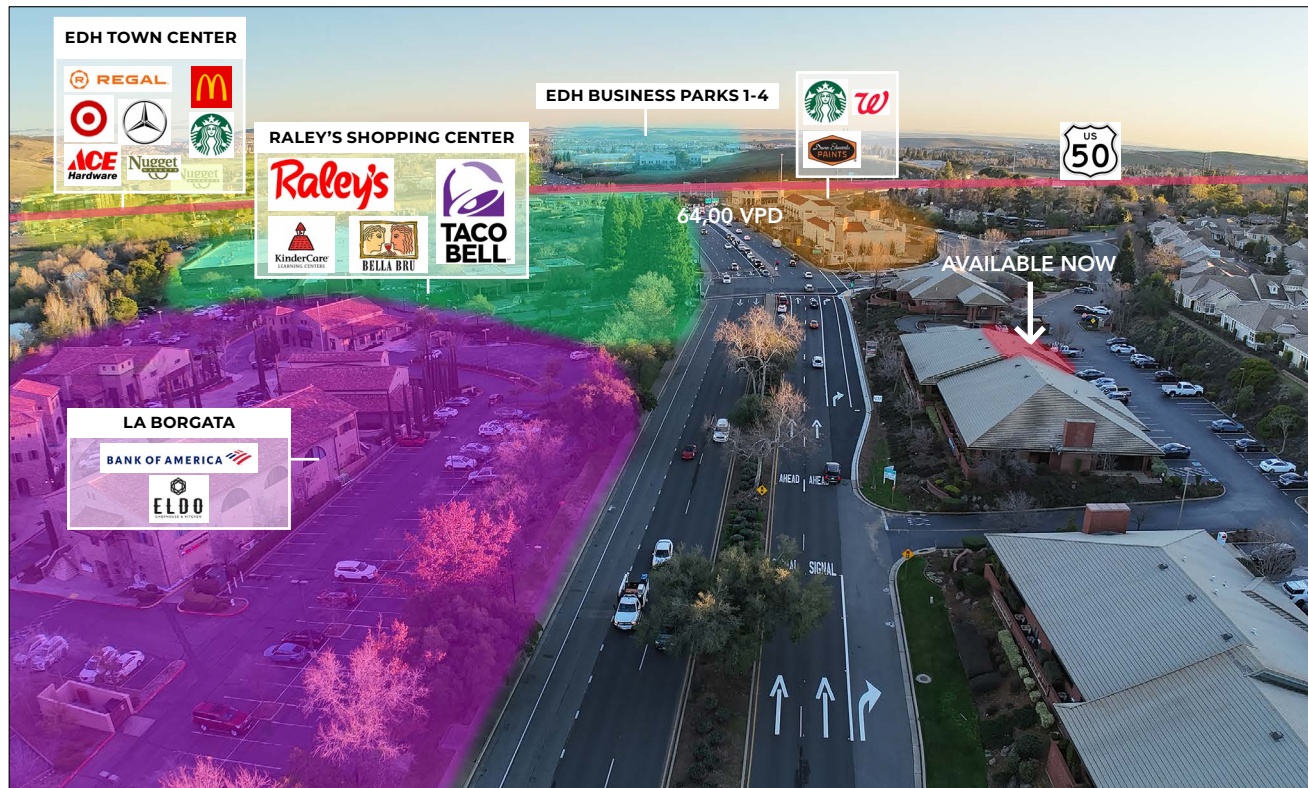
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AREA MAP



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SPACE OVERVIEW (EXTERIOR)



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SPACE OVERVIEW (INTERIOR)



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ProEquity
ASSET MANAGEMENT

AREA OVERVIEW

EL DORADO HILLS

El Dorado Hills, California, is located at the base of Sierra Nevada Foothills just 30 minutes east of the California State Capitol of Sacramento. As the name “El Dorado” translates, this is a land of golden opportunity. High per capita incomes, low crime rates, and an area with huge economic growth have made this well-planned community a desirable destination for both families and businesses.

El Dorado Hills has a unique and highly desirable bedroom community on the north side of Highway 50 centered around the award winning and highly sought after Serrano Master Planned Community and the Serrano Country Club. Over to the south of Highway 50 is majestic regional shopping, entertainment with many dining options, and a regional business park south of Highway 50. The El Dorado Hills Town Center is truly a magnificent gathering place for the region with a movie theater and events throughout the year, while the business

park spans 900 acres and provides employment opportunities from over 200 companies driving significant day time population.

It provides idyllic settings for outdoor activities like hiking, biking, or walking on the extensive network of trails that connects El Dorado Hills with nearby Folsom Lake or El Dorado State Park. Once here, shoppers and diners will enjoy perusing quaint boutiques & sampling delicious local fare, while taking advantage of convenient amenities like quality schools & medical facilities just minutes away from home.

Just 40 minutes away is the popular Plymouth wine region home to many award-winning wineries. The Sacramento International Airport is only 35 minutes to the west and only 90 minutes east on Highway 50 is beautiful South Lake Tahoe.



EDH BY THE NUMBERS

+/- 52,483
Total Population

43.5
Median Average

+/- \$181,704
Average HHI

+/- \$908,000
Average Property Value

3.8%
Unemployment Rate

24.6%
Growth Since 2010

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A FURTHER LOOK

El Dorado Hills is a suburb of Sacramento, California, with an estimated population of +/- 52,483. Located in El Dorado County, El Dorado Hills is considered one of the best places to live in California as it offers residents a rural feel and lush rolling hills with breathtaking views of the Sierra Nevada Mountains and Sacramento Valley. The area is 30 minutes from downtown Sacramento and 90 minutes from Lake Tahoe.

Local families enjoy the highly ranked schools, fabulous sports programs, close proximity to Folsom Lake, and numerous community activities, ranging from the art and wine fairs to free, evening outdoor music performances.

Located at the base of the Sierra Foothills, **Folsom** offers opportunities for hiking, biking, running, camping, horseback riding, water-skiing, and boating. Fishing offers trout, catfish, big and small mouth bass, or perch. Visitors can also see the Folsom Powerhouse – once called “the greatest operative electrical plant

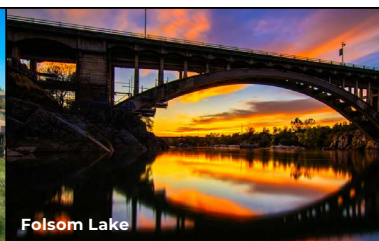
on the American continent.” For cyclists, there is a 32-mile long bicycle path that connects Folsom Lake with many Sacramento County parks before reaching Old Sacramento. The park also includes Lake Natoma, downstream from Folsom Lake, which is popular for crew races, sailing, kayaking, and other aquatic sports.

Serrano Country Club is located in El Dorado Hills among one of the largest and most prestigious master-planned communities in Northern California. The par-72 championship golf course blends the aesthetics of the golf course with the realities of the terrain’s natural contours. Members can relax and dine in the award-winning 34,000 square foot clubhouse. Serrano Country Club offers both elegant and casual dining accompanied by breathtaking views of the Sierra Nevada, Mount Diablo, Folsom Lake, rolling hills and century-old oak trees from the grand windows and terraces.

The **Harris Center** for the Arts seeks to enrich the lives of people throughout California’s capitol region by providing venues and opportunities to experience artistic work, celebrate cultural traditions, and participate in the creative process. Long envisioned as a critically important element for Folsom Lake College, the visual and performing arts center was initially conceived as a facility to instruct, develop, and guide talented students to become actors, musicians, dancers, visual artists, and behind-the-curtain technicians.



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SACRAMENTO

Sacramento is home to many established and increasingly growing business sectors that generate new ideas, revenue, and exposure to the River City. Government and real estate-related industries are what Sacramento is known for, but it has also made a large push for industries like health care, agriculture, green technology and education which are known as clusters.

In addition to the thriving economic development, Sacramento boasts an extensive park system consisting of over 5,000 acres of parkland and recreation centers. The city features a collection of smaller parks in the Downtown districts, including Crocker Park, Pioneer Landing and Southside Park. Popular parks outside the central core include American River Parkway which spans 23 miles along the American River, and William Land Park. The Sacramento area also hosts a wide variety of higher educational opportunities. There are

two major public universities, many private institutions, community colleges, vocational schools, and McGeorge School of Law.



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DEMOGRAPHICS

POPULATION	1 Mile		2 Mile		3 Mile		5 Mile		El Dorado Hills		
2022 Estimate	5,884		25,707		50,429		119,456		52,483		
2027 Projection	6,637		29,232		56,832		131,532		59,095		
2032 Forecast	7,281		32,148		62,211		142,204		64,722		
Growth 2022-2027	12.8%		13.7%		12.7%		10.1%		12.6%		
Growth 2022-2010	10.1%		26.1%		31.5%		22.7%		24.6%		
Growth 2010-2000	79.7%		170.1%		146.7%		63.2%		75.2%		
EMPLOYMENT											
Daytime Population (FTE)	3,334		10,002		16,523		29,625		14,115		
HOUSEHOLDS											
2022 Estimate	2,032		8,996		17,205		42,372		18,000		
2027 Projection	2,292		10,242		19,417		46,624		20,292		
Growth 2022-2027	12.80%		13.85%		12.85%		10.03%		12.73%		
ETHNICITY											
White	4,659	79%	18,568	72%	37,036	73%	91,131	76%	42,362	81%	
Black	102	2%	405	2%	854	2%	1,932	2%	779	1%	
Asian	580	10%	4,269	17%	7,968	16%	15,979	13%	5,078	10%	
Other	544	9%	2,465	10%	4,572	9%	10,414	9%	4,264	8%	
INCOME											
Median Household Income	\$132,407		\$141,188		\$147,060		\$126,710		\$137,954		
Average Household Income	\$166,702		\$174,679		\$179,009		\$155,932		\$181,784		



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FIRM PROFILE

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ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

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ProEquity

ASSET MANAGEMENT

IMPLEMENTING A DETAILED DUE DILIGENCE AND VALUE-ADD APPROACH TO ASSET MANAGEMENT, PROEQUITY PROVIDES A TURN-KEY SOLUTION IN ASSET SERVICES. OUR SERVICES CATER TO PRIVATE INDIVIDUALS, INSTITUTIONAL CLIENTS, LENDING INSTITUTIONS, AND SPECIAL SERVICERS. WE ARE COMMITTED TO SERVING YOU WITH EXCELLENCE.

EST. 2012
