

AVAILABLE

# SERRANO VILLAGE GREEN

4537 Serrano Parkway, El Dorado Hills, California

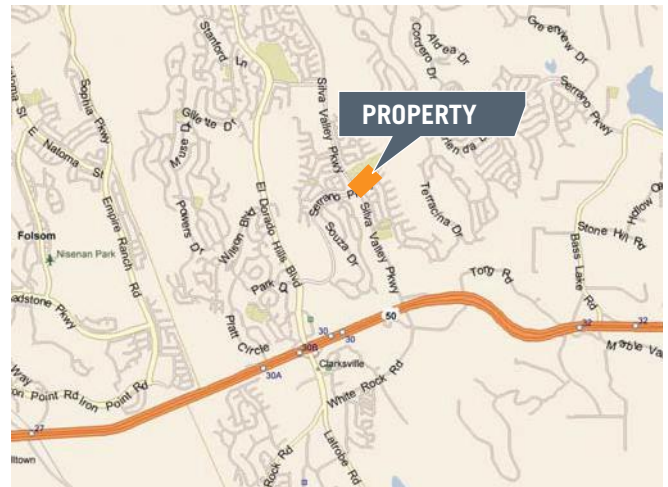


AVAILABLE FOR LEASE

Asking Lease Rate: \$3.50 PSF, Modified Gross

## Property Highlights:

- 15,000 SF Building Planned Completion Fall, 2021
- Planned construction of additional buildings
- Adjacent tenants: Dental, Financial, Daycare, Preschool
- Brand New Construction
- Situated in the Village Green Business Complex at Serrano
- Located less than one mile to Highway 50 and in close proximity to Serrano Country Club; El Dorado Public Library next door
- Office/Retail Build-to-Suit Opportunities on adjacent parcels



For information, please contact our exclusive listing agents:



**Carl Packard**

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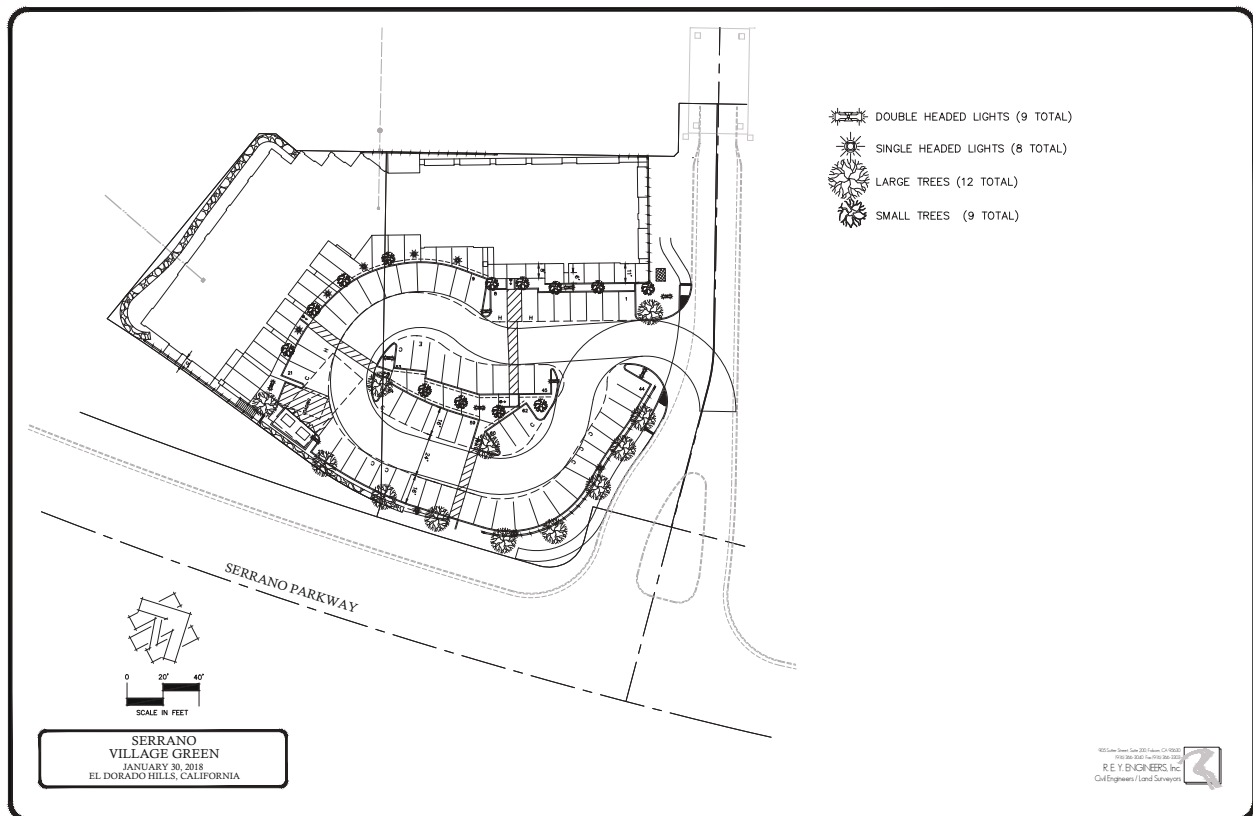
# Serrano Village Green

El Dorado Hills, CA

## BUILDING ELEVATIONS



## SITE PLAN



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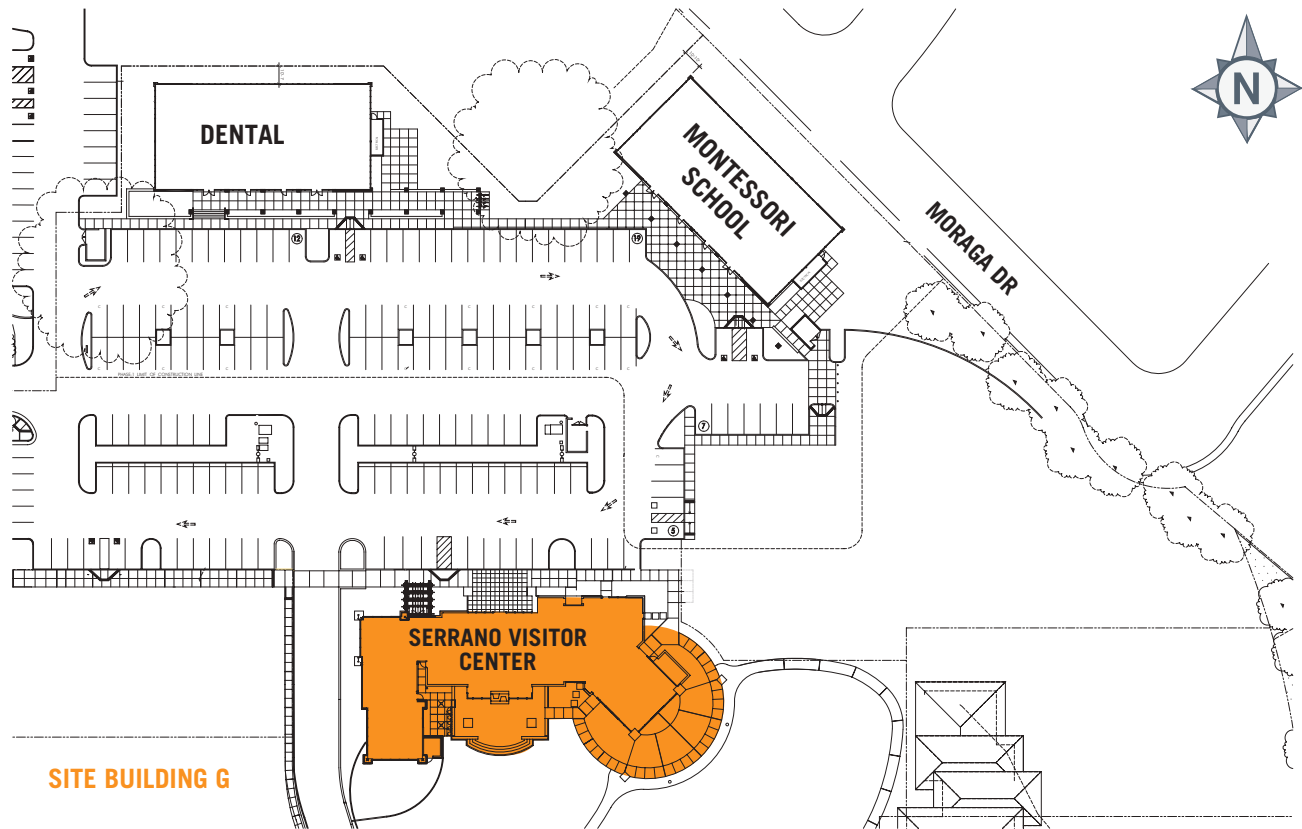
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## AERIAL VIEW



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# Serrano Village Green

El Dorado Hills, CA

## Demographic Summary Report

Serrano Village Green					
Serrano Pky, El Dorado Hills, CA 95762					
Building Type: <b>Class B Office</b>	Total Available: <b>15,000 SF</b>				
Class: <b>B</b>	% Leased: <b>0%</b>				
RBA: <b>15,000 RSF</b>	Rent/SF/Mo: <b>\$3.50</b>				
Typical Floor: <b>15,000 SF</b>					
Divisible: <b>Yes</b>					
Radius	1 Mile		3 Mile		5 Mile
<b>Population</b>					
2024 Projection	6,246		49,153		114,486
2019 Estimate	6,095		46,510		108,986
2010 Census	6,409		40,962		99,855
Growth 2019 - 2024	2.48%		5.68%		5.05%
Growth 2010 - 2019	-4.90%		13.54%		9.14%
<b>2019 Population by Hispanic Origin</b>	662		4,781		11,810
<b>2019 Population</b>	6,095		46,510		108,986
White	4,694	77.01%	36,089	77.59%	87,215 80.02%
Black	153	2.51%	841	1.81%	1,721 1.58%
Am. Indian & Alaskan	37	0.61%	267	0.57%	834 0.77%
Asian	904	14.83%	6,949	14.94%	13,982 12.83%
Hawaiian & Pacific Island	12	0.20%	145	0.31%	312 0.29%
Other	294	4.82%	2,220	4.77%	4,921 4.52%
U.S. Armed Forces	2		49		76
<b>Households</b>					
2024 Projection	2,071		16,716		40,858
2019 Estimate	2,022		15,805		38,895
2010 Census	2,128		13,828		35,589
Growth 2019 - 2024	2.42%		5.76%		5.05%
Growth 2010 - 2019	-4.98%		14.30%		9.29%
Owner Occupied	1,711	84.62%	13,664	86.45%	29,327 75.40%
Renter Occupied	311	15.38%	2,142	13.55%	9,569 24.60%
<b>2019 Households by HH Income</b>	2,021		15,804		38,896
Income: <\$25,000	79	3.91%	832	5.26%	2,619 6.73%
Income: \$25,000 - \$50,000	162	8.02%	1,419	8.98%	4,567 11.74%
Income: \$50,000 - \$75,000	212	10.49%	1,391	8.80%	4,410 11.34%
Income: \$75,000 - \$100,000	305	15.09%	1,637	10.36%	4,985 12.82%
Income: \$100,000 - \$125,000	222	10.98%	1,980	12.53%	5,151 13.24%
Income: \$125,000 - \$150,000	188	9.30%	1,715	10.85%	3,755 9.65%
Income: \$150,000 - \$200,000	354	17.52%	2,961	18.74%	6,228 16.01%
Income: \$200,000+	499	24.69%	3,869	24.48%	7,181 18.46%
<b>2019 Avg Household Income</b>	\$155,935		\$156,566		\$137,126
<b>2019 Med Household Income</b>	\$129,056		\$134,373		\$113,914

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