

EL DORADO HILLS TOWN CENTER

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



FOR LEASE

OFFICE SPACE AVAILABLE

155 SF – 9,765 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
Building 102 - 4364 Town Center Blvd.		
3rd	312	583 SF
3rd	320	9,765 SF
Building 202 - 4359 Town Center Blvd.		
2nd	213	1,622 SF
3rd	310	3,096 SF
Building 203 - 4357 Town Center Blvd.		
2nd	214	1,672 SF
Building 350 - 4370 Town Center Blvd. Full-Service Building		
1st	110	4,039 SF
3rd	300-4	191 SF
3rd	300-17	155 SF
3rd	300-18	344 SF
Building 351 - 4420 Town Center Blvd. Fully Leased		



■ 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	Intero 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	Zoe'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	Livvy 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
35	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	Roostar Hot Chicken	Online Only
4	Round Table Pizza	916-941-1577
23	Selland's Market Café	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

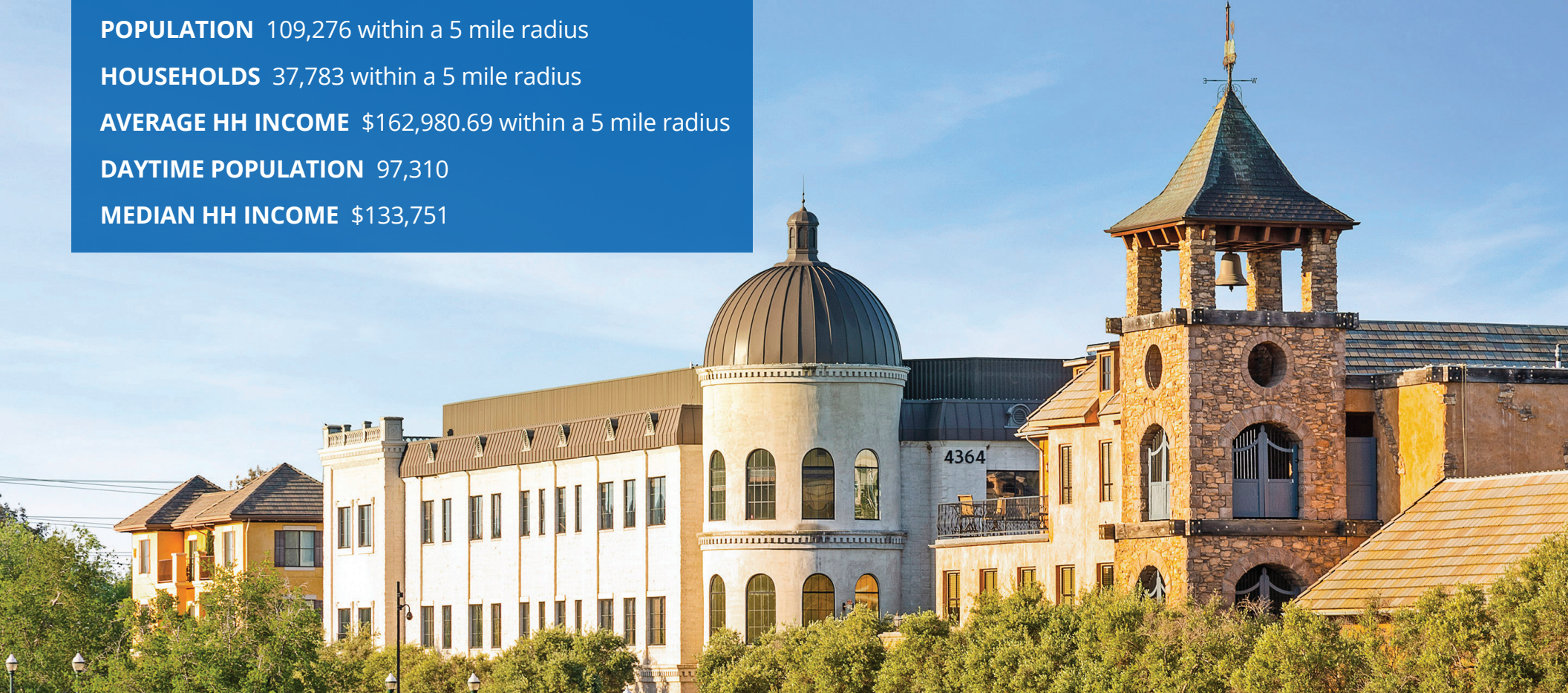
POPULATION 109,276 within a 5 mile radius

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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