

FOR LEASE

SIENNA RIDGE

EL DORADO HILLS, CALIFORNIA

@pappasinvestments
www.pappasinvestments.com



SIENNA RIDGE
ROAD & BASS
LAKE ROAD

900 & 1,527 SF
SHOP SPACE
AVAILABLE

JOIN TENANTS

SAFeway

CHASE



WELLS
FARGO



DOUBLE SHOT
COFFEE



Great
Clips



AND MORE COMING SOON,
INCLUDING:



KELLY RULE | BRE# 01173419

m 314-954-7735 | d 916-465-8843
e krule@pappasinvestments.com

01

PROJECT HIGHLIGHTS

Sienna Ridge is a neighborhood shopping center that is situated at the southeast corner of Bass Lake Road and Sienna Ridge Road in El Dorado Hills, California, one of the most affluent communities in the Sacramento Region.

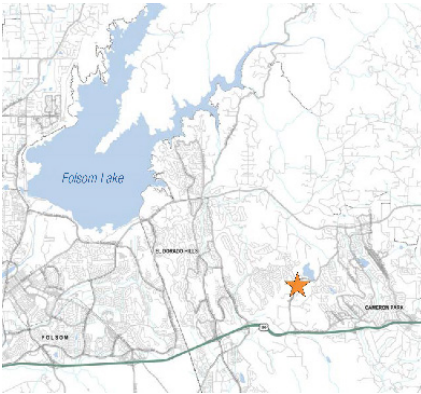
Sienna Ridge is a ±100,698 square foot Safeway anchored center that serves the upscale community of Serrano and approximately 1,460 future homes within the Bass Lake Specific Plan.

Prominent pad locations are available for fast food drive thru restaurants and retailers along both Serrano Parkway and Bass Lake Road, a primary traffic connector to US Highway 50.

One of the Greater Sacramento Area’s most exclusive areas, the community of El Dorado Hills is located approximately 22 miles from downtown Sacramento along US Highway 50. The El Dorado Hills area continues to be one of the most affluent communities in the region with a median home value of \$611,517 within a 1-mile radius.

In addition, the trade area demographics continue to be among the strongest in Northern California. Within a 3-mile radius, there are 46,959 people in 18,049 households with an average household income of \$182,949. The median household income within a 1-mile radius of the center is \$197,879.

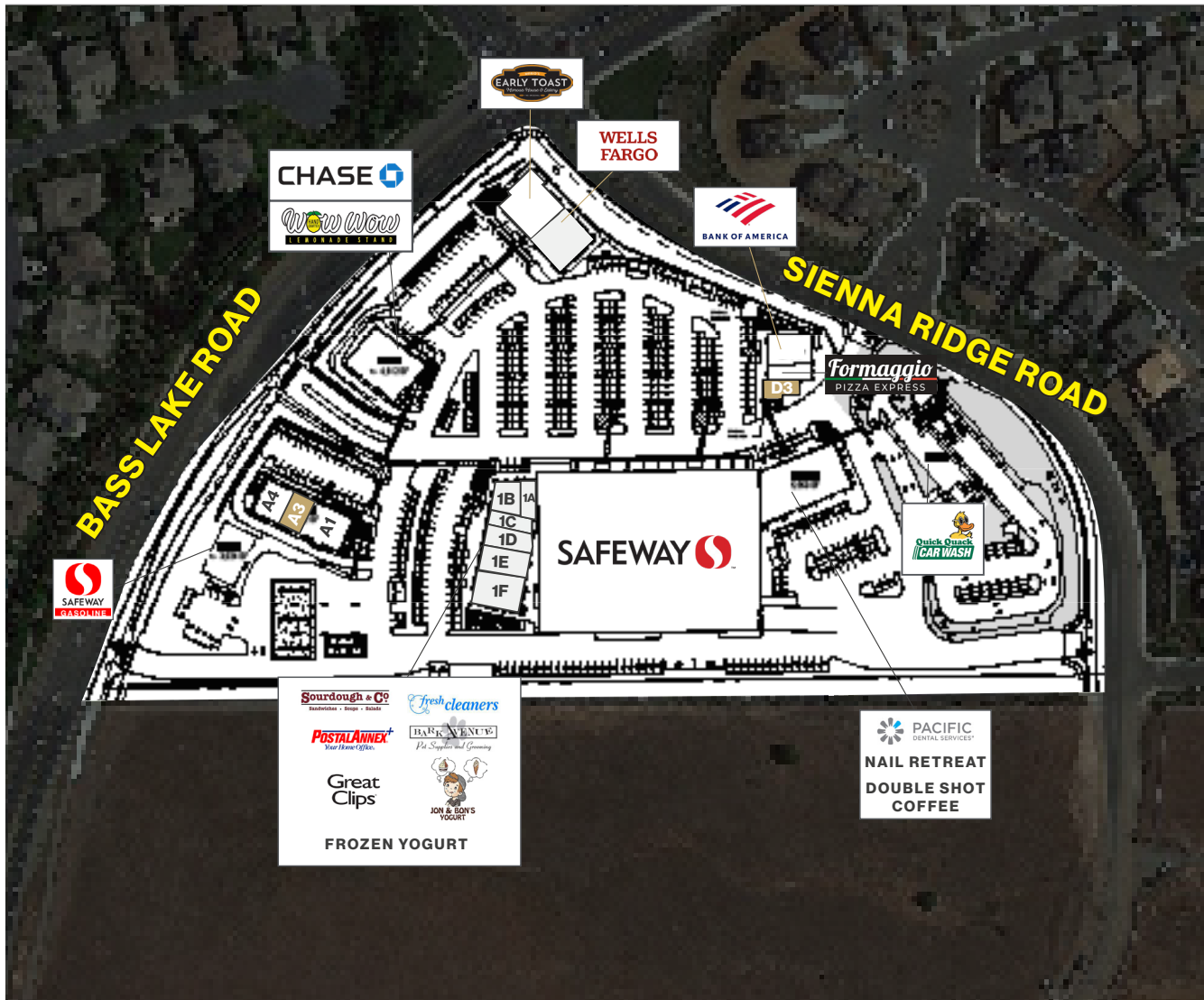
Notable traffic generators in El Dorado Hills include Blue Shield of California and Serrano Golf & Country Club.



DEMOGRAPHICS	1.5 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,209	46,959	95,179
AVG HOUSEHOLD INCOME	\$197,879	\$182,949	\$186,571
COLLEGE EDUCATED	63.7%	57%	60.8%
OWNER OCCUPIED	73.1%	71.4%	69.4%



SITE PLAN OVERVIEW

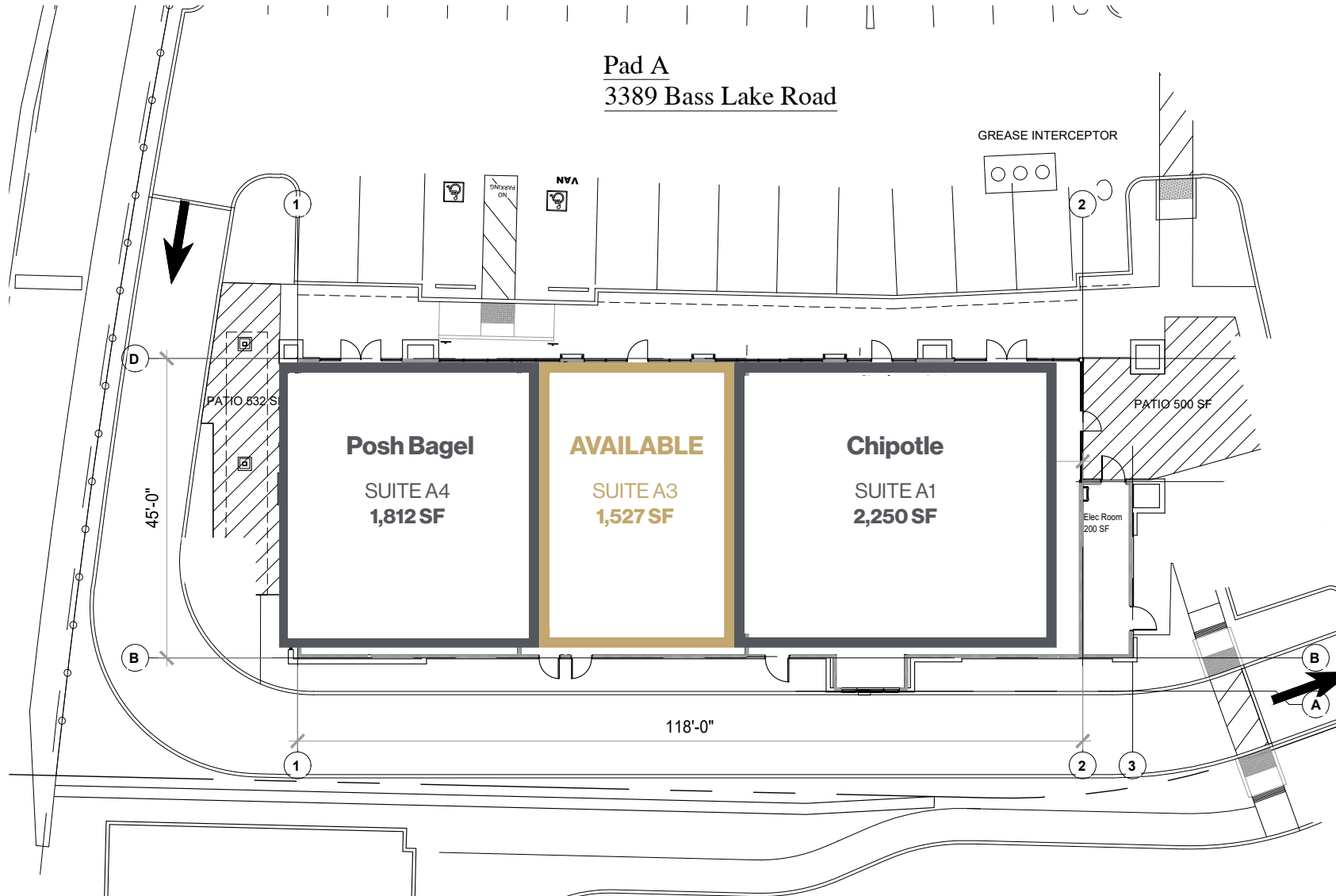


SIENNA RIDGE

SUITE	TENANT	SF
Anchor	Safeway	55,000
A1	Chipotle	2,330
A3	AVAILABLE	1,527
A4	Posh Bagel	1,500
B1	Wow Wow Lemonade Stand	1,240
B3	Chase Bank	3,532
C1	Mario's Early Toast	3,590
C4	Wells Fargo	3,130
D1	Bank of America	2,000
D2	Formaggio Pizza	1,173
D3	AVAILABLE	900
PAD E	Quick Quack Car Wash	5,750
1A	Great Clips	972
1B	Sourdough Bread Company	1,354
1C	Frozen Yogurt	955
1D	Fresh Cleaners	900
1E	Postal Annex	1,477
1F	Bark Avenue	3,559
2A	Double Shot Coffee Bar	1,612
2C	Nail Retreat	2,000
2D	Pacific Dental Services	3,175
FUEL MART	Mart Safeway	3,024

AVAILABLE SPACE

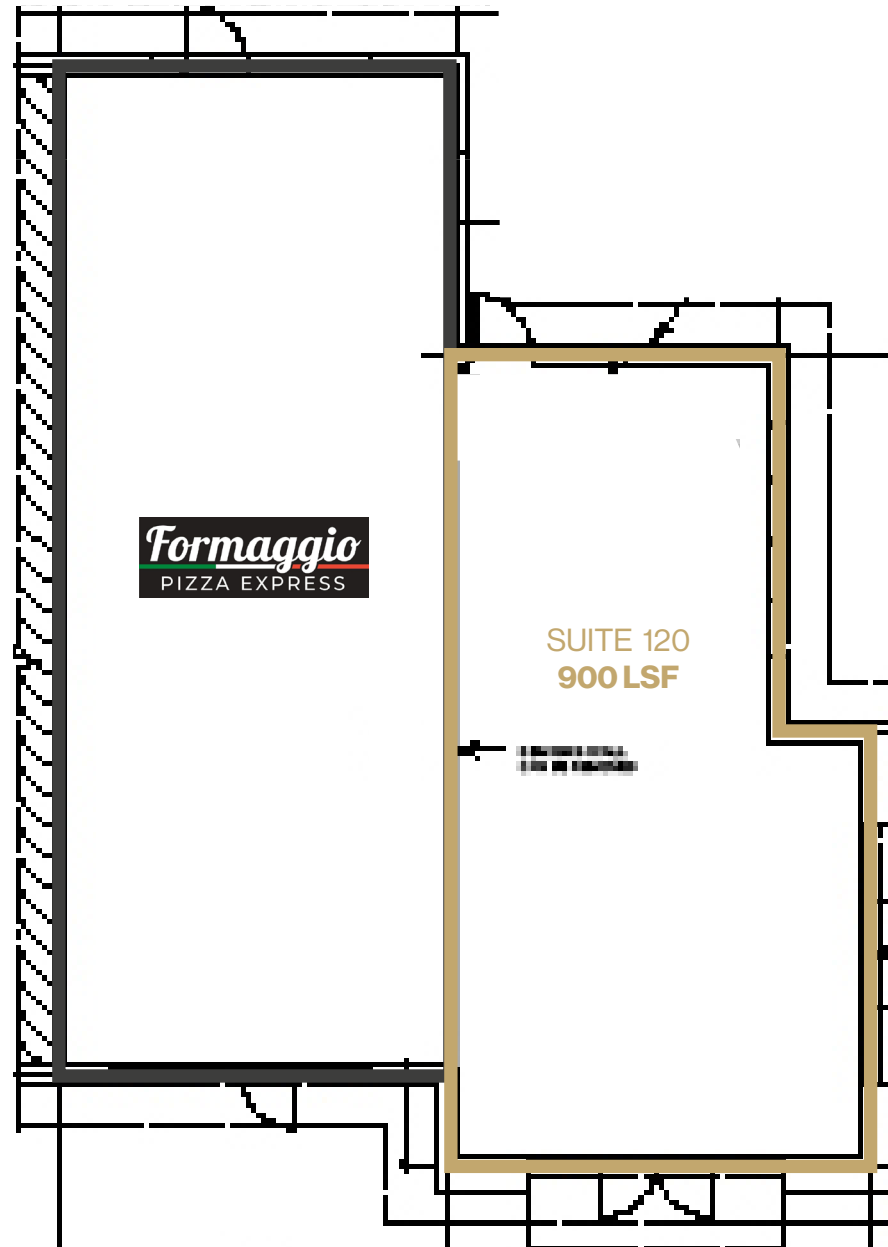
PAD A



03

AVAILABLE SPACE

PAD D



AREA OVERVIEW





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