

**FOR
LEASE**

**4970 WINDPLAY DR,
EL DORADO HILLS, CA**

+/- 2,161 SQ. FT. FLEX SUITE AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

4970 WINDPLAY DR.

SPACE AVAILABLE	SIZE	LEASE RATE
SECOND FLOOR OFFICE + WAREHOUSE	+/-2,161 SF	CONTACT BROKER

PROPERTY HIGHLIGHTS:

- **Prime El Dorado Hills Business Park:** Prestigious flex/office address amid tech, real-estate and creative firms inside the tree-lined Windplay & Windfield campus.
- **Quick Hwy 50 Access:** Less than a mile to the Latrobe Rd interchange means highway 50 access in under five minutes.
- **Affluent Trade Area:** Median household income tops \$149K within El Dorado Hills, delivering deep spending power for professional services and retailers alike.
- **Two-Minute Town Center Perks:** Shopping, dining and banking at El Dorado Hills Town Center sit just up the road—perfect for lunch runs or client meet-ups.
- **Versatile Flex Suite:** ±3,290 SF condo built 2000 with high-finish two-story offices, 18' clear warehouse bay, grade-level loading and generous parking under R-D zoning.
- **Move-In-Ready Convenience:** Professional management, on-site deli, and flexible lease terms keep operations smooth so you can focus on business.



STRONG TRAFFIC COUNTS

LATROBE RD: 29,480 ADT
WHITE ROCK RD: 15,189 ADT



AVERAGE
\$178,541
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING
RD-DC (RESEARCH AND
DEVELOPMENT)
SACRAMENTO COUNTY

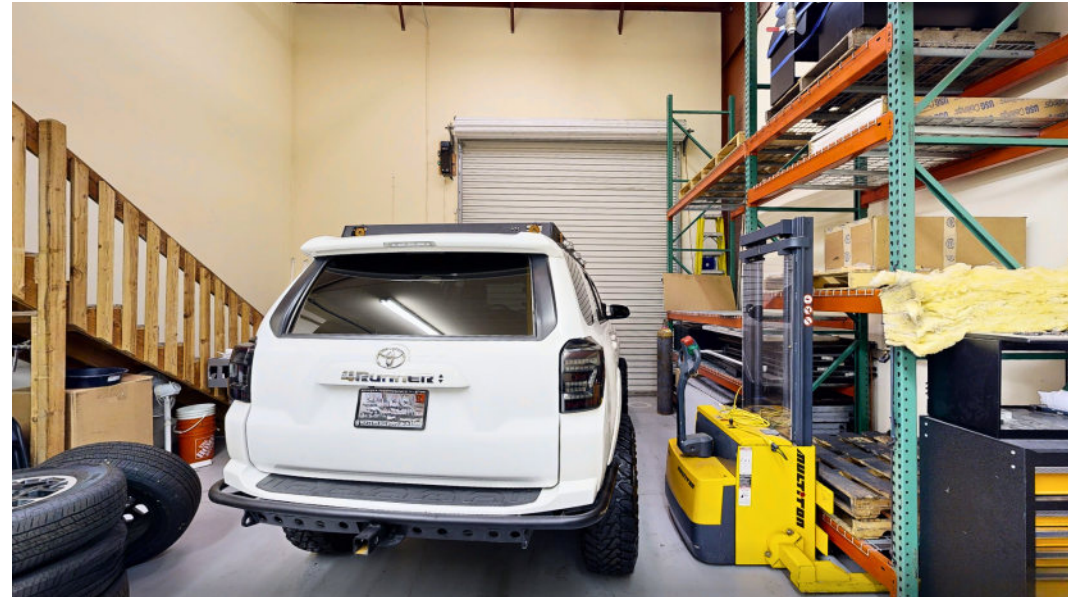
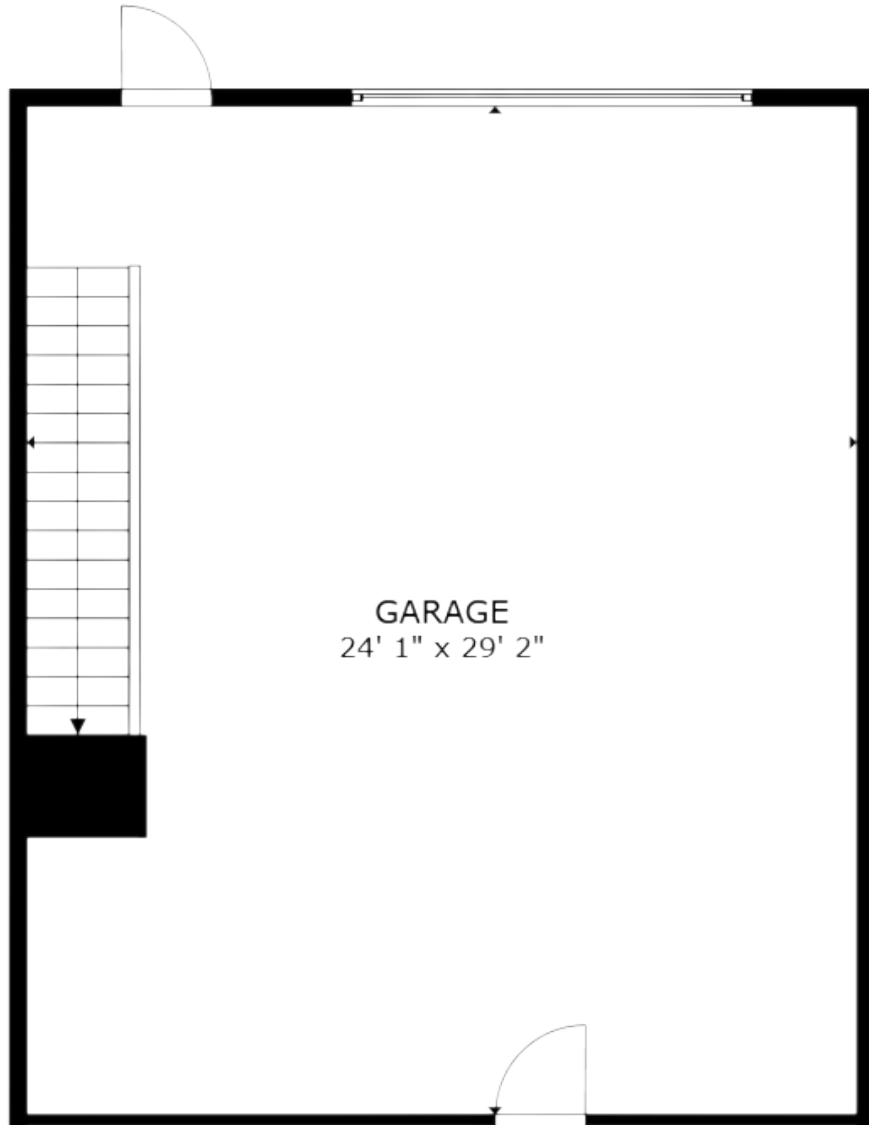


8 SPACES

GROUND FLOOR WAREHOUSE

Size: +/- 756 sq. ft.

3D Tour
Click Here



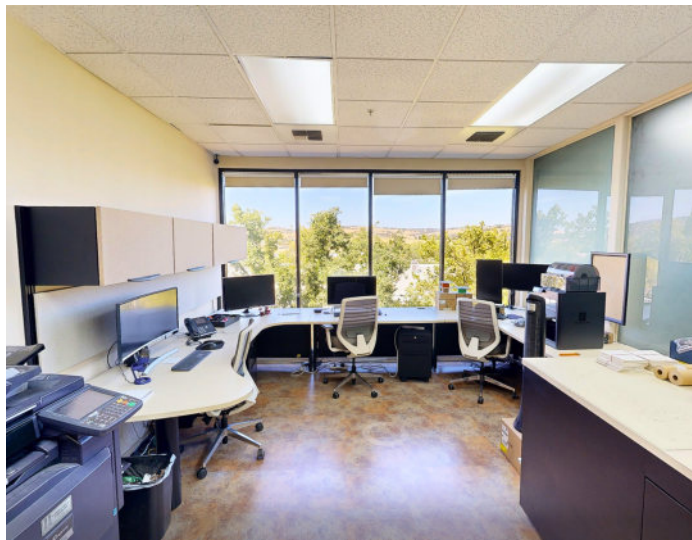
INTERIOR PHOTOS



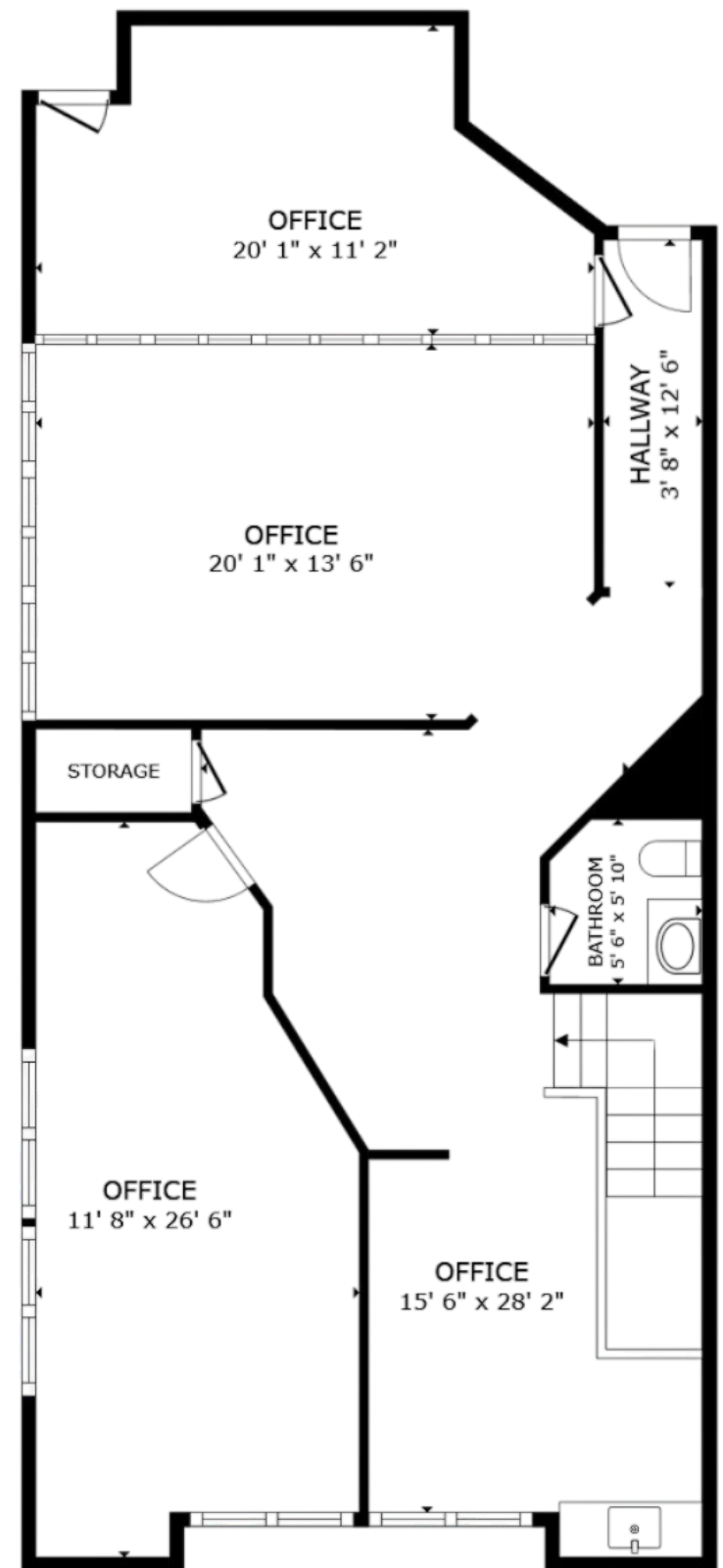
SECOND FLOOR OFFICE

Size: +/- 1,405 sq. ft.

3D Tour
Click Here

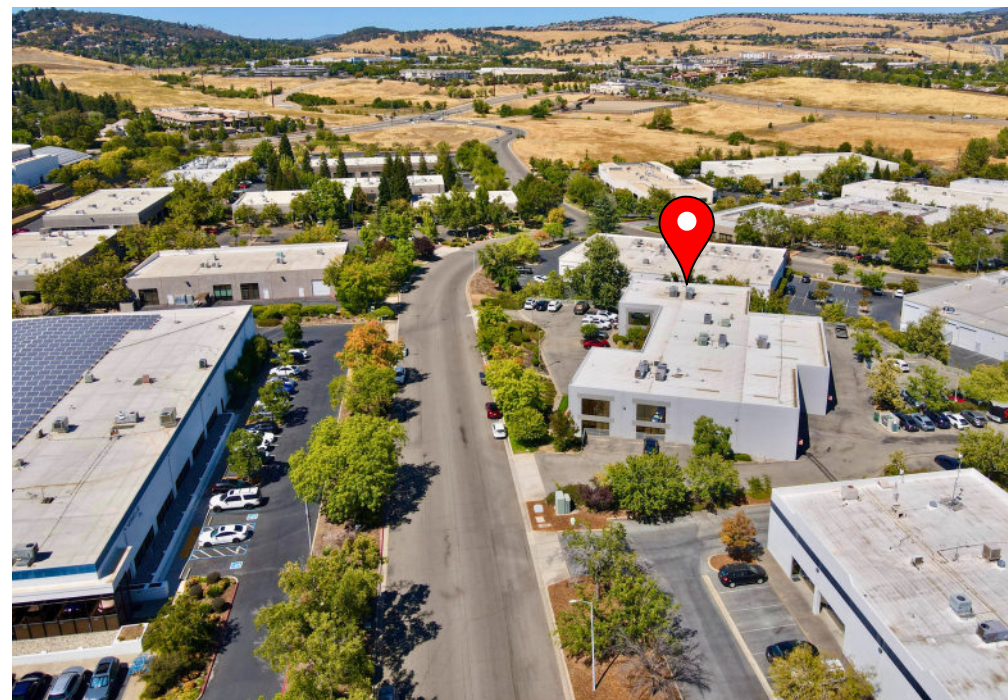
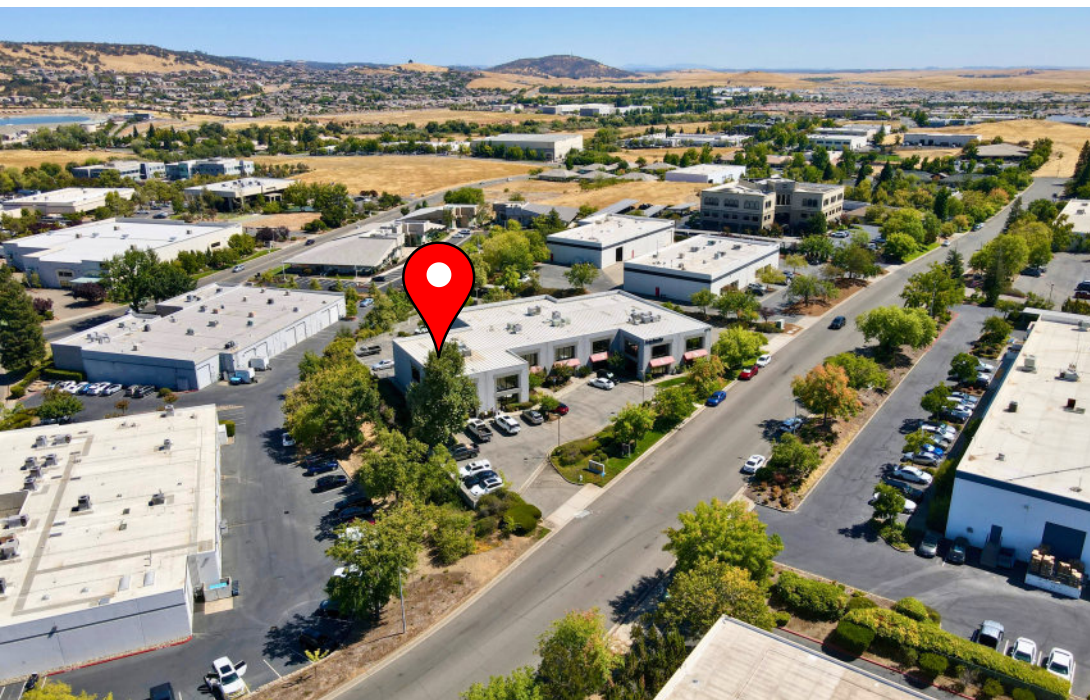


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL



El Dorado Hills Blvd



**PROPERTY
LOCATION**

White Rock Rd

Latrobe Rd



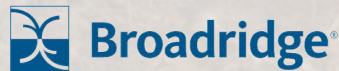
BUSINESSES
+/- 2,322
WITHIN 5 MILES



EMPLOYEES
+/- 21,916
WITHIN 5 MILES



3 MILES
TO EL DORADO HILLS TOWN CENTER
30 MILES
TO SACRAMENTO, CA



DEMOGRAPHIC SUMMARY REPORT

4970 WINDPLAY DR, EL DORADO HILLS, CA 95762



POPULATION

2024 ESTIMATE

3-MILE RADIUS	36,299
5-MILE RADIUS	102,522
10-MILE RADIUS	238,184



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$178,541.00
5-MILE RADIUS	\$168,296.00
10-MILE RADIUS	\$153,019.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	22,309	66,257	162,705
BLACK	445	1,267	5,469
HISPANIC ORIGIN	3,887	11,655	30,291
AM.INDIAN & ALASKAN	97	326	1,119
ASIAN	8,533	20,054	30,807
HAWAIIAN/PACIFIC ISLANDER	59	190	524
OTHER	4,857	14,427	37,560

POPULATION

2029 PROJECTION

3-MILE RADIUS	37,636
5-MILE RADIUS	105,012
10-MILE RADIUS	242,222

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$149,267.00
5-MILE RADIUS	\$142,753.00
10-MILE RADIUS	\$124,839.00



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VICE PRESIDENT

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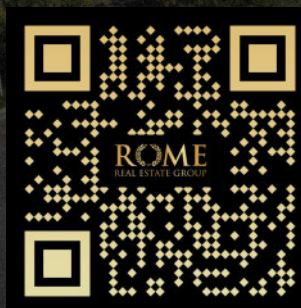
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