

**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

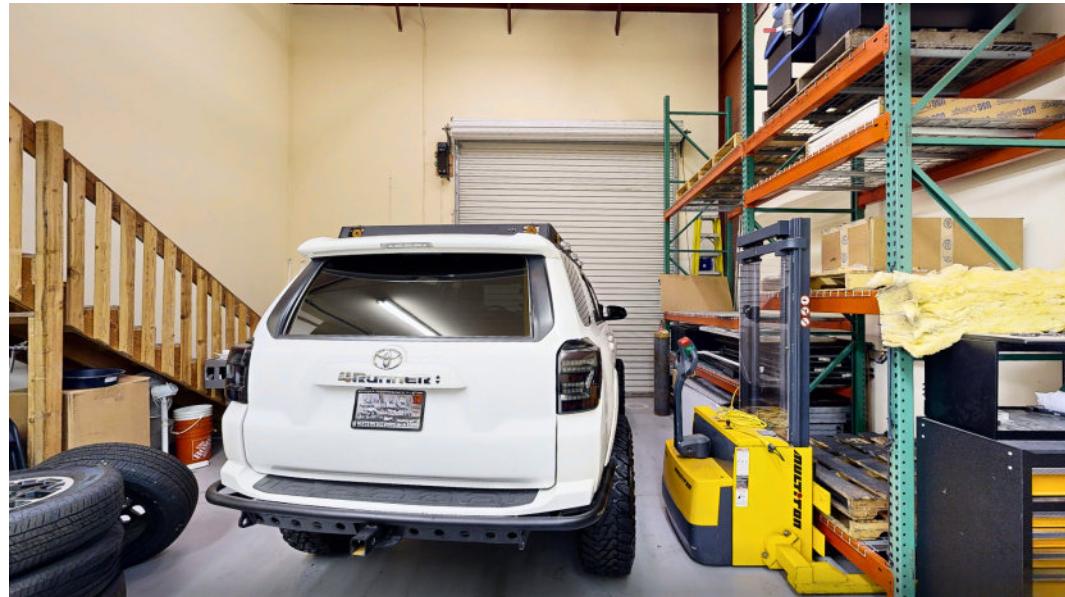
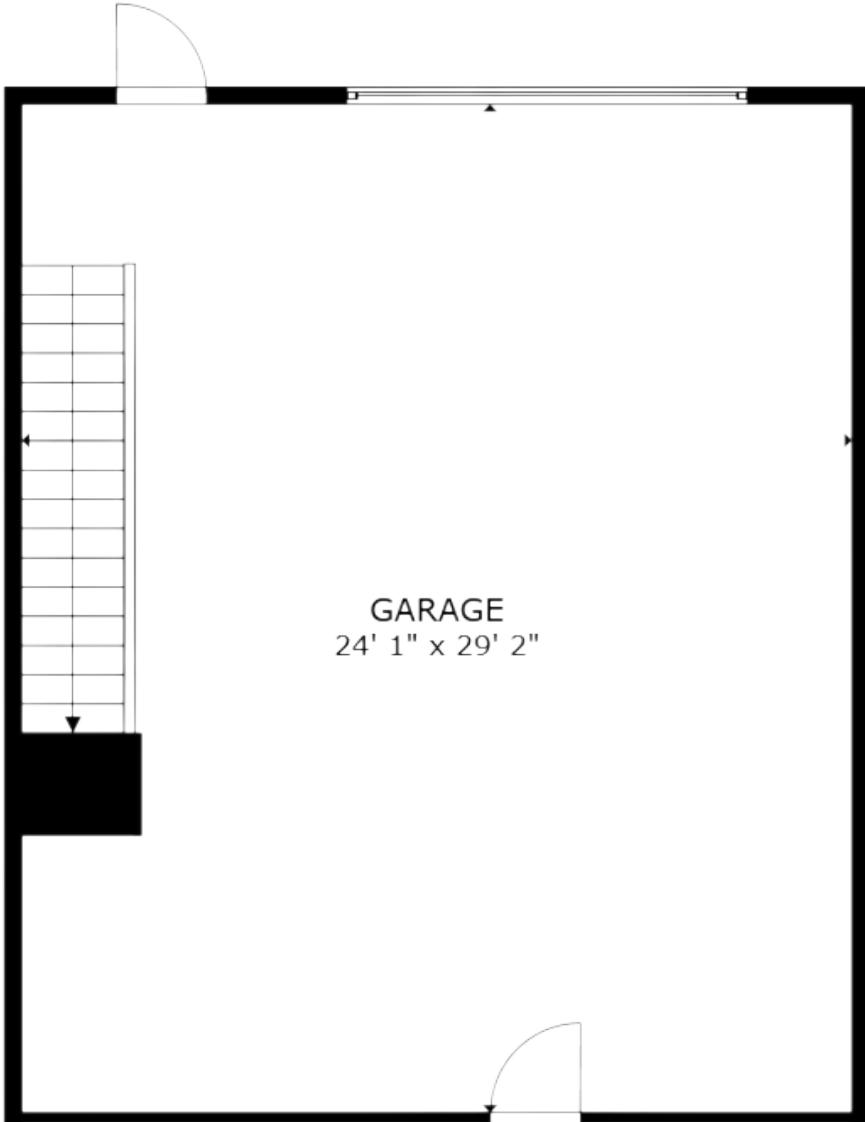


8 SPACES

# GROUND FLOOR WAREHOUSE

Size: +/- 756 sq. ft.

3D Tour  
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INTERIOR PHOTOS



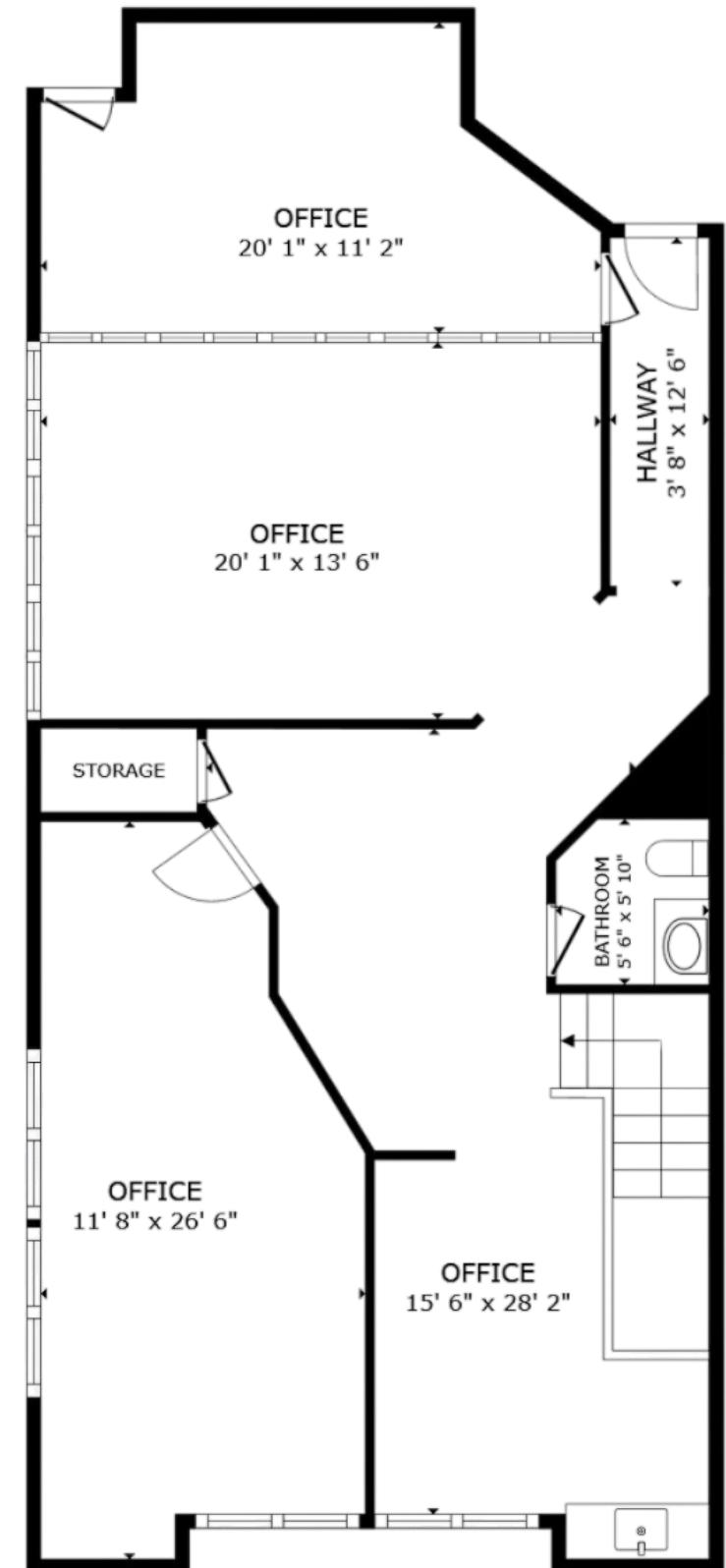
# SECOND FLOOR OFFICE

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

3D Tour  
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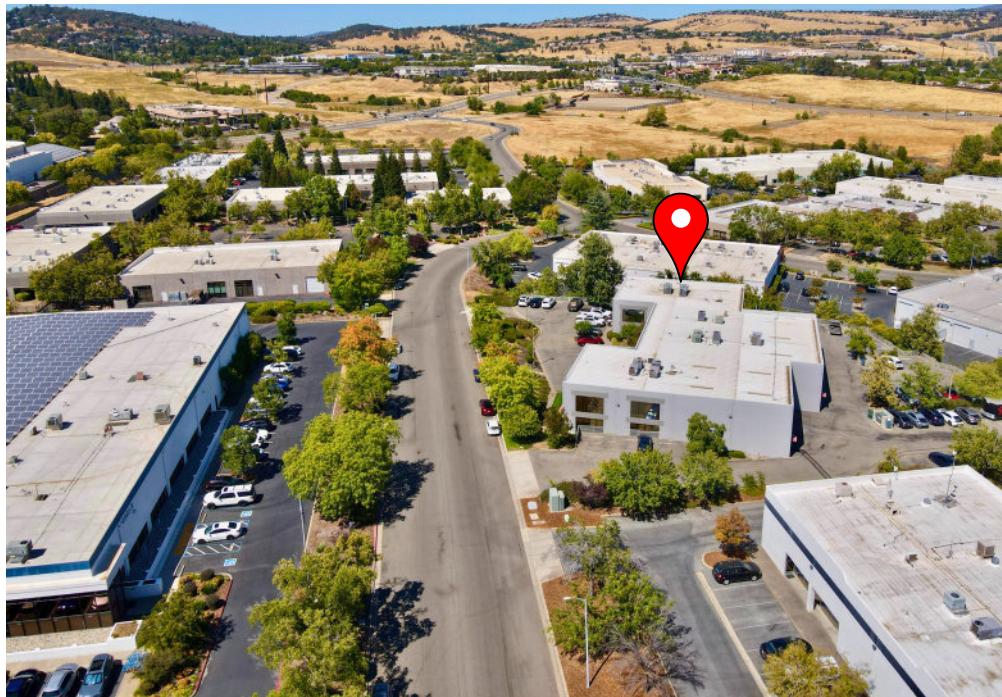
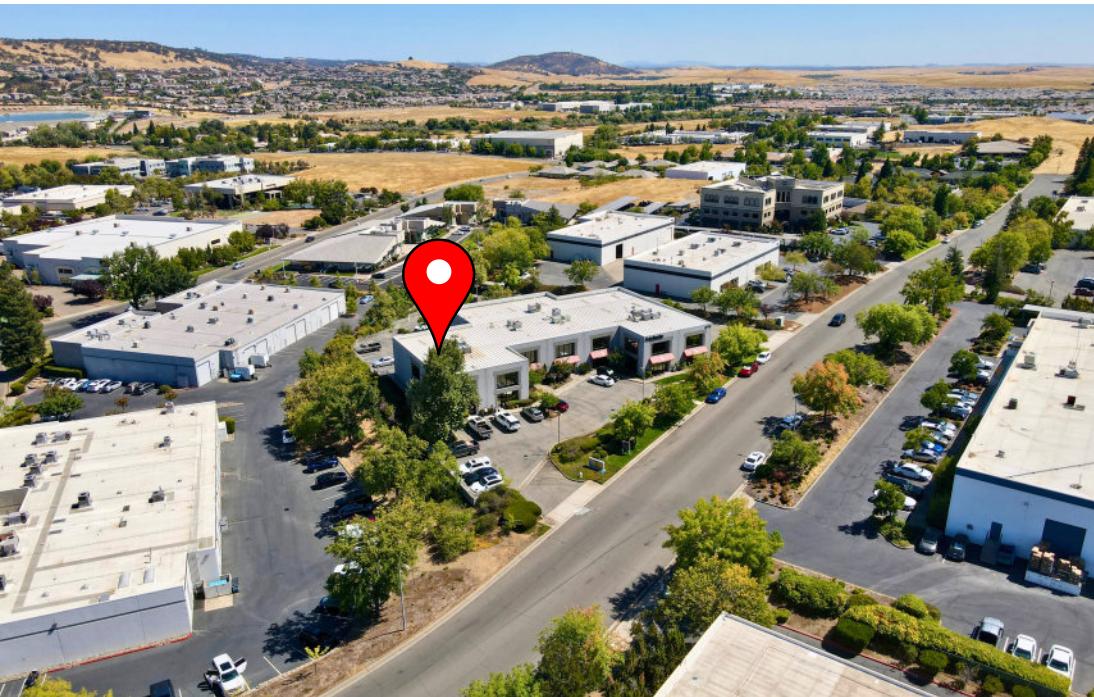


## INTERIOR PHOTOS





# EXTERIOR PHOTOS



# IMMEDIATE VICINITY AERIAL

**PROPERTY LOCATION**

**FOLSOM LAKE COLLEGE**

**El Dorado Hills Blvd**

**US 50**

**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**

**TARGET**  
**Nugget MARKETS**  
**spare time**  
**sports clubs**  
**ACE**  
**Hardware**  
**Mercedes-Benz**

**CHASE**  
**Rubio's**  
**COASTAL GRILL**

**ROUND TABLE**  
**PIZZA ROYALTY**  
**EL DORADO HILLS**  
**SPORTS CLUB & ASANTE SPA**

**CHIPOTLE**  
**MEXICAN GRILL**

**STARBUCKS**

**CVS**  
**pharmacy**  
**Peet's Coffee**  
**36 HANDLES**  
**usbank**

**COSTCO**  
**WHOLE FOODS**  
**MARKET**  
**LIFETIME**  
**FITNESS**  
**GREEN ACRES**  
**NURSERY & SUPPLY**

**PALLADIO**  
**AT BROADSTONE**  
**WHOLE FOODS**  
**MARKET**  
**sam's club**  
**THE HOME DEPOT**

**BUSINESS WORKSPACES**  
**SwimLabs**  
**Swim School KIDS COMPETITIVE TRIATHLETE**  
**JVM**  
**LANDSCAPE CONSTRUCTION, INC.**

**SHOOT 360**  
**EL DORADO HILLS**  
**SIA**  
**School Innovations & Achievement**

**Central California District Mother Lode Field Office**  
**U.S. DEPARTMENT OF THE INTERIOR**  
**Bureau of Land Management**

**John Adams**  
**ACADEMY**

**Broadridge**  
**BIBLE COLLEGE & THEOLOGICAL SEMINARY**

**SUM**

# 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



*Dave Carlsen*

VICE PRESIDENT

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# REACH OUT

## TO LEARN MORE ABOUT THIS FLEX SPACE!



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