

EL DORADO HILLS TOWN CENTER

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



FOR LEASE

RETAIL SPACE AVAILABLE

1,267 SF



DAWN BRICKER

Vice President | Property Manager
Town Center Management Group, Inc.
DRE: #01507240

4370 Town Center Blvd., Suite 300
El Dorado Hills, CA 95762

Direct: 916.933.6699 x201

Cell: 916.805.3572

Dawn@tcmgroupinc.com

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

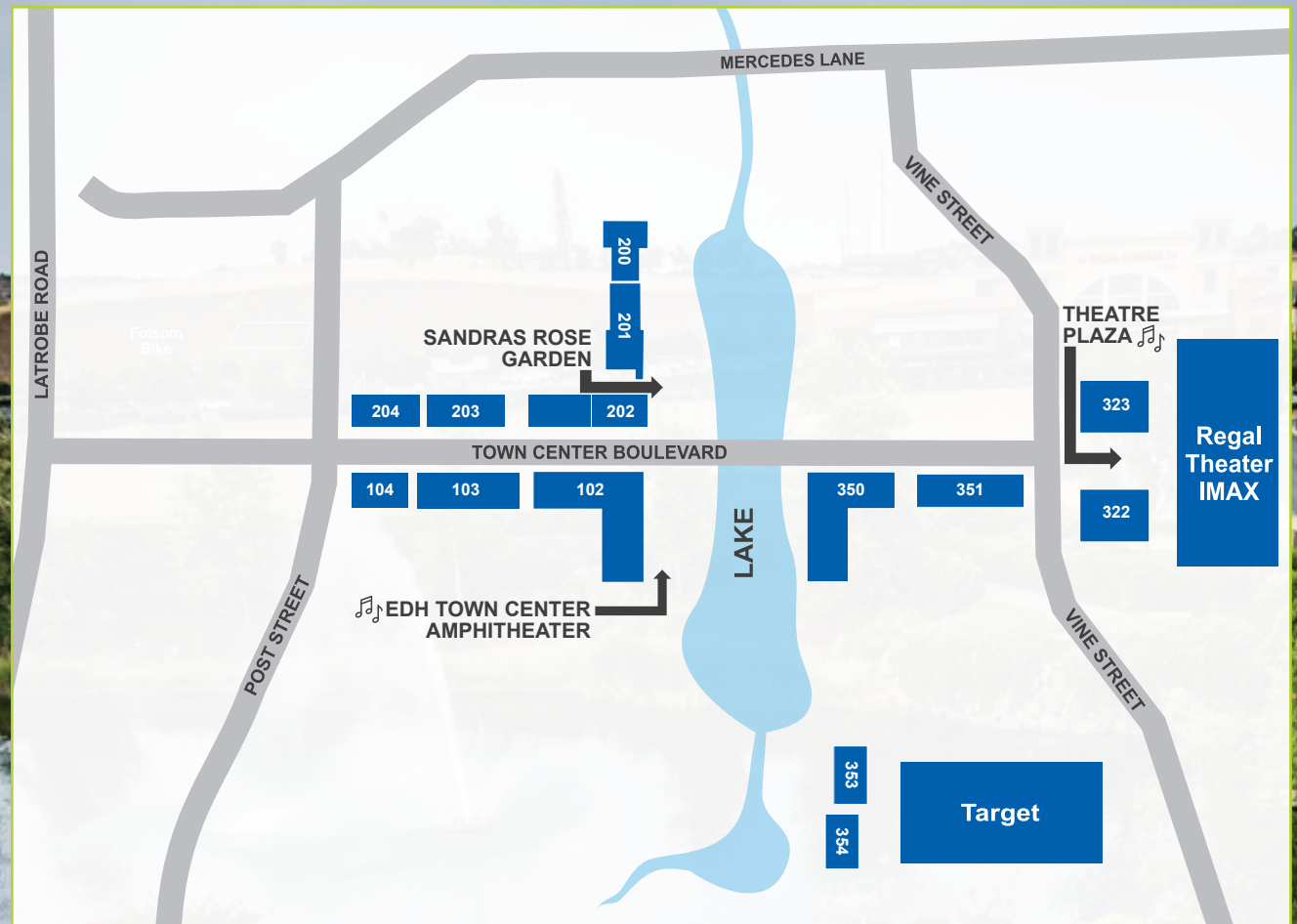


EL DORADO HILLS TOWN CENTER

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.

RETAIL SPACE FOR LEASE

Suite	Square Footage
Building 323 - 2023 Vine Street	
106	1,267 SF



■ 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	916-358-3780
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



©2024 Town Center Management Group. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance of this information is solely at your own risk. Town Center Management Group and its logo are service marks of Town Center Management Group Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners.



DAWN BRICKER

Vice President | Property Manager
Town Center Management Group, Inc.
DRE: #01507240

4370 Town Center Blvd., Suite 300
El Dorado Hills, CA 95762

Direct: 916.933.6699 x201

Cell: 916.805.3572

Dawn@tcmgrouppinc.com