

AVAILABLE  
**FOR SALE**

**4939 HILLSDALE CIRCLE**

EL DORADO HILLS, CA 95762

-/+3,250 SQ FT - APN: 117-550-001-000

**HILLSDALE CIRCLE**

**ROBERT J. MATHEWS PKWY**

**SUBJECT**

**DANIEL MUELLER**

Executive Director

**916 704 9341**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE#01829919

**JOHN CARDOZA**

Senior Director

**916 228 1970**

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

[jcardoz@muellercommercial.com](mailto:jcardoz@muellercommercial.com)

Cal DRE#01981862

**CENTURY 21**

Select Real Estate, Inc



**Newly Remodeled Owner User Office Building Available For Sale**

# THE PROPERTY

4939 HILLSDALE CIRCLE, EL DORADO HILLS, CA 95762

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



EL DORADO HILLS



+/- 3,250 SQ FT



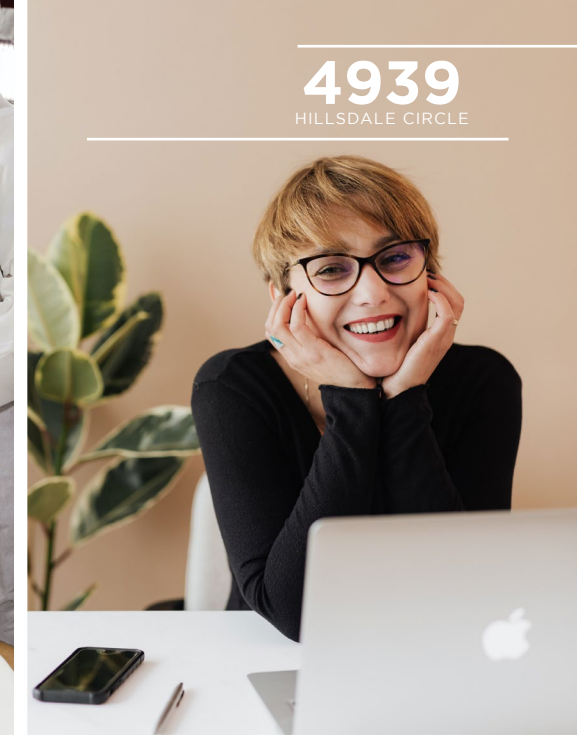
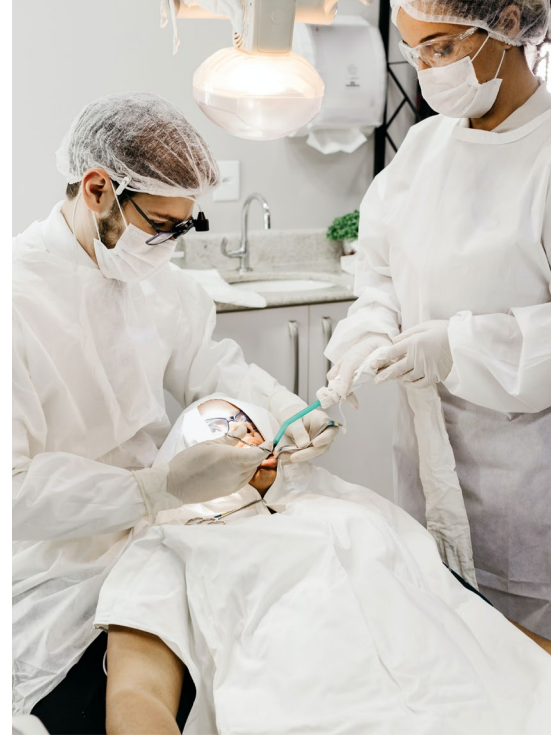
R-D ZONING



DENTAL OFFICE  
MEDICAL OFFICE  
OFFICE



Asking Sale Price  
\$1,500,000



4939

HILLSDALE CIRCLE





**4939**

HILLSDALE CIRCLE



# THE BUILDING

The building sits in a well maintained complex with generous parking and tremendous natural light. The space is located in close proximity to El Dorado Hills Town Center which allows for a variety of dining and shopping opportunities. The building is located near US 50 Freeway which connects El Dorado Hills to a multitude of different cities. The

building allows for a multitude of different office, medical, and dental uses. The beautiful office building has been recently remodeled with beautiful finishes and fixtures. The space offers tremendous natural light, exceptional glassline, bathrooms in each of the three units and ample lighting, including convenient access to parking.







## THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



4939  
HILLSDALE CIRCLE  
EL DORADO  
HILLS  
CA 95762



  




LATROBRE RD

WHITE ROCK RD





50

50




LIFETIME

GREEN ACRES

COSTCO WHOLESALE

Hampton

crumbl

Marriott

Sams

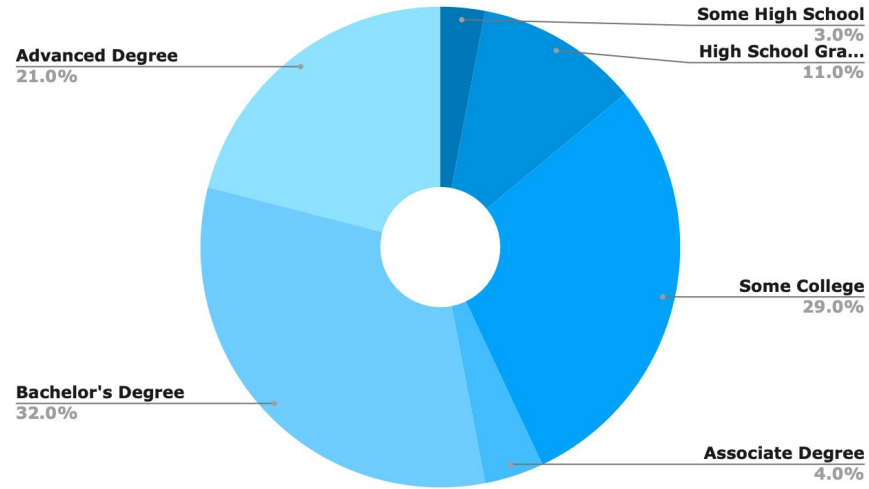
Folsom Gateway

H&M

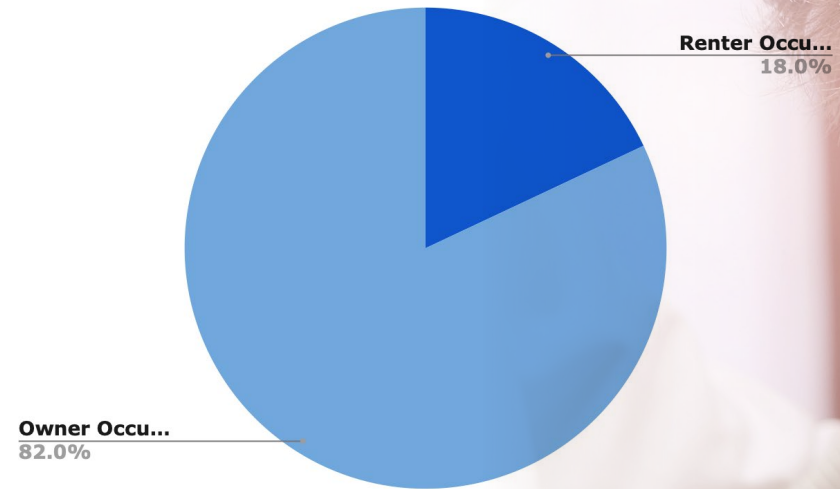
# DEMOGRAPHICS

EDUCATION  
HOUSING

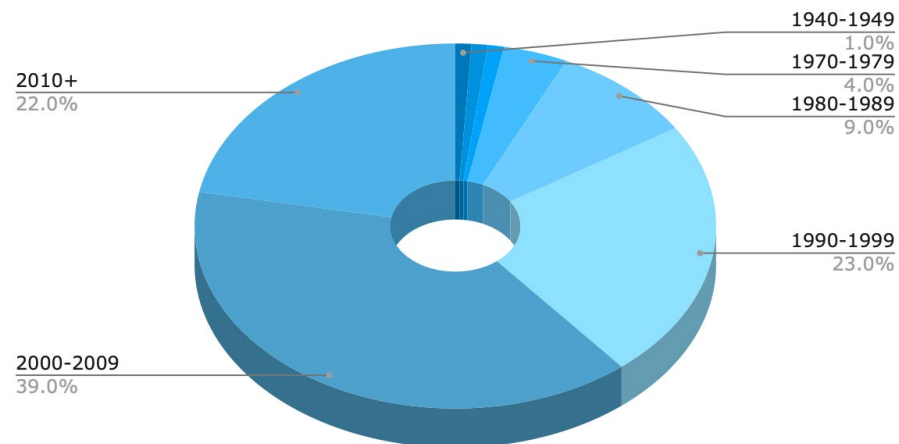
### EDUCATIONAL ATTAINMENT



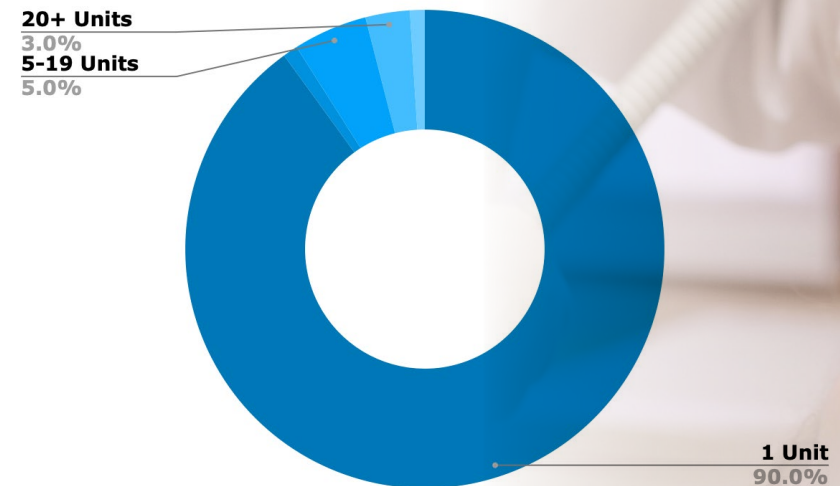
### HOUSING OCCUPANCY



### HOMES BUILT BY YEAR



### HOUSING TYPE

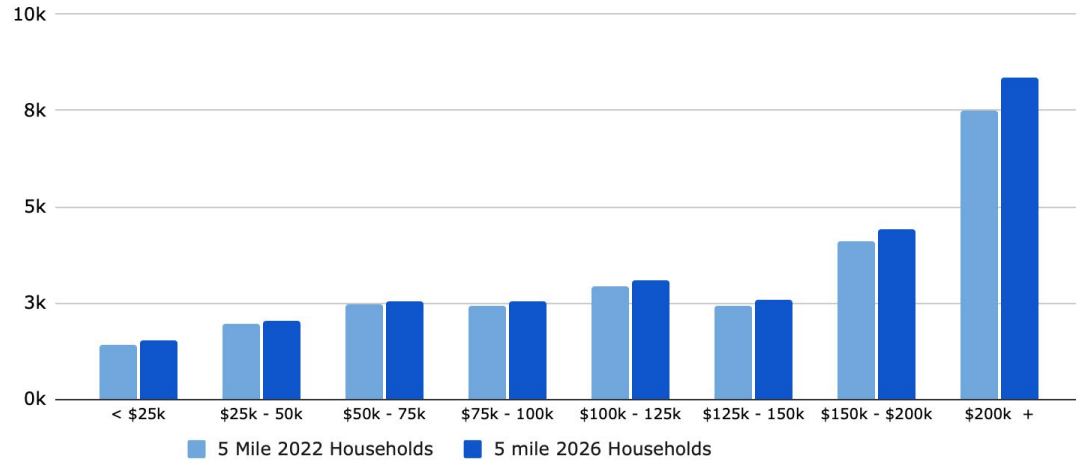




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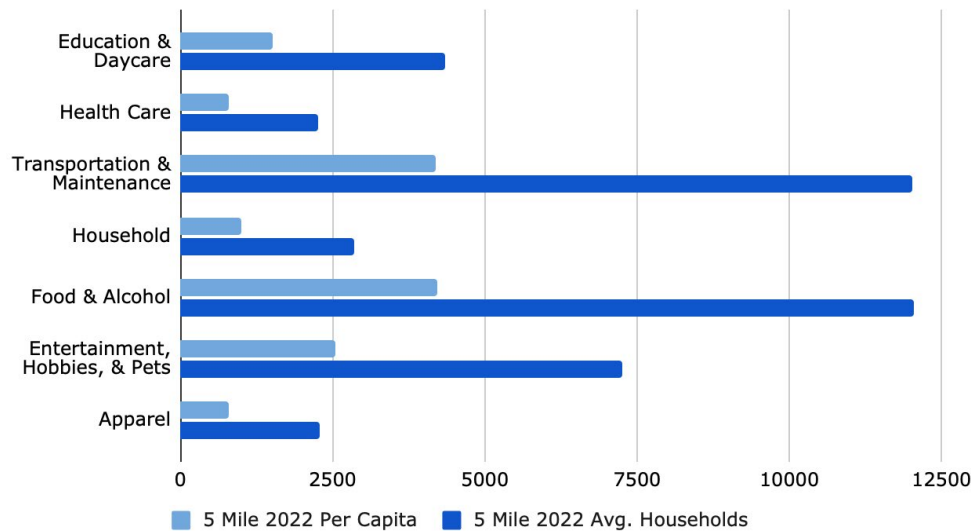
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

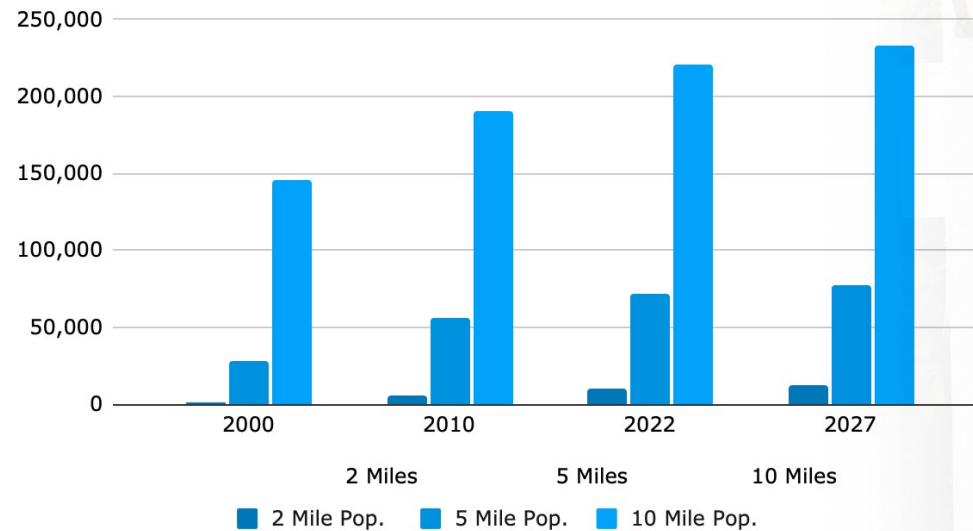


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	1,628	28,625	146,051
2010	5,268	55,596	190,197
2022	10,575	72,126	221,064
2027	11,906	77,371	233,334

## PER CAPITA & AVG. HOUSEOLD SPENDING



## POPULATION



HILLSDALE CIRCLE

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CENTURY 21

Select Real Estate, Inc



# SALE

**CENTURY 21**  
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