



# 899 EMBARCADERO DR

EL DORADO HILLS, CA 95762

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CALDRE #02114777

RETAIL PROPERTY FOR LEASE

# 899 EMBARCADERO DR



Lease Rate	\$1.70 SF/MONTH
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## OFFERING SUMMARY

Building Size:	5,007 SF
Available SF:	927 SF
Lot Size:	6,009 SF
Year Built:	1991
Zoning:	CC

## PROPERTY OVERVIEW

899 Embarcadero Dr STE #1

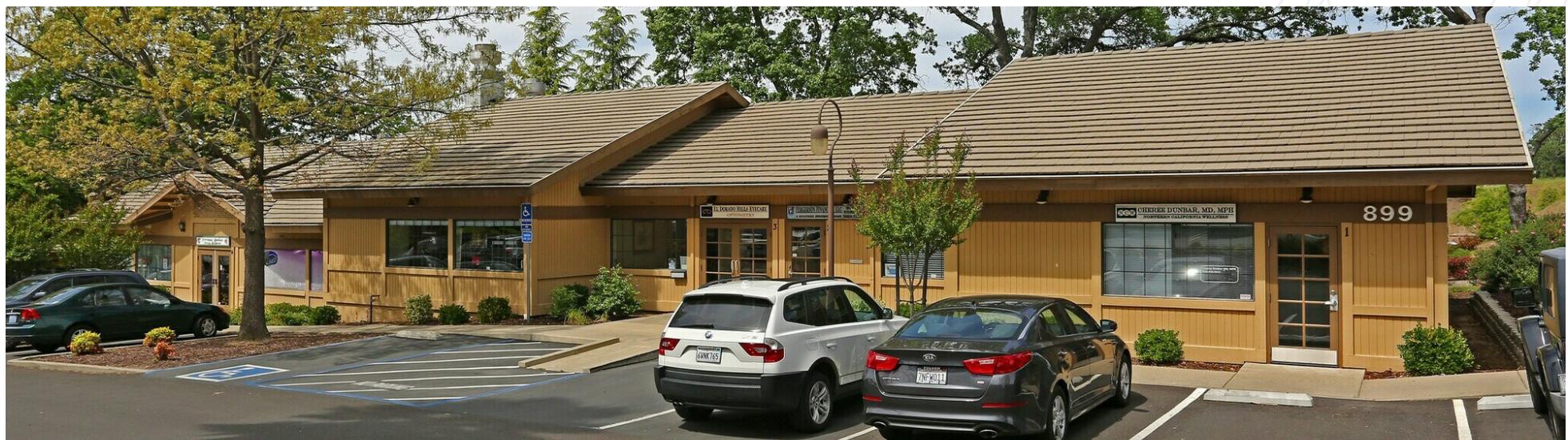
- 927 SF
- Available after 2/9/26
- No available photos/floor plans unit after date available
- 2025 NNN is approx. \$0.75 /SF

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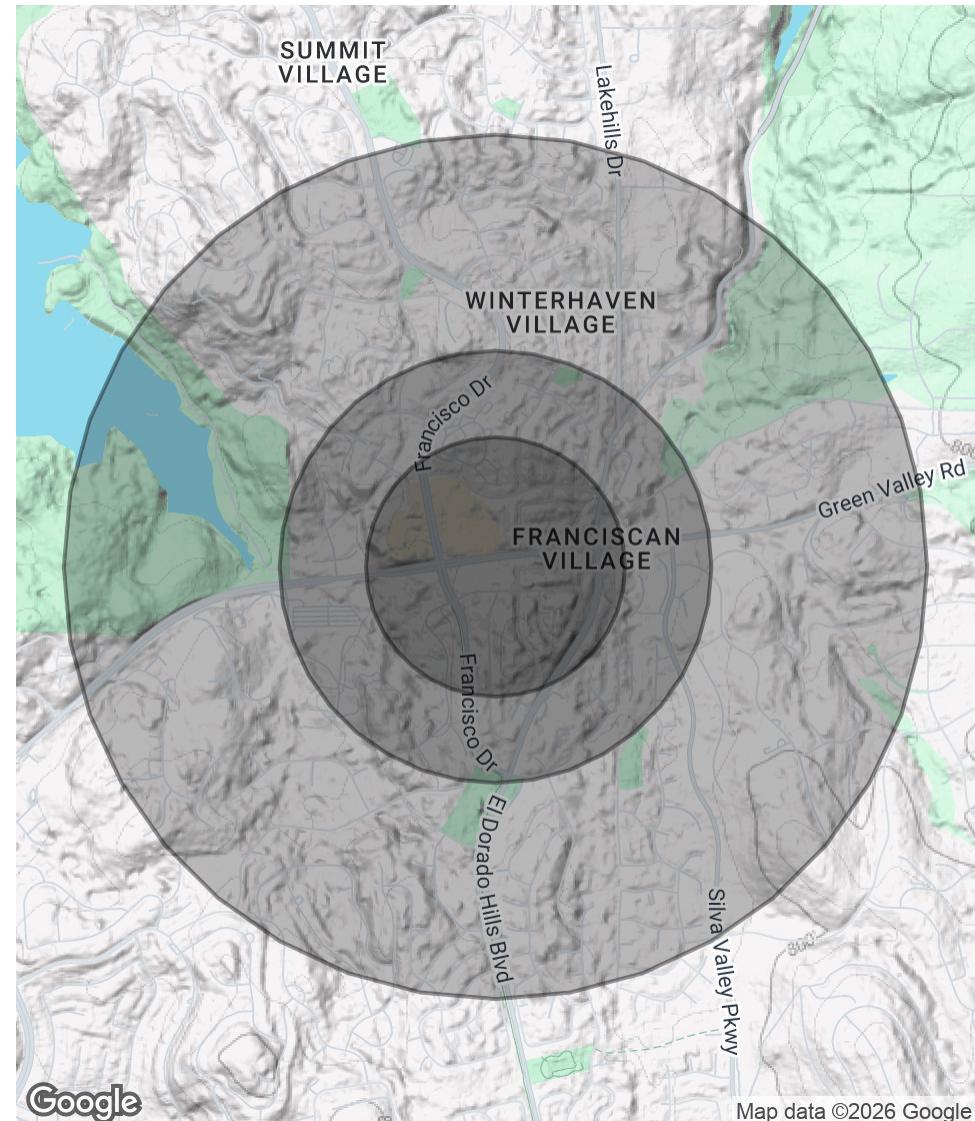
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	916	2,422	6,679
Average Age	42	42	42
Average Age (Male)	41	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	318	842	2,270
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$217,813	\$211,844	\$215,204
Average House Value	\$976,118	\$1,013,670	\$1,033,800

Demographics data derived from AlphaMap



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