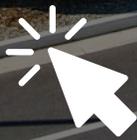


**FOR
LEASE**

**3860 EL DORADO HILLS BLVD,
EL DORADO HILLS, CA**



**3D Tour
Click Here**



±1,508 SF DENTAL SUITE AVAILABLE

±2,240 SF MEDICAL/OFFICE SPACE AVAILABLE

CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

PARK OAKS VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
Suite 602 (Dental Suite)	±1,508 SF	\$3.00 PSF + NNN	Turn-key dental suite with all FF&E in place
Suite 503	±2,240 SF	\$1.75 PSF + NNN	Features multiple private offices, conference rooms, reception, break room, and shared lobby.

PROPERTY HIGHLIGHTS:

- Gateway Location on El Dorado Hills Blvd:** Over 64,000 vehicles pass daily at the signalized intersection of El Dorado Hills Blvd and Saratoga Way/Park Dr — nonstop exposure for your business.
- Immediate Highway 50 Access:** A quarter mile from the Hwy 50/El Dorado Hills Blvd/Latrobe Rd interchange. Easy in, easy out from the region's primary east-west freeway.
- Most Visible Office/Medical Building in EDH:** Prominent building signage on El Dorado Hills Blvd with red brick exterior, manicured landscaping, and strong curb appeal.
- Surrounded by Retail and Dining:** Directly across from Raley's Shopping Center, Walgreens, and Starbucks. EDH Town Center with Target, Nugget Markets, Regal Cinemas, and dozens of restaurants is half a mile south.
- Turn-Key Dental Suite Available:** Suite 602 comes fully equipped with dental FF&E — ready for immediate occupancy or can be delivered clear for office, medical, or service uses.
- Affluent, Fast-Growing Trade Area:** Average household income exceeds \$181,000 with home values around \$908,000. Population up 24.6% since 2010 with 25,000+ homes planned within three miles.



STRONG TRAFFIC COUNT



EL DORADO HILLS
BLVD & SARATOGA
WAY: 30,595 ADT

PROPERTY ZONING



CC
EL DORADO
COUNTY



AVERAGE
\$165,614
WITHIN 1 MILE

HOUSEHOLD
INCOME

50



PARKING
SPACES

FLOOR PLAN

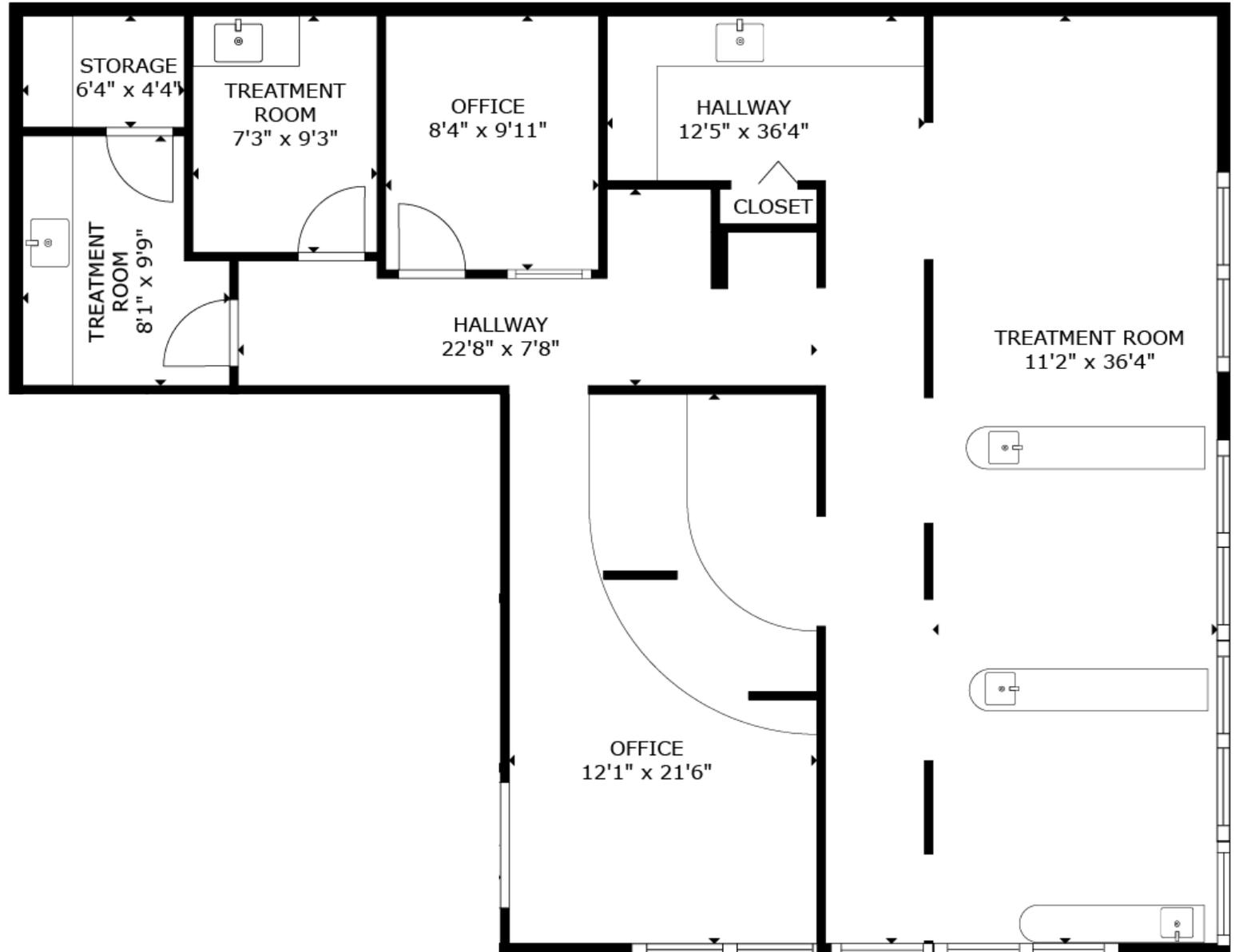
Suite 602 (Dental Suite)

±1,508 SF

Lease Rate: \$3.00 PSF

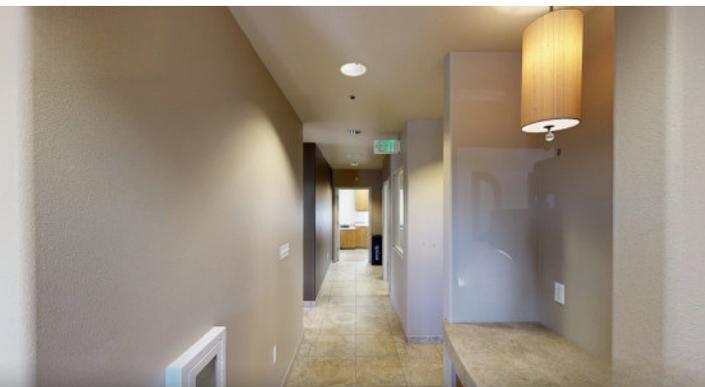
NNN Costs: \$0.70 PSF

3D Tour
Click Here





INTERIOR PHOTOS



FLOOR PLAN

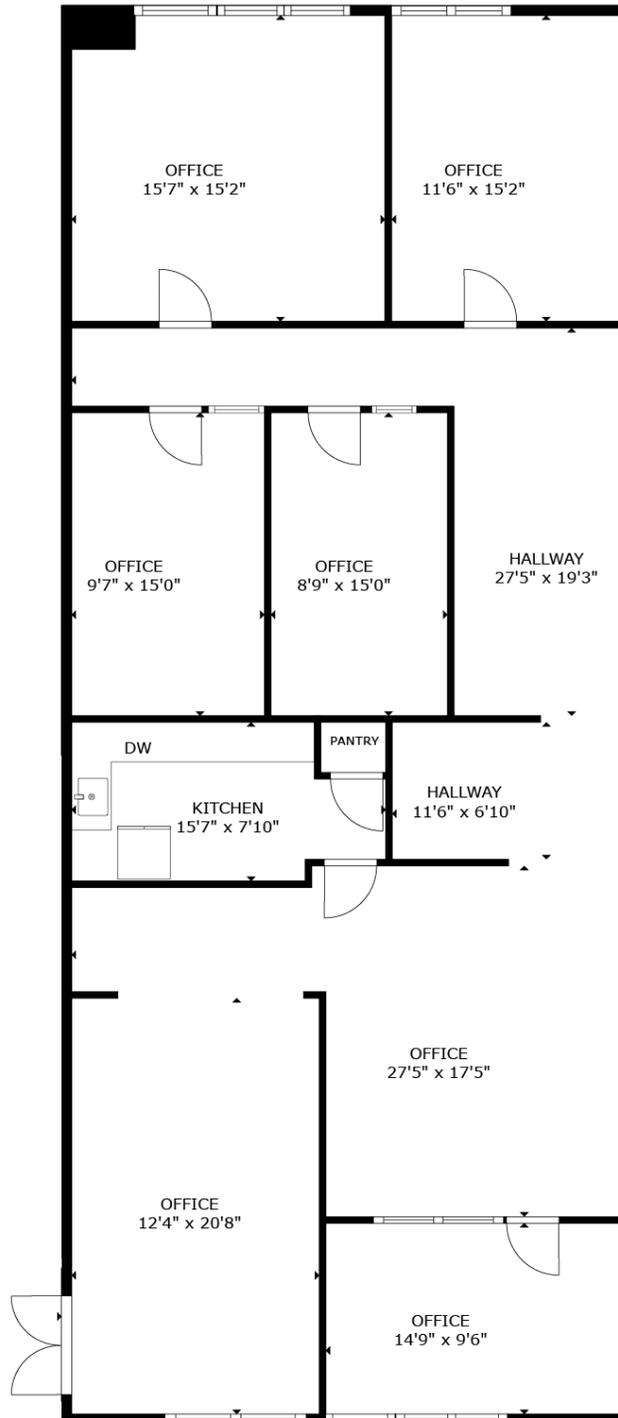
Suite 503

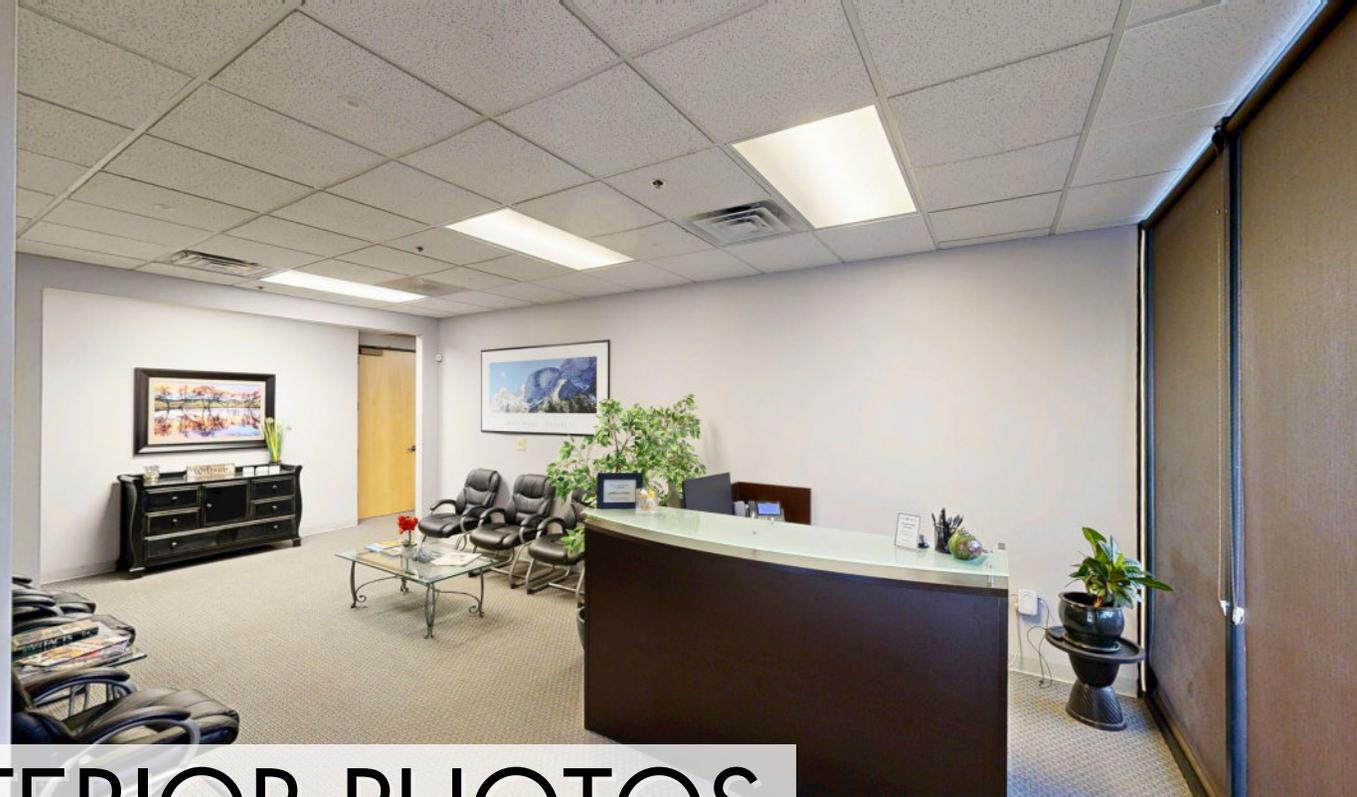
±2,240 SF

Lease Rate: \$1.75 PSF

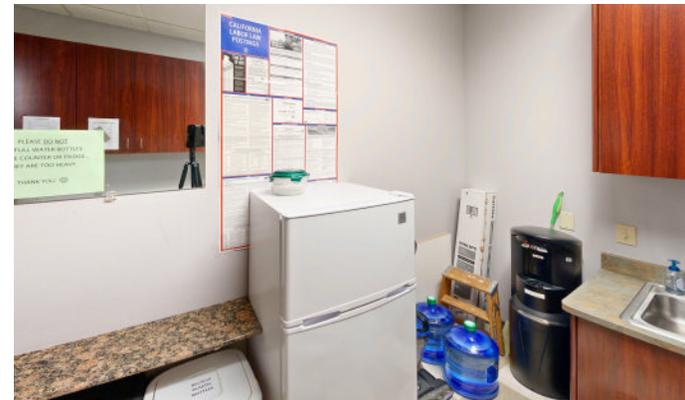
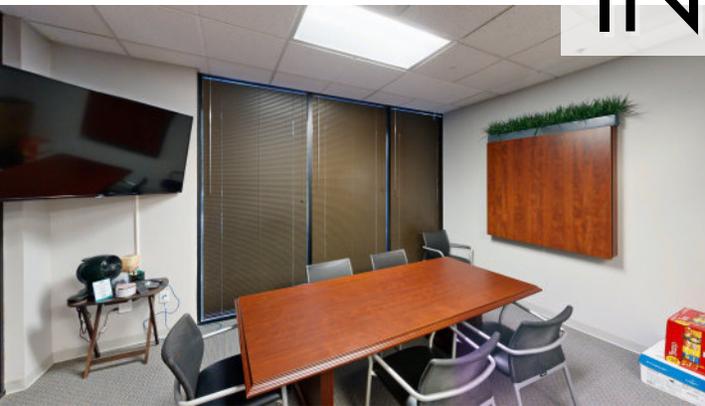
NNN Costs: \$0.70 PSF

3D Tour
Click Here





INTERIOR PHOTOS





EXTERIOR PHOTOS



EL DORADO HILLS TOWN CENTER

Logos for various retail and service brands including Target, Nugget Markets, Jiffy Lube, Round Table Pizza, Holiday Inn Express & Suites, Sourdough & Co., McDonald's, Big O Tires, Chase, Wells Fargo, Golden 1 Credit Union, Panda Express, Starbucks, and Orangetheory Fitness.

WHITE ROCK RD

TOWN CENTER BLVD

LATROBE RD



Logos for Starbucks, Walgreens, FIT NATION, and Dunn-Edwards Paints.

Logos for Raley's O-N-E Market, Steve's Pizza, Beach Hut Deli, Subway, Great Clips, Taco Bell, KinderCare Learning Centers, and The UPS Store.

SARATOGA WAY

EL DORADO HILLS BLVD

PROPERTY LOCATION

Logos for LA BORGATA, Bank of America, RE/MAX ELDO, Nectar @ The Villa, The Vine, Sky Sushi, and Basi Pilates.

RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

3860 EL DORADO HILLS BLVD, EL DORADO HILLS, CA 95762



POPULATION

2024 ESTIMATE

1-MILE RADIUS	7,809
3-MILE RADIUS	56,199
5-MILE RADIUS	120,815

HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$165,614.00
3-MILE RADIUS	\$181,921.00
5-MILE RADIUS	\$163,322.00



POPULATION

2029 PROJECTION

1-MILE RADIUS	8,145
3-MILE RADIUS	58,003
5-MILE RADIUS	123,582

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$135,396.00
3-MILE RADIUS	\$157,256.00
5-MILE RADIUS	\$137,270.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,384	35,901	79,654
BLACK	81	650	1,478
HISPANIC ORIGIN	872	5,971	14,445
AM. INDIAN & ALASKAN	20	152	412
ASIAN	1,296	11,951	21,435
HAWAIIAN & PACIFIC ISLAND	11	88	225
OTHER	1,016	7,456	17,610

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE SUITES



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

916.813.8409

andy@romecre.com

DRE: 02076108

