

# 5200 GOLDEN FOOTHILL PKY

For Sublease | El Dorado Hills, CA  
±35,415 SF (Divisible to ±7,000 SF)

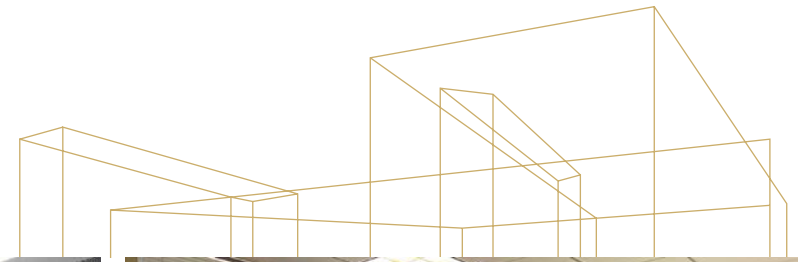




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EL DORADO HILLS, CA



PRODUCTION ROOM



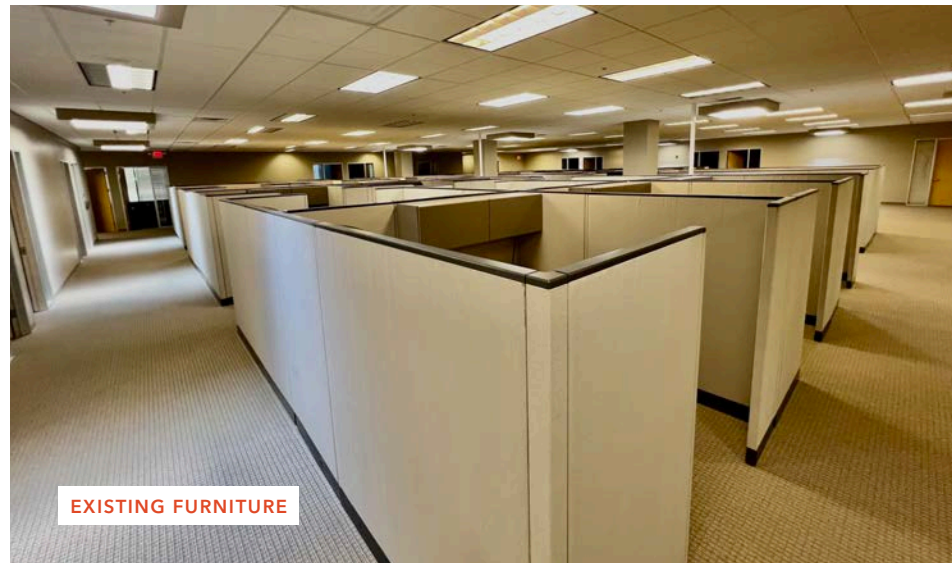
IT ROOM



EXECUTIVE OFFICE



GENERATOR



EXISTING FURNITURE

The building can be easily subdivided as needed and converted to light manufacturing, warehousing, etc.

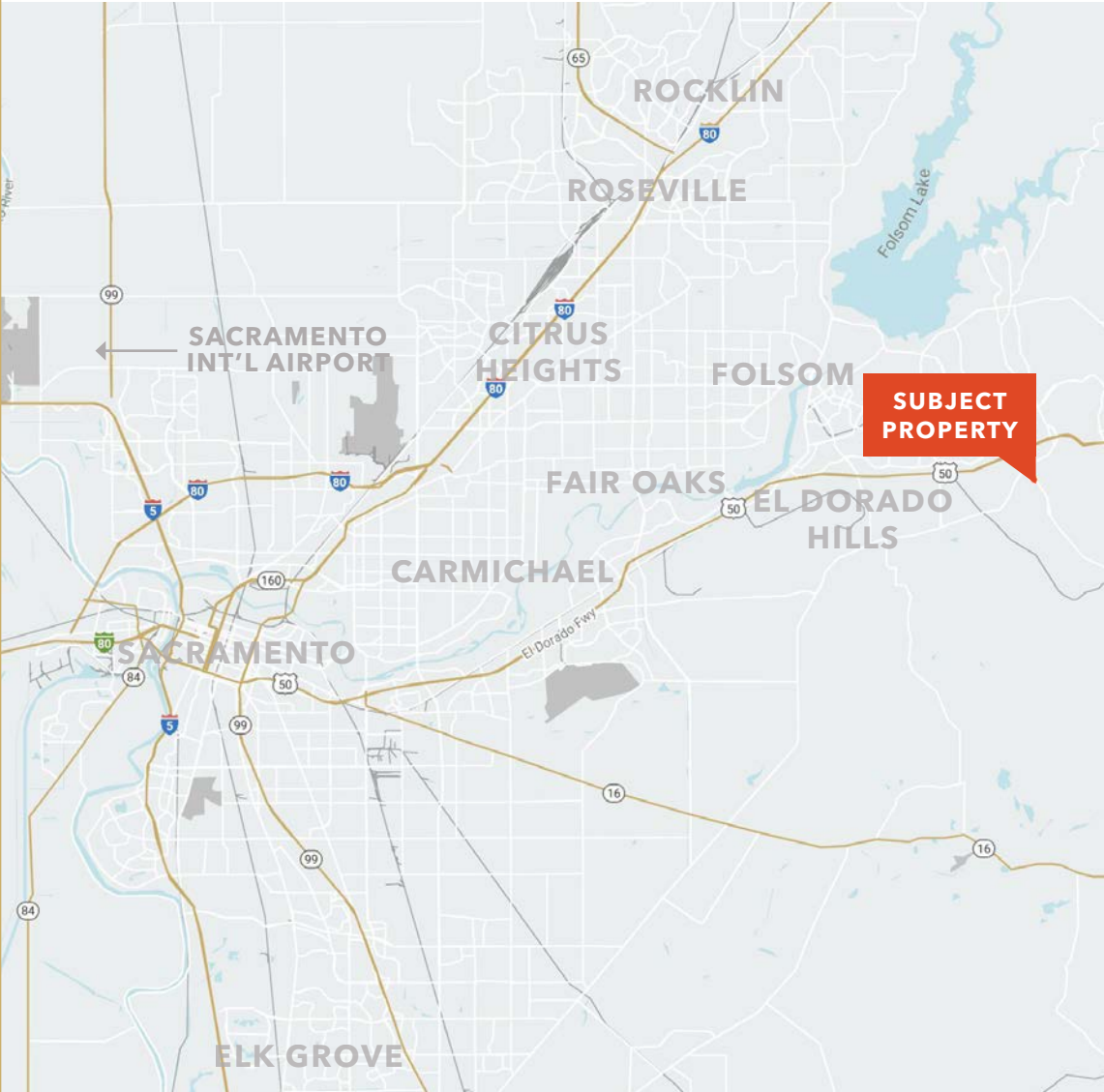
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## PROPERTY OVERVIEW

Available Space	±7,000 SF - ±35,415 SF
Lot Size	±3.79 AC
Power	1,600 amp/480v 3 phase
Clear Height	15'
Grade Doors	2 - 12x14 (possible to add two more)
M-1 R&D Zoning	Allowed Uses: High technology, manufacturing plants, research and development facilities, corporate and industrial offices facilities
Year Built	1985
APN	117-060-46
Parking	4/1,000
Lease Expiration	2/28/2030



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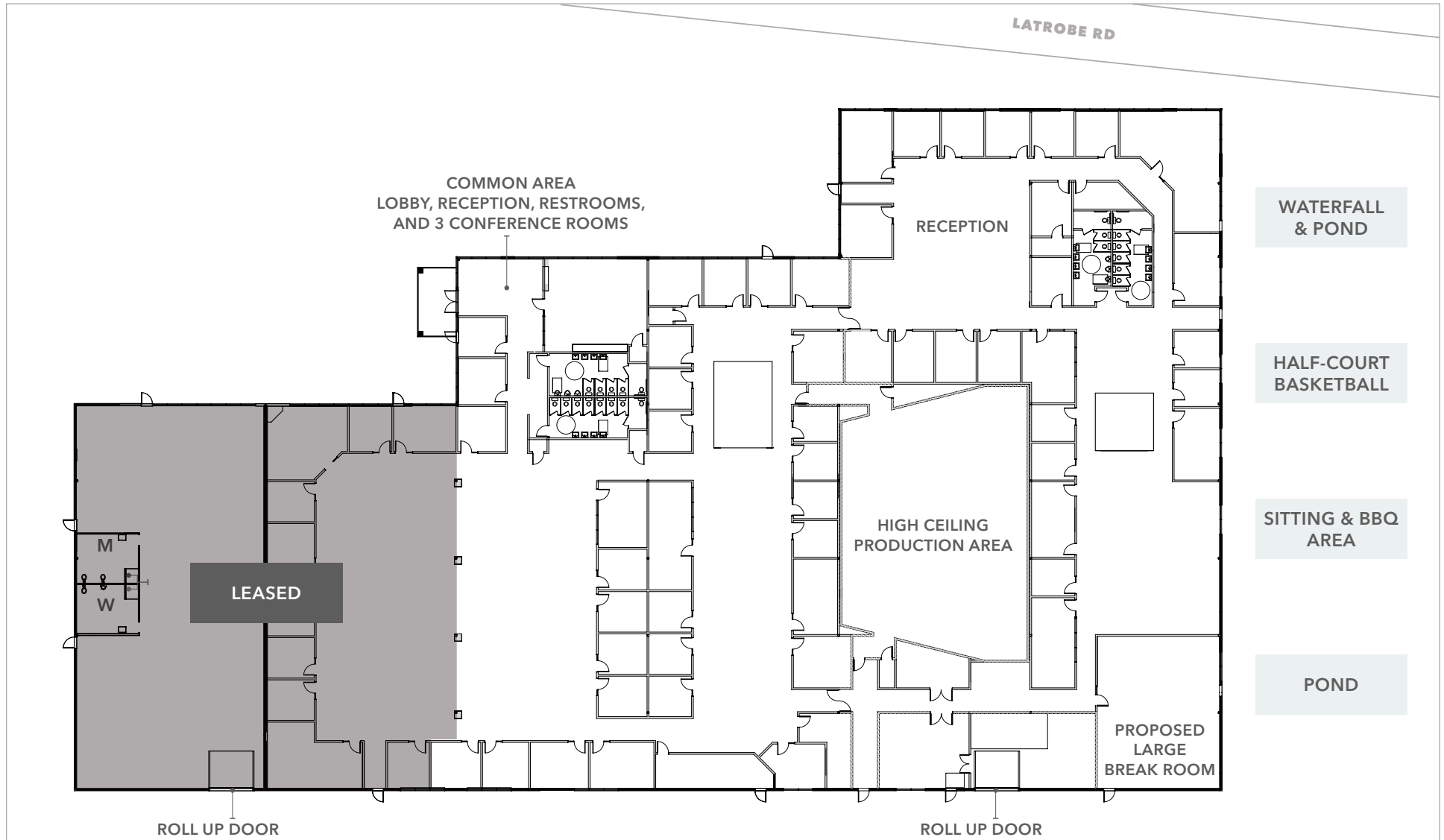
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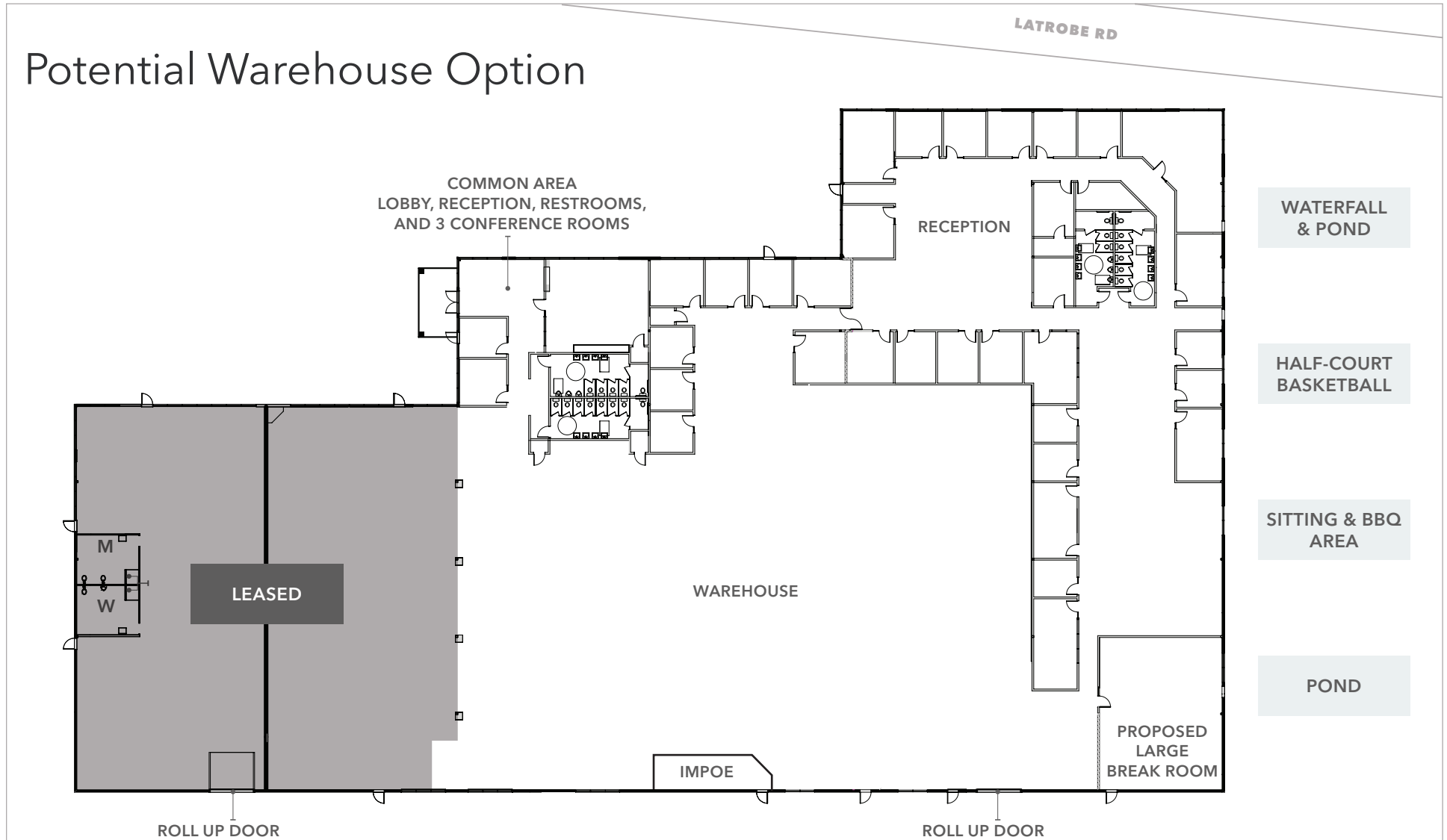
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## Potential Warehouse Option



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ALL FURNITURE NEGOTIABLE



HALF-COURT BASKETBALL



WATER FALL & POND FEATURE

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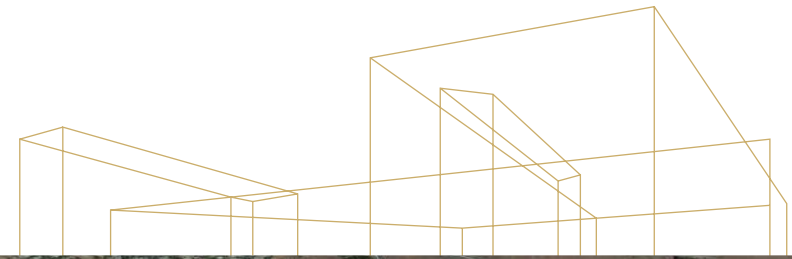
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For subleasing  
information  
contact

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El Dorado Hills is nestled in the scenic mountain foothills of the Sierras and is often referred to as the gateway to El Dorado County.

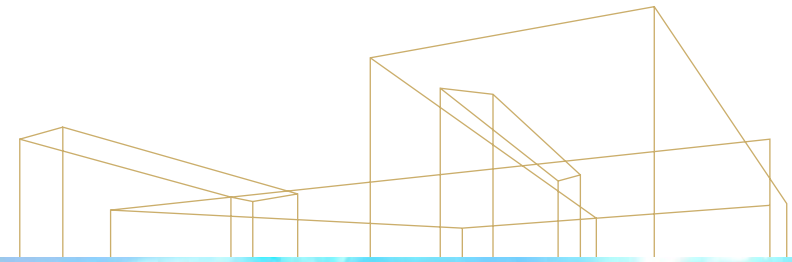
The community is proud of its education and cultural advancements with multiple dance academies, a musical theatre ensemble as well as home to numerous art galleries. The Folsom Lake College Regional Visual and Performing Arts Center, Harris Center for the Arts, is located in our neighboring city, Folsom. The Center offers 80,000 square feet of state-of-the-art educational and entertainment space.

Recreational activities in El Dorado Hills include biking country roads, walking trails along small streams, boating and jet skiing at Folsom Lake, as well as hiking trails around the lake. Folsom Lake, with 77 miles of shoreline, is one of the most heavily used recreational areas in the state.

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## Demographics

**98,221**

2023 POPULATION (5 MILE RADIUS)

**31%**

HAVE A BACHELOR'S DEGREE OR HIGHER  
EDUCATION (5 MILE RADIUS)

**34,893**

2023 HOUSEHOLDS (5 MILE RADIUS)

**\$139,026**

2023 MEDIAN HH INCOME (5 MILE RADIUS)

**\$706,481**

2023 MEDIAN HOME VALUE (5 MILE RADIUS)

**41.9**

2023 MEDIAN AGE (5 MILE RADIUS)

SERRANO GOLF COURSE  
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