

5200 GOLDEN FOOTHILL PKY

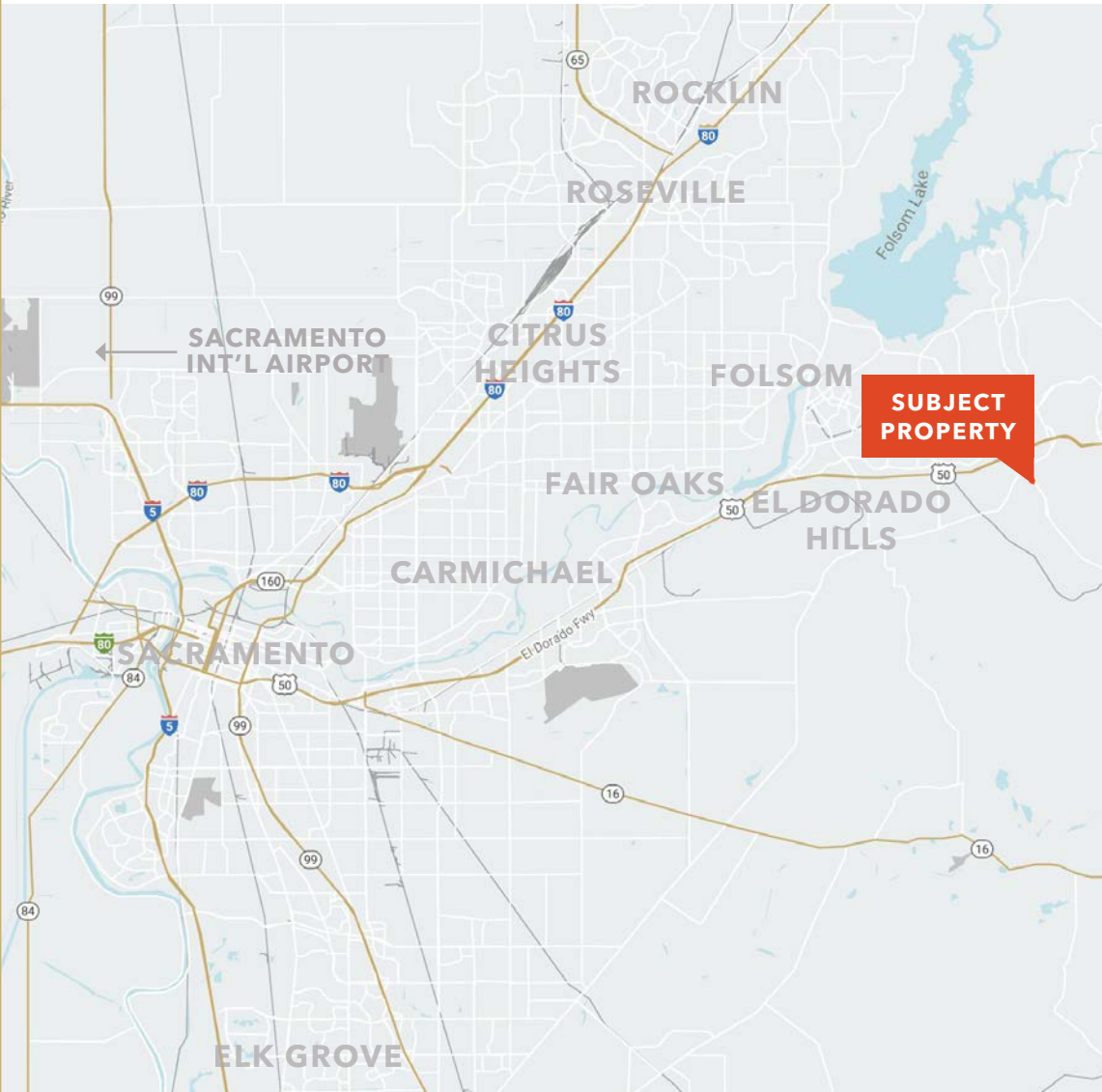
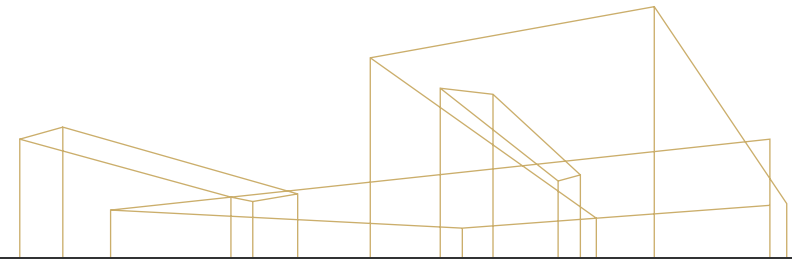
For Sublease | El Dorado Hills, CA
±45,415 SF



FOR SUBLEASE

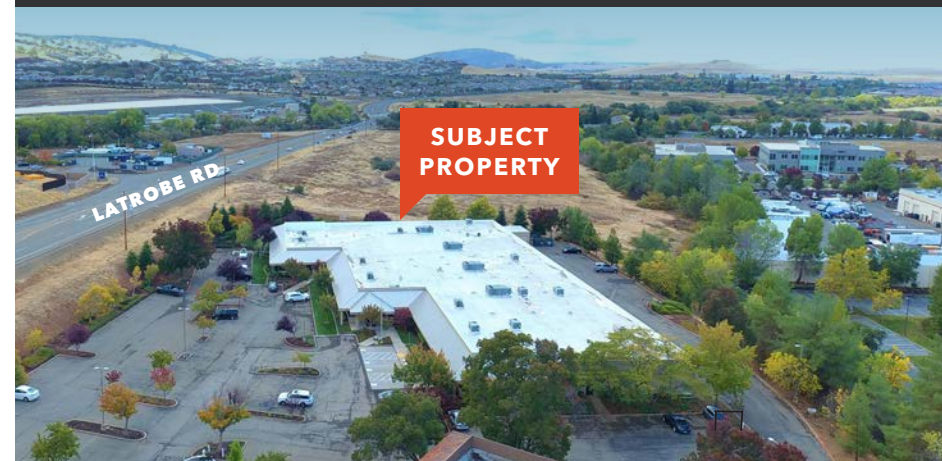
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EL DORADO HILLS, CA



PROPERTY OVERVIEW

Building Size	±45,415 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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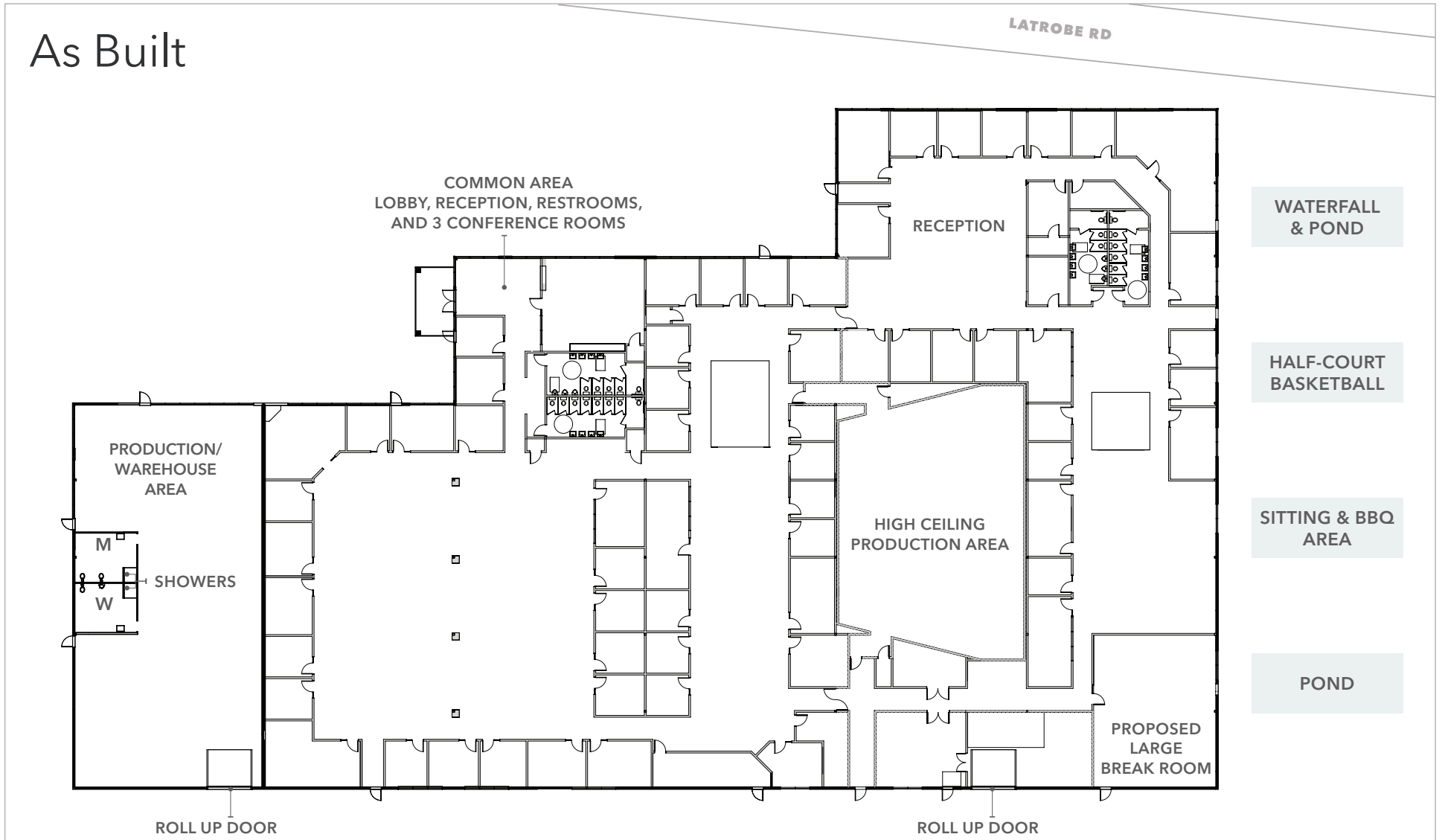
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As Built



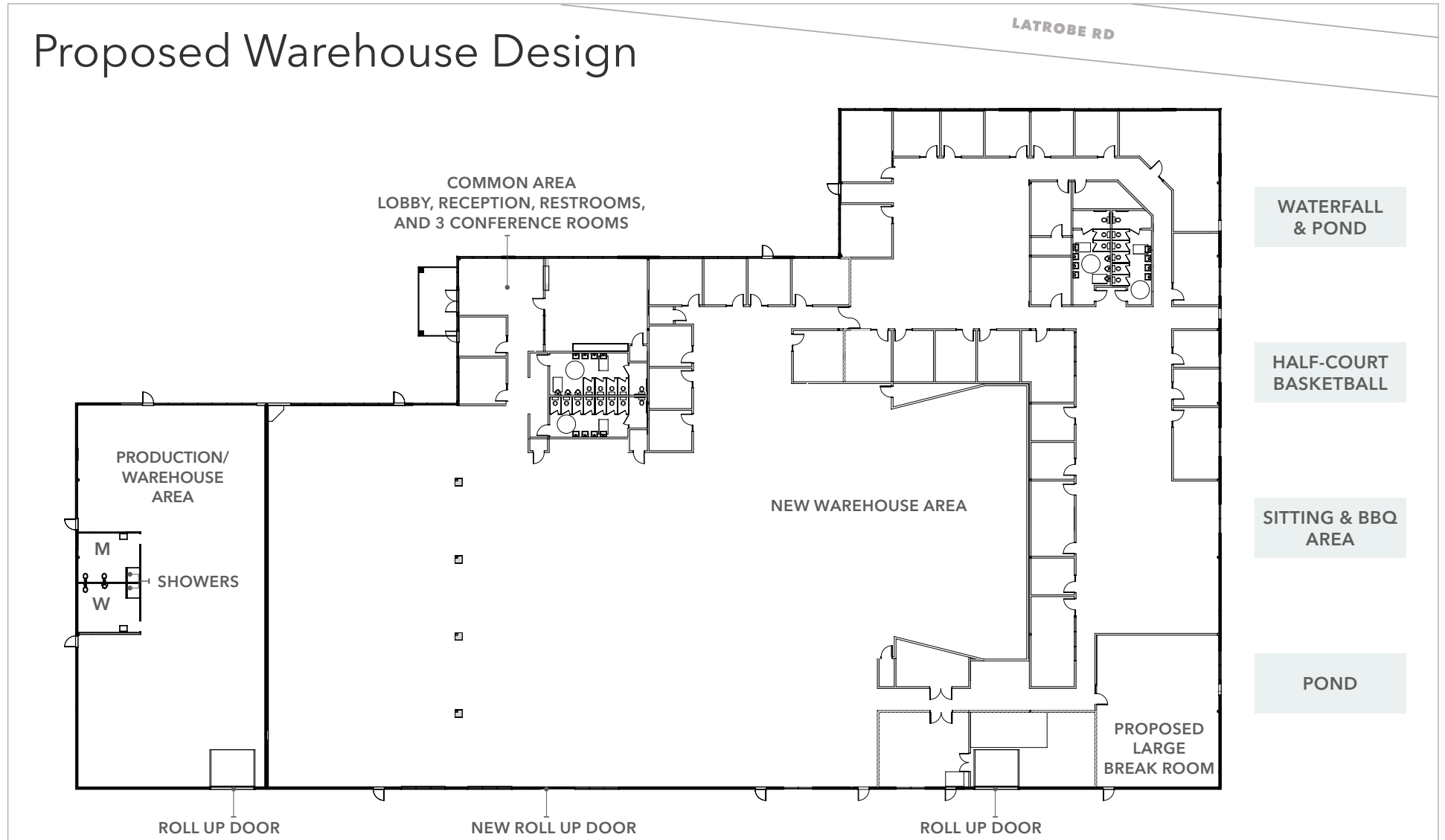
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Proposed Warehouse Design

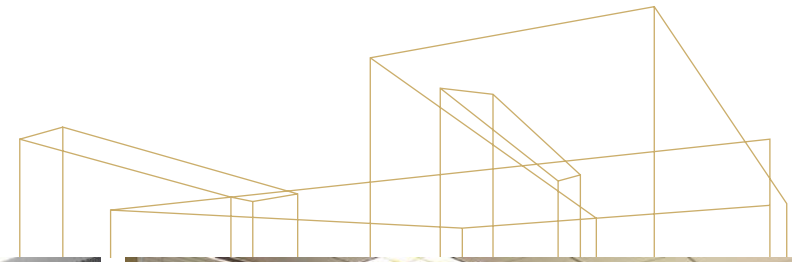


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PRODUCTION ROOM



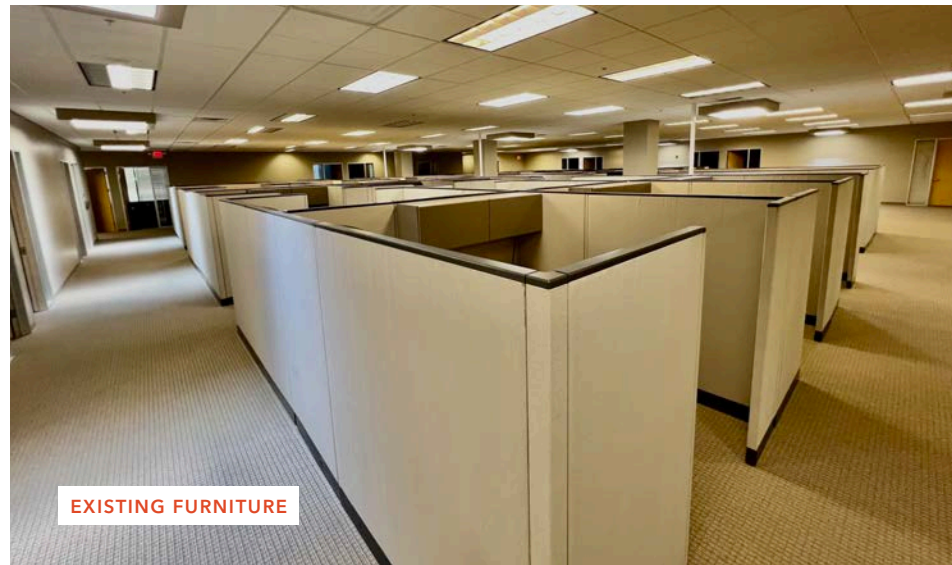
IT ROOM



EXECUTIVE OFFICE



GENERATOR



EXISTING FURNITURE

Located in an affluent, rapidly growing area of El Dorado Hills, CA with quick access to Highway 50 and numerous retail services.

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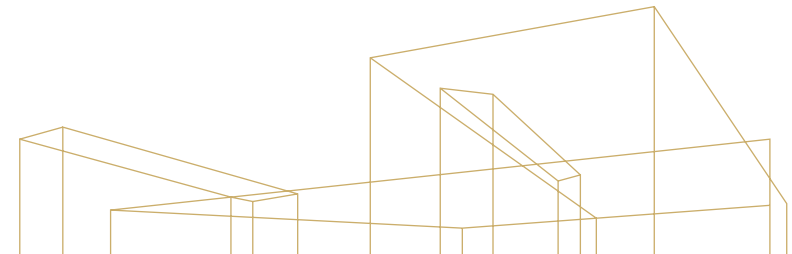
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EL DORADO HILLS, CA



EL DORADO HILLS TOWN CENTER

TARGET	REGAL	CHIPOTLE
MOE'S	BRICKYARD	PANDA EXPRESS
UMI SUSHI	Sourdough & Co	CHANDO'S

For subleasing
information
contact

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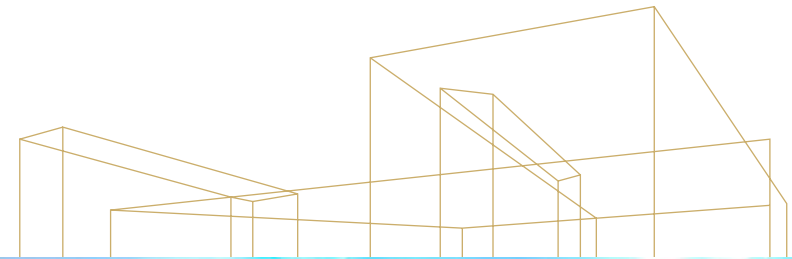
El Dorado Hills is nestled in the scenic mountain foothills of the Sierras and is often referred to as the gateway to El Dorado County.

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)





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