

EL DORADO HILLS TOWN CENTER

4370 TOWN CENTER BLVD, SUITE 300 | EL DORADO HILLS, CA 95762



FOR LEASE

OFFICE SPACE AVAILABLE

187 SF – 4,705 SF



DAWN BRICKER

Vice President | Property Manager
Town Center Management Group, Inc.
DRE: #01507240

4370 Town Center Blvd., Suite 300
El Dorado Hills, CA 95762

Direct: 916.933.6699 x201

Cell: 916.805.3572

Dawn@tcmgroupinc.com

PROPERTY HIGHLIGHTS

- Element 79 – new apartments consisting of 214 units
- Ideally located off Highway 50 in the heart of El Dorado Hills
- Surrounded by both locally owned and national retailers and restaurants
- Community center for events year round

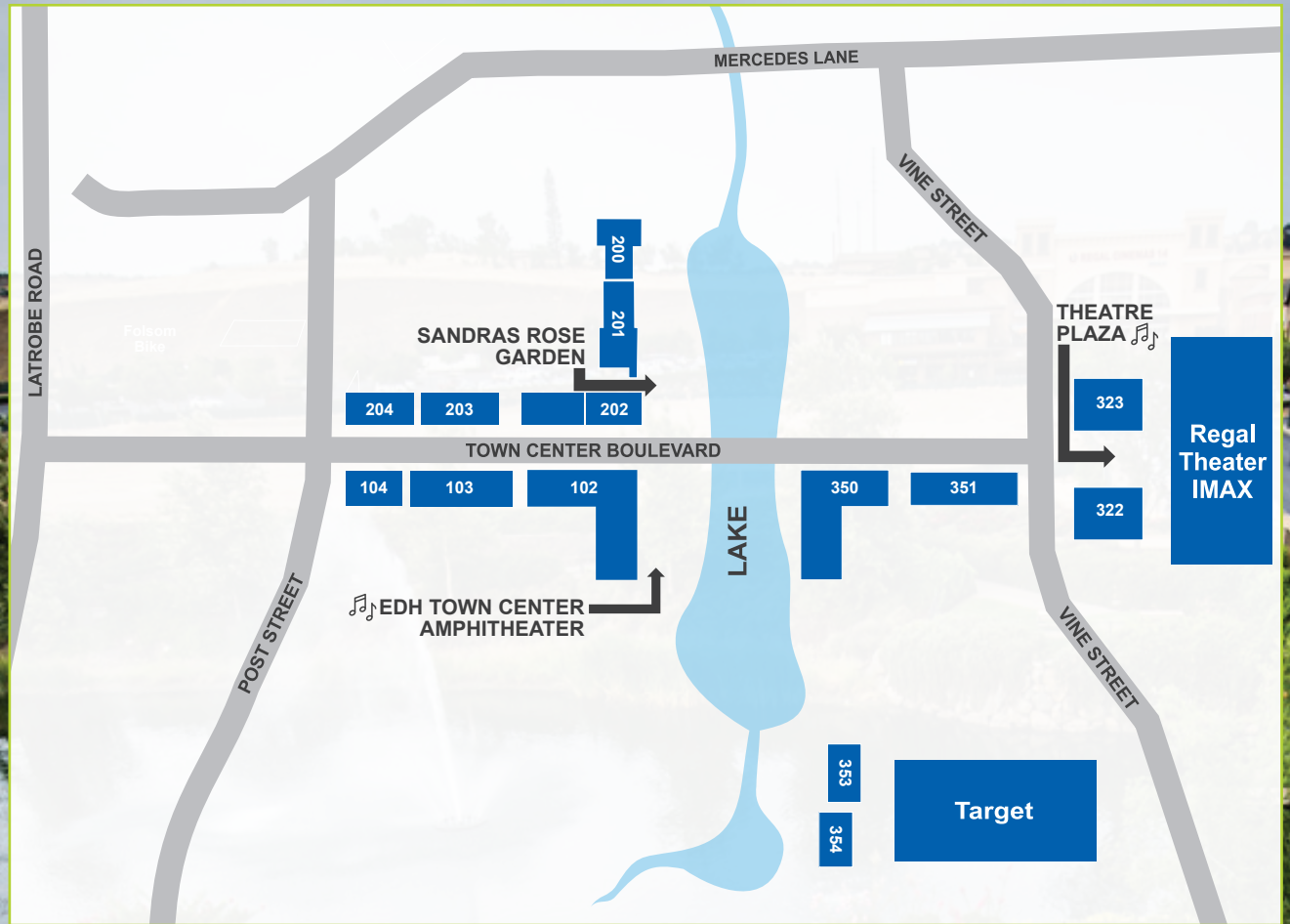


EL DORADO HILLS TOWN CENTER

This project is the emerging downtown district of El Dorado County, 20 miles east of Sacramento. It is a center where the community can gather to shop, dine, work, go to the movies, enjoy a concert, and relax in the public spaces.

OFFICE SPACE FOR LEASE

Floor	Suite	Square Footage
Building 102 - 4364 Town Center Blvd.		
2nd	215	1,368 SF
3rd	310	2,467 SF
3rd	312	583 SF
Building 202 - 4359 Town Center Blvd.		
3rd	310	3,096 SF
Building 203 - 4357 Town Center Blvd.		
2nd	214	1,672 SF
2nd	216	1,354 SF
Building 350 - 4370 Town Center Blvd. Full-Service Building		
2nd	240	4,705 SF
3rd	300-1	187 SF
Building 351 - 4420 Town Center Blvd. Fully Leased		



NEARBY AMENITIES

This mixed-use project is amid local and national retailers, cafés, restaurants, and bars. It is the perfect respite spot for those traveling to Tahoe. This property is a rare opportunity with lots of foot traffic and events.





SHOPPING

- 9 **Alchemy** ^{NEW} 916-790-8257
- 4 AT&T Authorized Retailer 916-358-5538
- 12 Bambolina's Bra & Lingerie Boutique 916-581-6272
- 17 CJ's Cigars 916-358-5674
- 1 Emigh Ace Hardware 916-934-5600
- 9 Face in a Book 916-941-9401
- 23 Gold Country Run + Sport 916-303-4786
- 24 Nibblers Popcorn Company 916-235-2400
- 5 Nugget Market 916-933-1433
- 3 Pet Food Express 916-398-3939
- 7 Renaissance Fine Consignment 916-358-9196
- 8 Sassy Sapphire Boutique 916-931-8989
- 7 Talisman Collection 916-358-5683
- 36 Target 916-605-0184
- 18 Tea Xotics 916-461-3548
- 24 Trek Bicycle EDH 916-244-1067

REAL ESTATE

- 34 Century 21 Select Real Estate 916-933-4500
- 23a Coldwell Banker 916-933-1155
- 37 Element 79 Apartments 833-513-1530
- 17b Gavden Investments 916-358-9174
- 6a Interro Real Estate 916-760-4545
- 8b Keller Williams 916-404-2900
- 17b L5 Real Estate Investments 310-697-7172
- 17b Old Republic Title 916-597-1818
- 23b Town Center Management Group, Inc. 916-933-6699
- 23 WestLand Capital Partners 916-939-6615

BEAUTY & WELLNESS

- 18 Adagio for Hair 916-939-6604
- 15 Asante Spa 916-933-8905
- 24 Beyond Wellness 916-224-7255
- 20 **Club Pilates** ^{NEW} 916-253-0883
- 7 Culture Aesthetics and Salon 916-790-8511
- 22 **CycleLife** ^{NEW} Coming Soon
- 15 El Dorado Hills Sports Club 916-933-4929
- 8a **IV Lounge** ^{NEW} Coming Soon
- 17 Luxury Lashes E Spa Massage 916-932-4244
- 2 Luxury Nails 916-933-7797
- 4 Massage Envy 916-941-6850
- 18 Nail Chateau 916-933-9837
- 18 The NOW Massage Boutique 279-465-3805
- 18 Orangetheory Fitness 916-758-2212
- 21 Pure Barre 916-939-6528
- 15 Radiant Yoga 916-933-0300
- 2 Salon Capelli 916-933-2511
- 24 Sport Clips 916-933-9090
- 4 Supercuts 916-933-1361
- 7 Tan Central 916-939-8261
- 2 **Threading Place** ^{NEW} 916-932-4734
- 21 Town Center Nails & Hair 916-933-3557
- 34 **Zoey's Day Spa** ^{NEW} 916-990-2886

TRAVEL & TOURISM

- 38 **Aloft Hotels by Marriott** ^{NEW} Coming Soon
- 14 The California Welcome Center 916-358-3700
- 2 Coastline Travel Advisors 916-939-8785
- 16 Holiday Inn Express & Suites 916-358-3100

FINANCIAL

- 17a Cantorbridge Financial 916-693-5073
- 11 Chase Bank 916-941-6506
- 17a Creative Planning 916-517-2730
- 17a Firestone Financial Group 916-760-8665
- 20 Golden 1 Credit Union 877-465-3361
- 23b Growth Factory 925-323-9351
- 23a Jaguar Ventures
- 19 Mechanics Bank 916-939-2000
- 23a Van Hulzen Asset Management 916-608-4284
- 17a Wells Fargo Advisors 916-939-4400
- 6 Wells Fargo Bank 916-939-3080

HEALTH

- 24a Clark Dental 916-358-8722
- 6a EDH Town Center Dental 916-939-6777
- 8b **Livly Treatment Center** ^{NEW} 916-426-6009
- 24a Lyons Orthodontics 916-933-8820
- 1 Marketplace Veterinary Hospital 916-939-1705
- 23b Michelle Harris - LMFT 916-337-8777
- 24a Pediatric Dental Specialists 916-941-1122
- 17 Site for Sore Eyes 916-618-4364
- 8a Town Center Family Chiropractic 916-933-4507
- 24a True Oral Surgery 916-933-3332

AUTOMOTIVE

- 31 AAA Auto Repair Center 916-933-4002
- 32 Big-O Tires 916-939-6700
- 29 Caliber Collision 916-941-1933
- 27 Chevron 7-Eleven Gas Station 916-984-0632
- 17 **EDH Motors** ^{NEW} 916-282-5333
- 30 Jiffy Lube 916-941-0845
- 35 Mercedes Benz of El Dorado Hills 916-567-5100
- 28 Suds Car Wash 916-673-6300
- 25 Valero Gas Station 916-933-7760

PROFESSIONAL

- 23 Avantus 916-608-9060
- 17b Allen Delbrouck, CPA 916-933-7780
- 17a **GRC Company** ^{NEW} 916-941-9655
- 23b Law Offices of Andrea Tytell 916-510-4236
- 17a Packey Law Corporation 916-564-1600
- 8 State Farm 650-758-6370
- 8a Waste Connections 916-931-0020

COMMUNITY RESOURCES

- 6 El Dorado County Sheriff's Substation 916-933-2578
- 14 El Dorado Hills Chamber of Commerce 916-933-1335
- 8a Congressman Tom McClintock 916-786-5560
- 17b Senator Marie Alvarado-Gil 916-933-8680

ENTERTAINMENT

- 13 Regal Cinemas 14 IMAX 916-939-8726
- 14a X-Golf 916-542-1374

DINE

- 6 Almighty Food Co. 916-510-1204
- 14 Bawarchi Indian Cuisine 916-222-8222
- 7 **Blend** ^{NEW} 530-558-9222
- 11 **Boring Rose Brewing Co.** ^{NEW} 916-933-2410
- 17 Brickyard Counter & Bar 916-772-9464
- 14 C. Knight's Steakhouse 916-235-1730
- 3 Chipotle Mexican Grill 916-235-8549
- 14 Cold Stone Creamery 916-933-6377
- 12 Creamy's by Cayla Jordan 916-293-9578
- 12a **Encanto Cocina & Tequila Bar** ^{NEW} 916-673-9279
- 21 Formaggio Pizza Express 916-805-5904
- 2 India Oven Authentic Cuisine and Bar 916-237-1754
- 26 McDonald's 916-933-2868
- 10 **Mikuni Restaurant & Sushi Bar** ^{NEW} Coming Soon
- 9 Milestone El Dorado Hills 916-934-0790
- 12 The Mimosa House 916-934-0965
- 19 Panda Express 916-836-3732
- 12a Pete's Restaurant & Brewhouse 916-693-6111
- 3 Roostarz Hot Chicken Online Only
- 4 Round Table Pizza 916-941-1577
- 23 Selland's Market Caf  916-932-5025
- 21 Sourdough & Co. 916-941-9150
- 17 South Fork Grille 916-458-0206
- 20 Starbucks 916-933-0846
- 2 Sushi Kuma 916-939-6578
- 24 Teaspoon 916-932-4071
- 10 Thai Paradise EDH 916-939-0389
- 20 **Togo's/Pinkberry** ^{NEW} 916-939-6760
- 12 Vacanza Romana Ristorante Italiano 916-673-9620
- 17 World Traveler Coffee Roasters 916-817-1435
- 10 Yogaberry of El Dorado Hills 916-939-3300

GENERAL

- 23b Altamont Construction Services 209-321-3624
- 23b CellMark Recycling 209-299-5023
- 23b Clapsel, Inc. 209-321-3624
- 2 Fresh Cleaners 916-933-4535
- 2 Goodwill Express 916-939-6715
- 17 GradePower Learning 916-467-7507
- 21 Kumon Math & Reading Center 916-467-6151
- 17b CBS MaxPreps 800-329-7324
- 2 Sierra Laundry 916-500-3528
- 23b Town Center Executive Suites 916-933-6699
- 33 United States Postal Service 916-939-0168

VENUES

- EDH Town Center Amphitheater 916-933-6699
- Theater Plaza 916-933-6699
- Sandra's Rose Garden 916-933-6699



EL DORADO HILLS, CA DEMOGRAPHIC INFORMATION

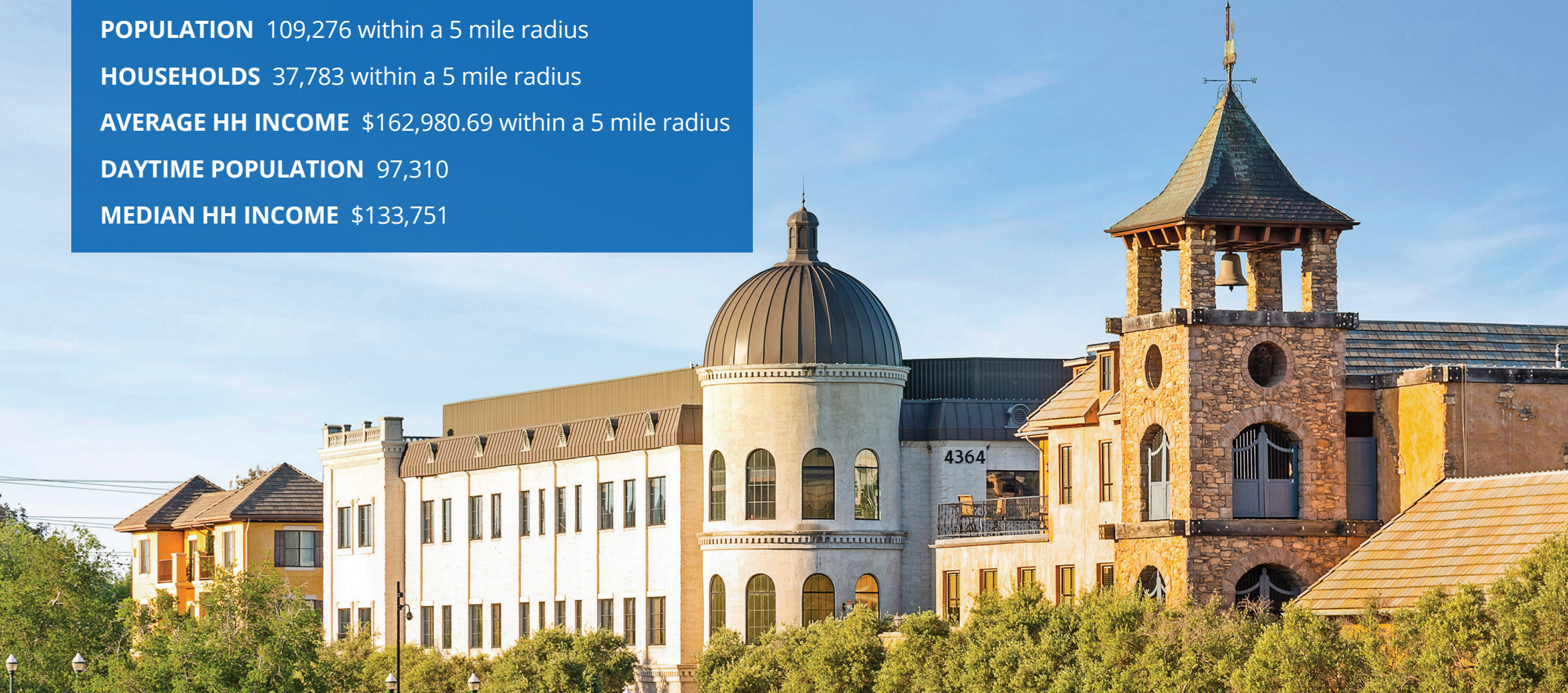
POPULATION 109,276 within a 5 mile radius

HOUSEHOLDS 37,783 within a 5 mile radius

AVERAGE HH INCOME \$162,980.69 within a 5 mile radius

DAYTIME POPULATION 97,310

MEDIAN HH INCOME \$133,751



©2024 Town Center Management Group. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance of this information is solely at your own risk. Town Center Management Group and its logo are service marks of Town Center Management Group Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners.

DAWN BRICKER

Vice President | Property Manager
Town Center Management Group, Inc.
DRE: #01507240

4370 Town Center Blvd., Suite 300
El Dorado Hills, CA 95762

Direct: 916.933.6699 x201

Cell: 916.805.3572

Dawn@tcmgroupinc.com