

LATROBE RD. ADT +/-29,446

TOWN CENTER BLVD.

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CENTURY 21
Select Real Estate, Inc.



AVAILABLE

AVAILABLE
FOR LEASE

4601 POST STREET
EL DORADO HILLS, CA 95742
+/- 720 SF

PREMIUM CORNER CUSTOMIZABLE SPACE FOR LEASE

THE PROPERTY

4601 POST STREET, EL DORADO HILLS, CA 95742

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



EL DORADO
HILLS, CA



+/-720 SF



CG-
COMMERCIAL
GENERAL



RETAIL & SERVICE
BUSINESS OFFICE



\$2.50
+ NNN



4601
POST STREET

LOCATED IN
PREMIER
TOWN CENTER



ADJACENT
TO MAJOR
RETAIL & DINING



MULTIPLE INGRESS
AND EGRESS POINTS



LOCALIZED
NEIGHBORHOOD
CENTER



CLOSE PROXIMITY
TO HWY 50



STREET VIEW
SIGNAGE AVAILABLE





Walgreens

KELLY-MOORE PAINTS
Starbucks

76

TACO BELL

EL DORADO SAVINGS BANK

Great Clips
STEVE'S PIZZA
KinderCare LEARNING CENTERS

Nugget MARKETS
CHIPOTLE MEXICAN GRILL
ACE The helpful place.
ROUND TABLE PIZZA SINCE 1982
Massage Envy SPA
the indian oven Restaurant & Hookah Bar
AT&T

Mercedes-Benz of El Dorado Hills
CHASE
THAI Paradise 101
AJI JAPANESE STEAK
rubio's

folsom lake THE CASE
BRICK YARD
South Fork GRILLE

Golden1 Credit Union
BR Breakfast Bobbin'
TOGO'S TRUE SANDWICH
Starbucks

VALERO

TAN CENTRAL
WELLS FARGO

TOWN CENTER BLVD.

7 ELEVEN

McDonald's

AVAILABLE

Mechanics Bank
PANDA EXPRESS

Orangetheory FITNESS
TEA NOTICS

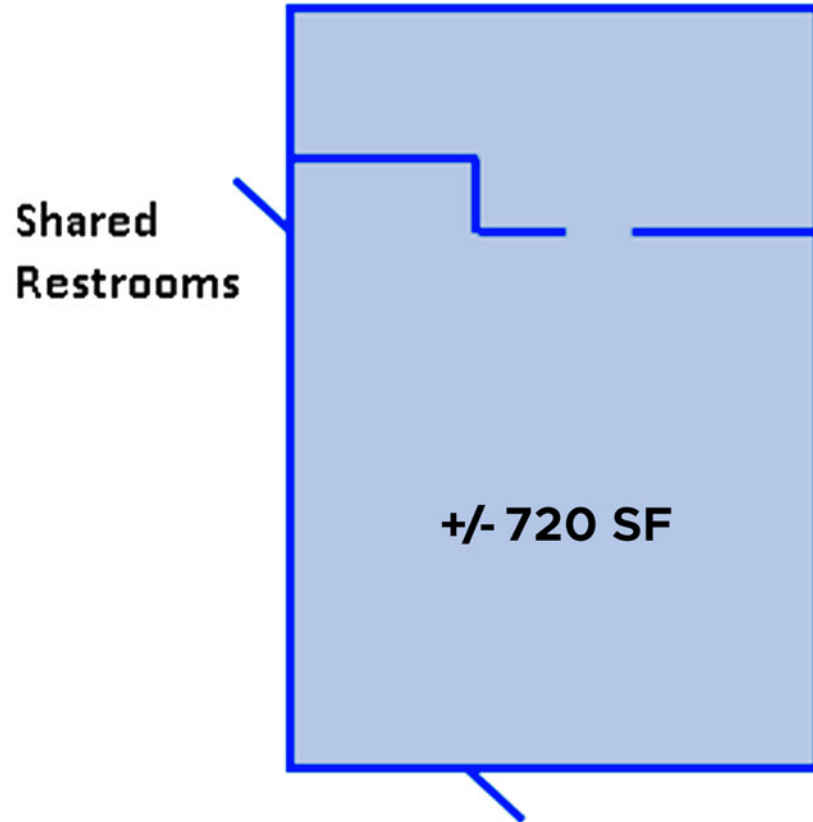
Chevron

jiffy lube

POST ST.

FLOOR PLAN

+/-720 SF - **FOR LEASE**

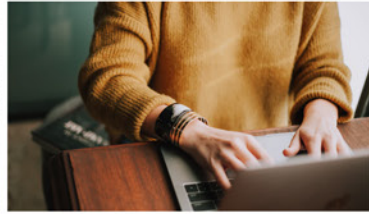


***2 BATHROOMS IN OFFICE COMMON AREA**

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4601
POST STREET



THE BUILDING

Built in 2006, this +/- 6210 square foot office or retail building sits on .51 acres with generous available parking and multiple ingress and egress access points for easy accessibility. Traffic volumes on Latrobe Rd. at the nearby main entrance to Town Center reach an excess of 29,000 cars per day. The building signage is street-facing to provide maximum visibility. The available +/-825 square feet is customizable and shares a common area kitchenette and two bathrooms. The building has an existing global brand tenant, Century 21 Select Real Estate, and is located in the El Dorado Hills Town Center which includes global and national tenants Holiday Inn, AT&T, Big O Tires, Jiffy Lube, Che-

vron Gas, Mercedes Benz, Wells Fargo Bank, Orangetheory Fitness, Pure Barre, Target, Chipotle, Cold Stone Creamery, McDonalds, Baskin Robbins, Togos, Starbucks and many more. The center also boasts local boutiques and eateries, such as Tea Xotics, Thai Paradise EDH, South Fork Grille, Selland's Market-Café, Shaggy to Chic Pet Salon, CJ's Cigars and Face In A Book. Resident live in posh apartments within the center and the building is within close proximity to residential developments, as well as additional retail, office and medical facilities. Located moments from HWY 50, the available space is an ideal location for your office or retail business.





4601
POST STREET



CENTURY 21
MUELLER COMMERCIAL



THE AREA

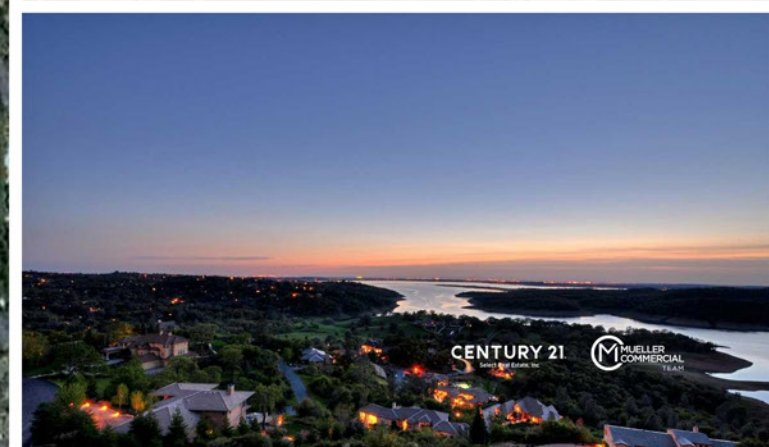
The City of El Dorado Hills is centrally located in northern California with easy access to U.S. western states. Over 50,000 residents live in this city nestled in the scenic mountain foothills of the Sierras with elevations ranging from 200 feet to over 10,000 feet. The westward view opens to a vista of the Sacramento Valley and Folsom Lake. The higher ridges offer spectacular views of the Sierra Nevada Mountains. The community offers many parks, education and cultural advancements with multiple dance academies, musical theatre and numerous art galleries.

Highway 50 runs through El Dorado Hills and is a convenient location to stop for a bite to eat, shopping or an overnight stay for guests traveling up to enjoy skiing and boating at Lake Tahoe, or down the hill to enjoy boating and jet skiing at Folsom Lake. Continue a few miles east on Highway 50 to the popular Red Hawk Casino, or the historic town of Placerville to relive the legendary gold rush days for some gold mining activities. With an average daily traffic volume of over 76,000 autos passing through the area on Highway 50 and the convenient accessibility to the town center, this location provides tremendous opportunities to the residents and businesses that call it home.



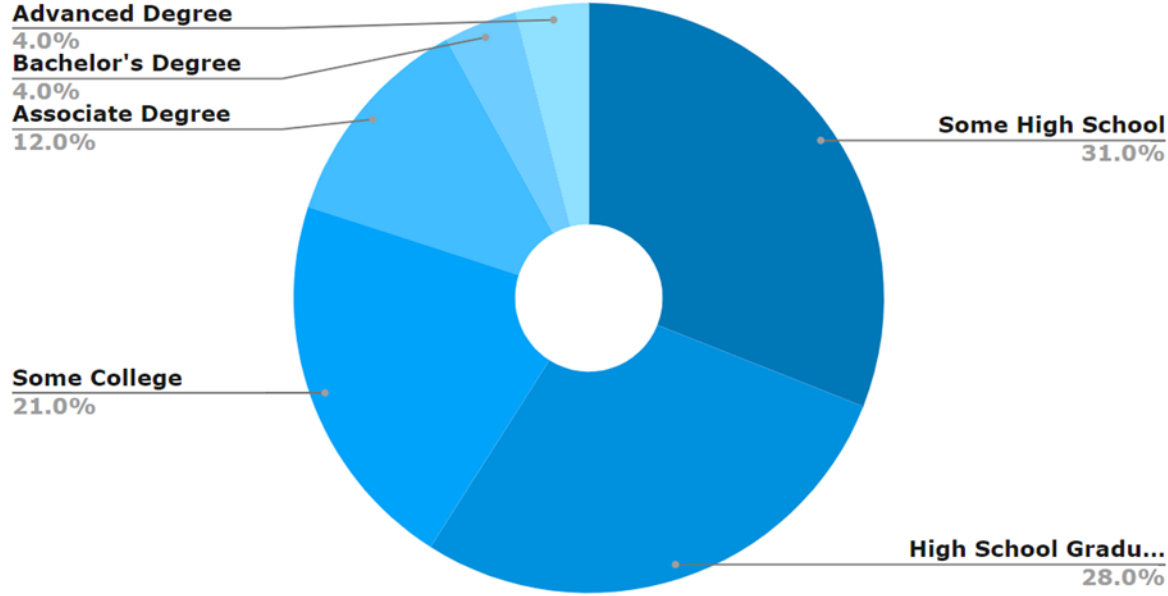
4601
POST STREET



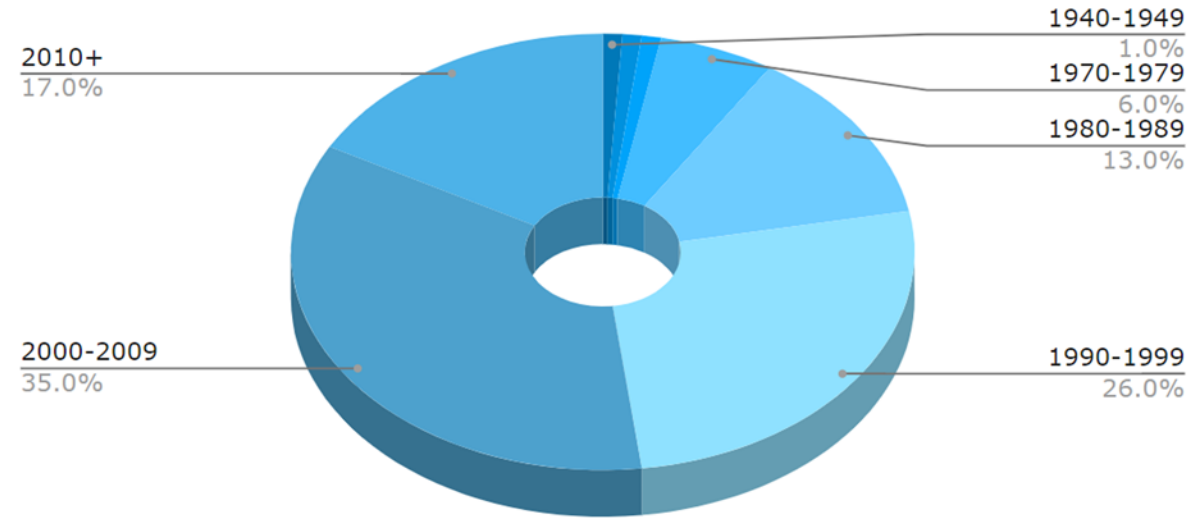


DEMOGRAPHICS I

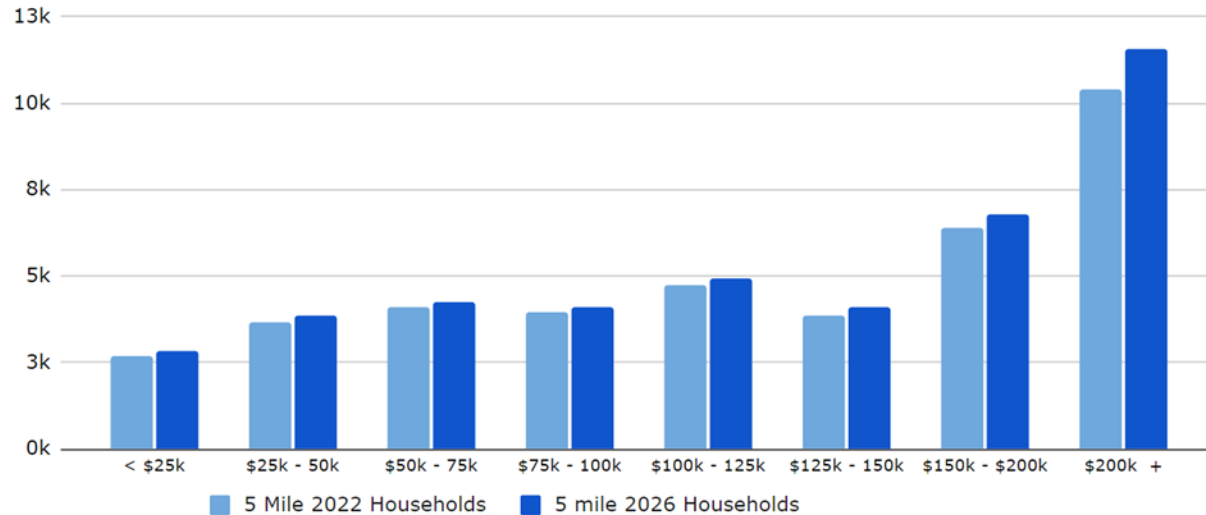
Educational Attainment



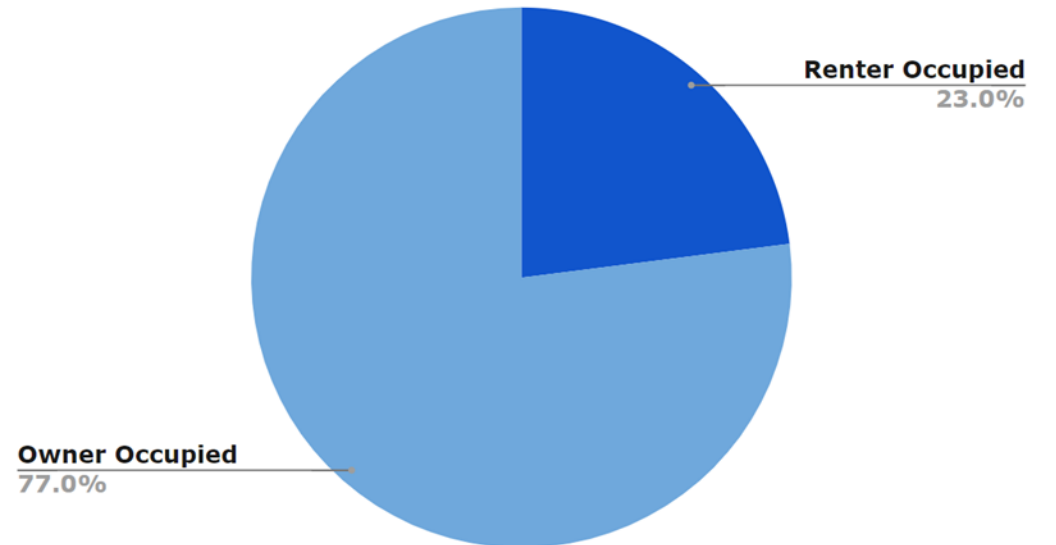
Homes Built By Year



Monthly House Hold Income

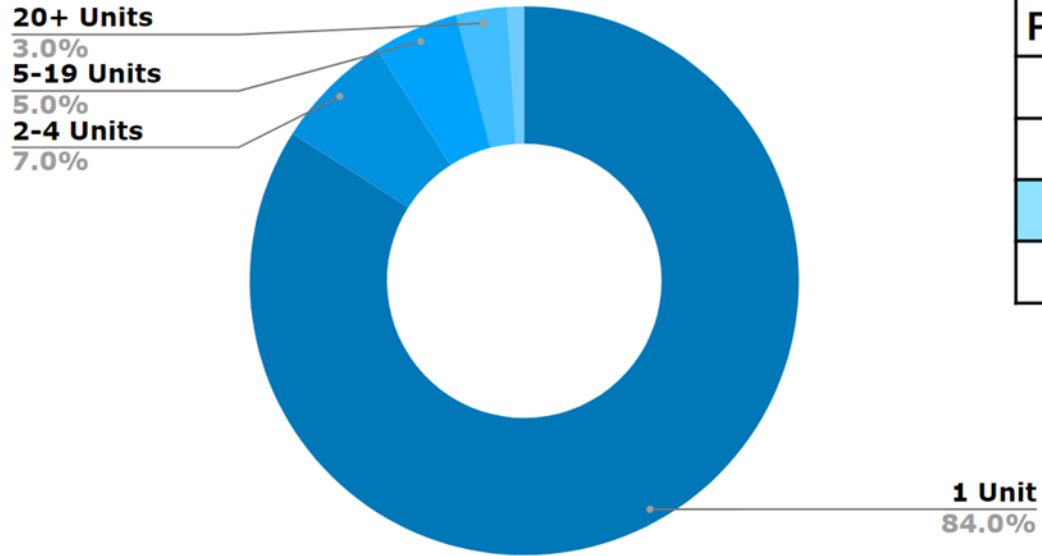


Housing Occupancy



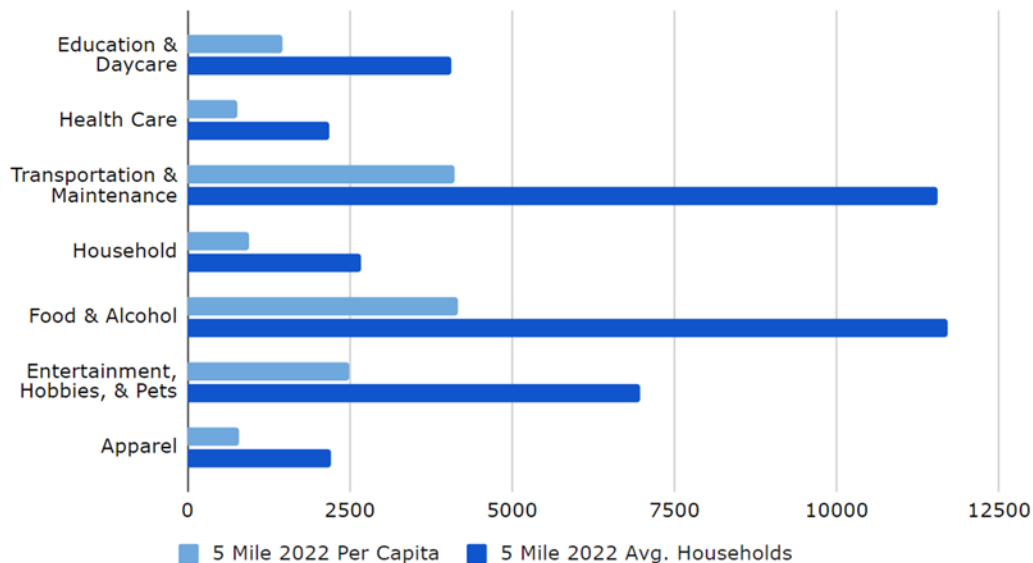
DEMOGRAPHICS II

Housing Type

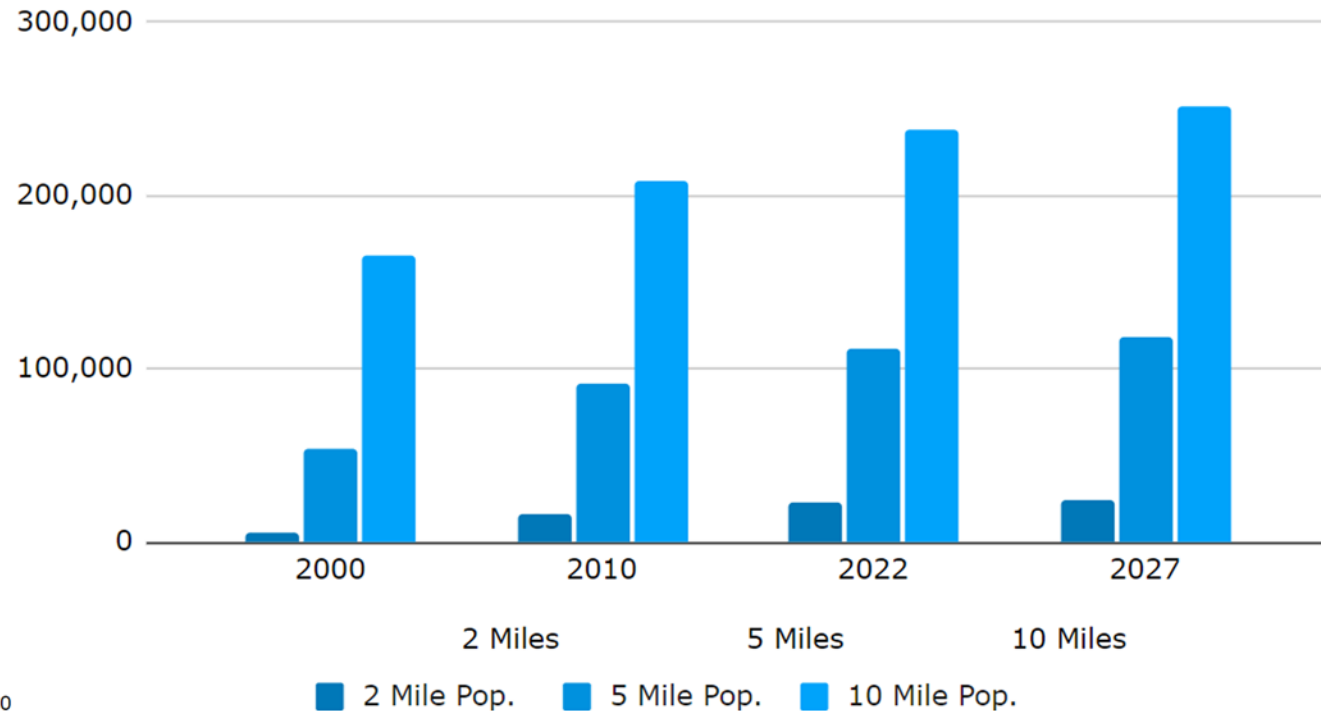


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	5,673	54,128	166,023
2010	15,815	91,040	208,969
2022	22,419	111,677	238,527
2027	24,353	118,842	251,602

Per Capita & Avg. Household Spending



Population



LATROBERD. ADT +1-29,446



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