

THE VILLAGE
875 EMBARCADERO DR
EL DORADO HILLS, CA

FOR LEASE
1,444 2ND GENERATION RESTAURANT
SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC

875

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FEATURES:

- 1,444 SF 2nd generation restaurant suite available
- Mix-use center with Retail and Office suites
- Excellent access and visibility from Green Valley Rd and Francisco Dr
- Surrounded by dense residential population with strong demographics
- Former taqueria with hood and above ground grease trap



PROPERTY DETAILS:

The Village is a mix-use center located in affluent El Dorado Hills at the intersection of Green Valley Rd and Francisco Dr. Adjacent to Lake Forest Plaza and Green Valley Marketplace, a Safeway anchored shopping center.

El Dorado county encompasses a large area of Northern California, so there is high job diversity. There is a fairly even spread of jobs between government, trade, education, health services and construction.

LEASE RATE:

Suite 1 1,444 SF \$3,596.00 (\$2.49 PSF, NNN)

NNN costs are approximately \$0.78 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	7,151	37,151	107,588
2025 Average HH Income:	\$255,085	\$247,839	\$210,051
Traffic Count @	Green Valley Rd: 15,589		
	Francisco Dr: 12,850		

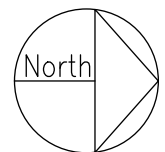
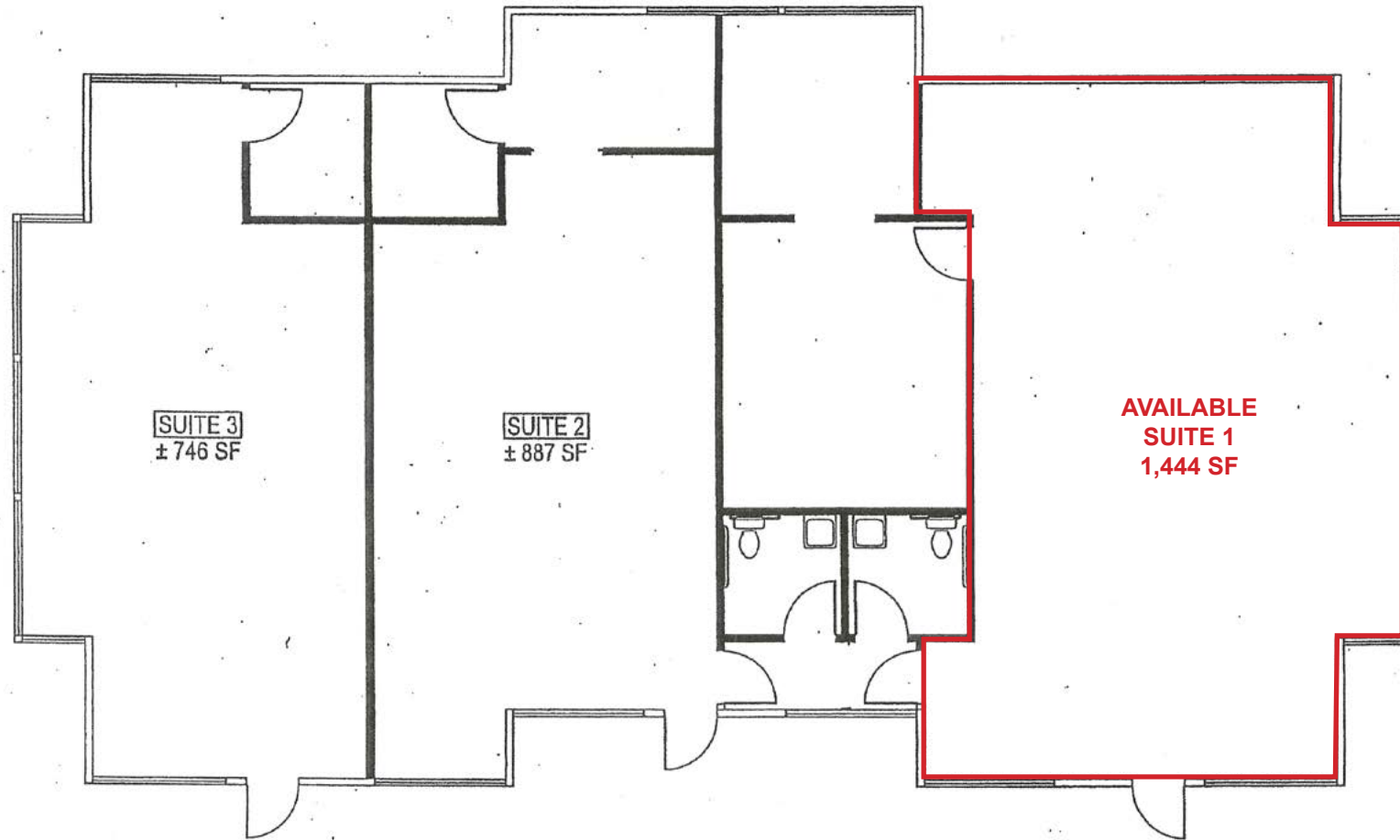
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FLOOR PLAN



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SITE PLAN



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