

**FOR  
LEASE**

**3860 EL DORADO HILLS BLVD,  
EL DORADO HILLS, CA**



**3D Tour  
Click Here**



**±1,508 SF DENTAL SUITE AVAILABLE**

**±2,240 SF MEDICAL/OFFICE SPACE AVAILABLE**

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**ROME**  
REAL ESTATE GROUP

# PARK OAKS VILLAGE

SUITE	SIZE	LEASE RATE	SPACE NOTES
Suite 602 (Dental Suite)	±1,508 SF	\$3.00 PSF + \$0.90 PSF NNN	Turn-key dental suite with all FF&E in place
Suite 503	±2,240 SF	\$1.75 PSF + \$0.90 PSF NNN	Features multiple private offices, conference rooms, reception, break room, and shared lobby.

## PROPERTY HIGHLIGHTS:

- Gateway Location on El Dorado Hills Blvd:** Over 64,000 vehicles pass daily at the signalized intersection of El Dorado Hills Blvd and Saratoga Way/Park Dr — nonstop exposure for your business.
- Immediate Highway 50 Access:** A quarter mile from the Hwy 50/El Dorado Hills Blvd/Latrobe Rd interchange. Easy in, easy out from the region's primary east-west freeway.
- Most Visible Office/Medical Building in EDH:** Prominent building signage on El Dorado Hills Blvd with red brick exterior, manicured landscaping, and strong curb appeal.
- Surrounded by Retail and Dining:** Directly across from Raley's Shopping Center, Walgreens, and Starbucks. EDH Town Center with Target, Nugget Markets, Regal Cinemas, and dozens of restaurants is half a mile south.
- Turn-Key Dental Suite Available:** Suite 602 comes fully equipped with dental FF&E — ready for immediate occupancy or can be delivered clear for office, medical, or service uses.
- Affluent, Fast-Growing Trade Area:** Average household income exceeds \$181,000 with home values around \$908,000. Population up 24.6% since 2010 with 25,000+ homes planned within three miles.



### STRONG TRAFFIC COUNT



EL DORADO HILLS  
BLVD & SARATOGA  
WAY: 30,595 ADT

### PROPERTY ZONING



CC  
EL DORADO  
COUNTY



AVERAGE  
\$165,614  
WITHIN 1 MILE

HOUSEHOLD  
INCOME



50  
PARKING  
SPACES

# FLOOR PLAN

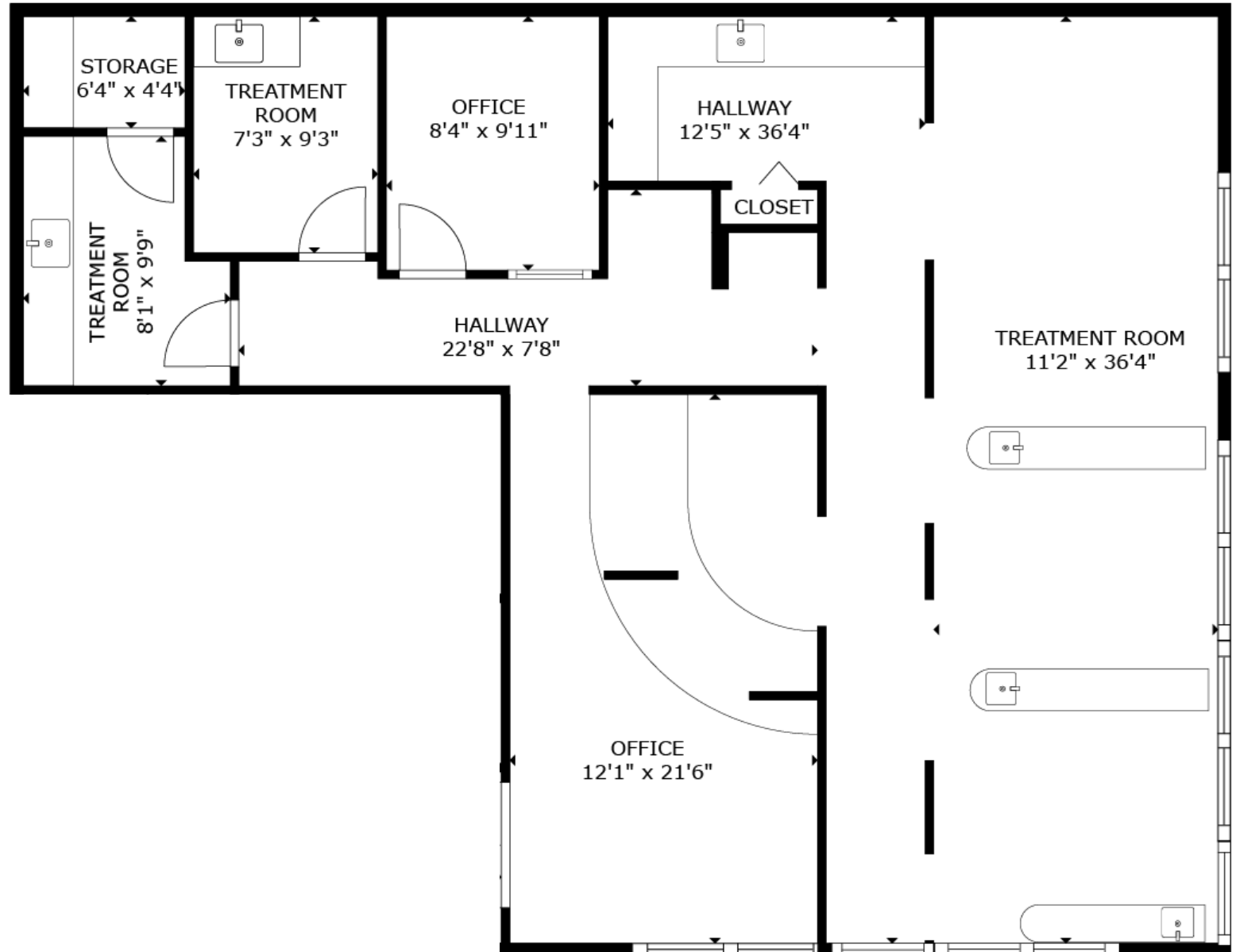
Suite 602 (Dental Suite)

±1,508 SF

Lease Rate: \$3.00 PSF

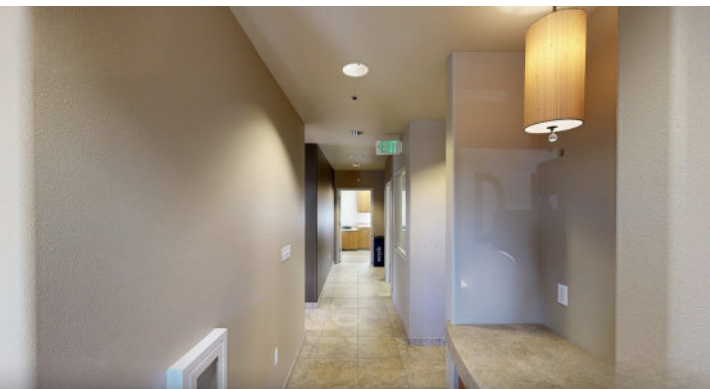
NNN Costs: \$0.90 PSF

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# INTERIOR PHOTOS



# FLOOR PLAN

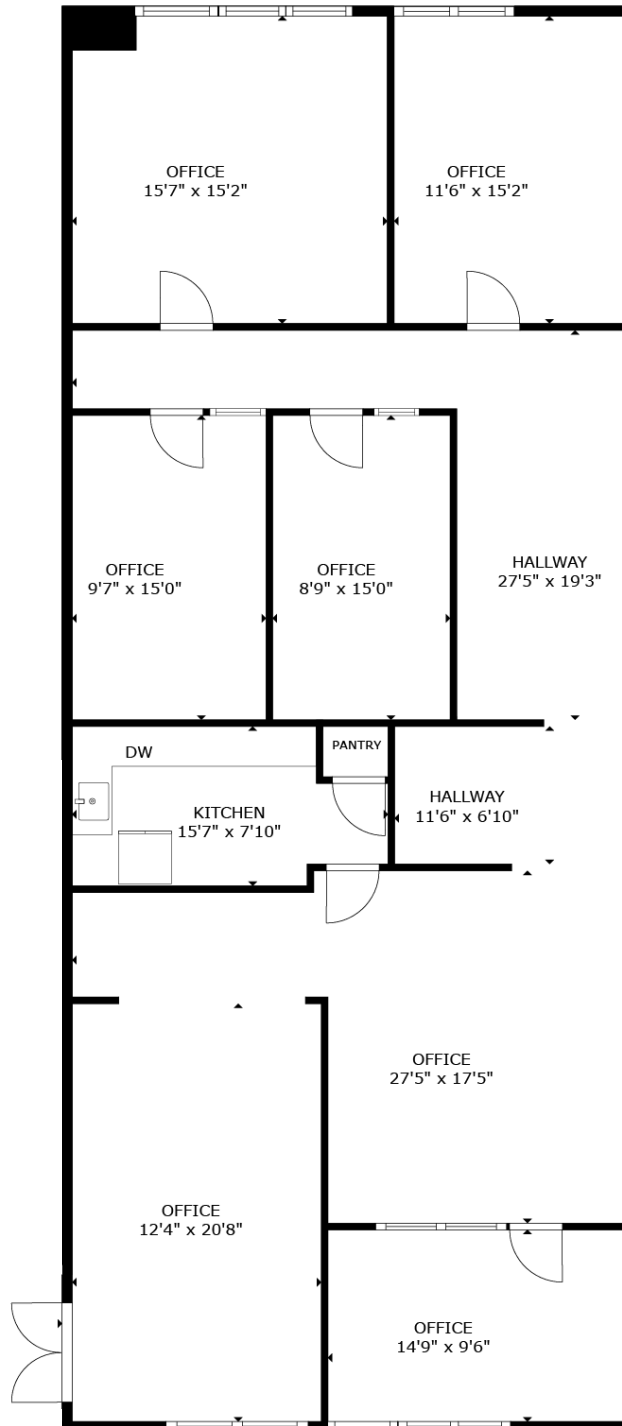
Suite 503

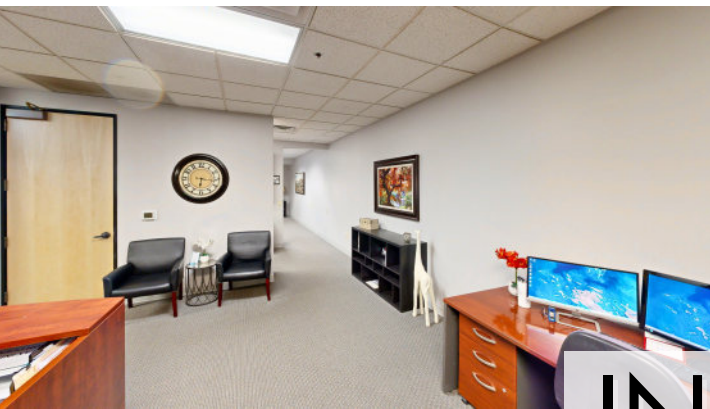
±2,240 SF

Lease Rate: \$1.75 PSF

NNN Costs: \$0.90 PSF

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# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# EL DORADO HILLS TOWN CENTER

Logos for various retail and service brands including Target, Nugget Markets, Jiffy Lube, Round Table Pizza, Holiday Inn Express & Suites, Starbucks, Sourdough & Co., McDonald's, Big O Tires, Chase, Wells Fargo, Golden 1 Credit Union, Panda Express, and Orangetheory Fitness.

WHITE ROCK RD

TOWN CENTER BLVD

LATROBE RD



Logos for Starbucks, Walgreens, FIT NATION, and Dunn-Edwards Paints.

Logos for Raley's O-N-E Market, Steve's Pizza, Beach Hut Deli, Subway, Great Clips, Taco Bell, KinderCare Learning Centers, and The UPS Store.

SARATOGA WAY

EL DORADO HILLS BLVD

PROPERTY LOCATION

Logos for LA BORGATA, Bank of America, RE/MAX ELDO, Nectar @ The Villa, The Vine, Sky Sushi, and Basi Pilates.

RETAIL AERIAL

330 m

# DEMOGRAPHIC SUMMARY REPORT

3860 EL DORADO HILLS BLVD, EL DORADO HILLS, CA 95762



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	7,809
3-MILE RADIUS	56,199
5-MILE RADIUS	120,815

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	8,145
3-MILE RADIUS	58,003
5-MILE RADIUS	123,582



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$165,614.00
3-MILE RADIUS	\$181,921.00
5-MILE RADIUS	\$163,322.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$135,396.00
3-MILE RADIUS	\$157,256.00
5-MILE RADIUS	\$137,270.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	5,384	35,901	79,654
BLACK	81	650	1,478
HISPANIC ORIGIN	872	5,971	14,445
AM. INDIAN & ALASKAN	20	152	412
ASIAN	1,296	11,951	21,435
HAWAIIAN & PACIFIC ISLAND	11	88	225
OTHER	1,016	7,456	17,610

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE SUITES



*Chase Burke*

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