

# OFFICE MEDICAL BUILDING

8075 SARATOGA WAY, EL DORADO HILLS, CA



MEDICAL SUITES AVAILABLE FOR LEASE



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# PROPERTY DETAILS

8075 Saratoga Way is a proposed mixed use center located along Saratoga Way, in El Dorado Hills, California. The center will consist of two freestanding buildings. One, two-story office-medical building and a second, single-story building available that can accommodate medical facilities, a restaurant user or other retail environments.

The Property offers exceptional visibility and access for Sacramento and El Dorado Hills/Latrobe Road commuters. The buildings will be constructed adjacent to Highway 50 at the Latrobe Road exit, and enjoy close proximity to many shopping, retail and restaurant centers. The buildings are excellently located close to numerous amenities, including the high-end shopping center, El Dorado Hills Town Center, the main retail center for El Dorado Hills with a variety of boutiques, restaurants, and entertainment options. 8075 Saratoga Way is 26 miles from Downtown Sacramento and 36 miles from Sacramento International Airport.

- Second Story Medical Suites Available for Lease
- $\pm 4,080$  SF –  $\pm 8,170$  SF Available
- Delivered in Cold Shell Condition – Tenant Improvement Allowance Available for qualified candidates!
- Located at Corner of Finders Way and Saratoga Way, El Dorado Hills
- Planned Construction Commencing Q2 2026!
- Excellent location along Highway 50
- Highly Desirable El Dorado Hills Location

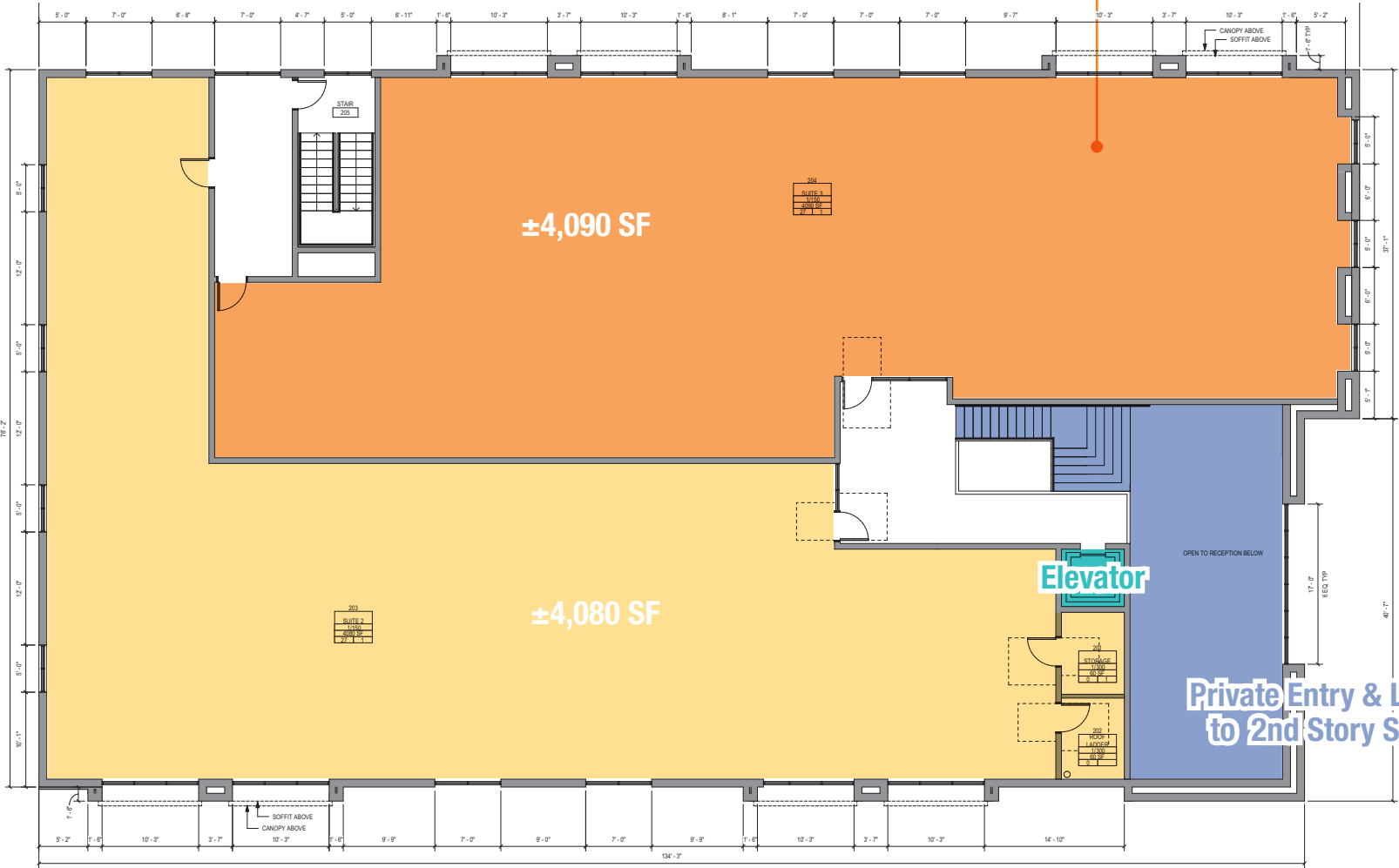


**CONTACT AGENTS FOR  
PRICING DETAILS**

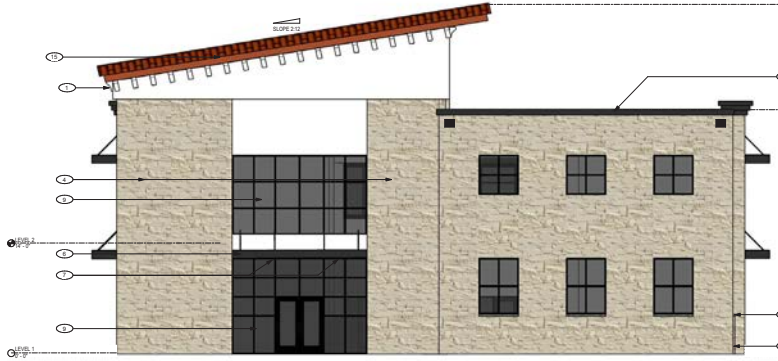


# 2ND STORY FLOOR PLAN

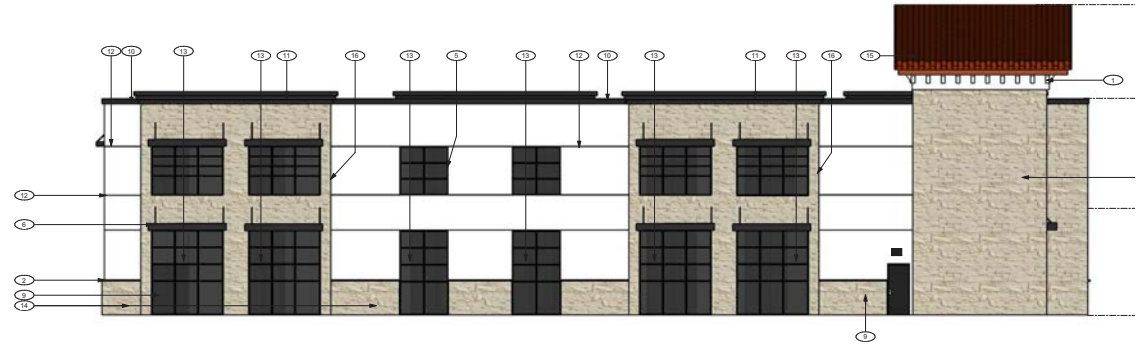
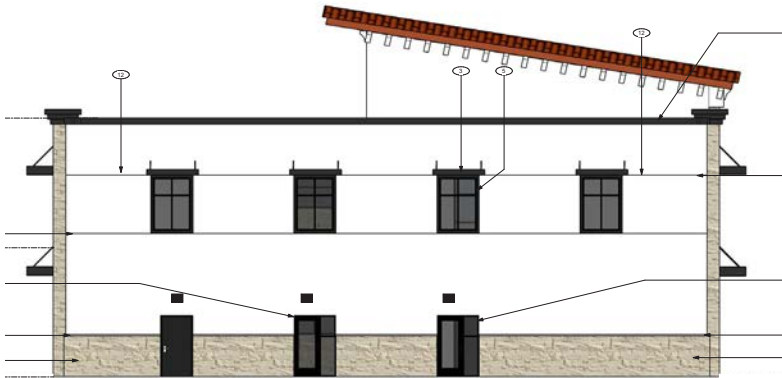
Available for Lease:  
± 4,080 SF – 8,170 SF



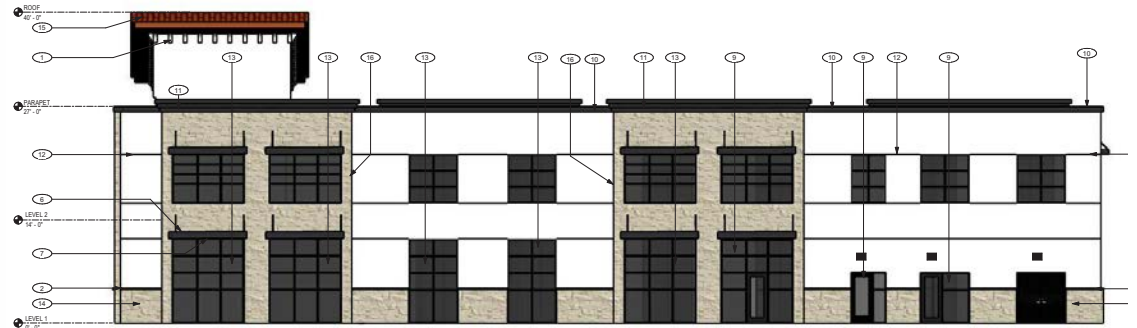
# ELEVATIONS



**PROPOSED FRONT BUILDING VIEW**



**ELEVATION ADMINISTRATIVE VIEW**  
NOT TO SCALE



**PROPOSED SIDE BUILDING VIEW**

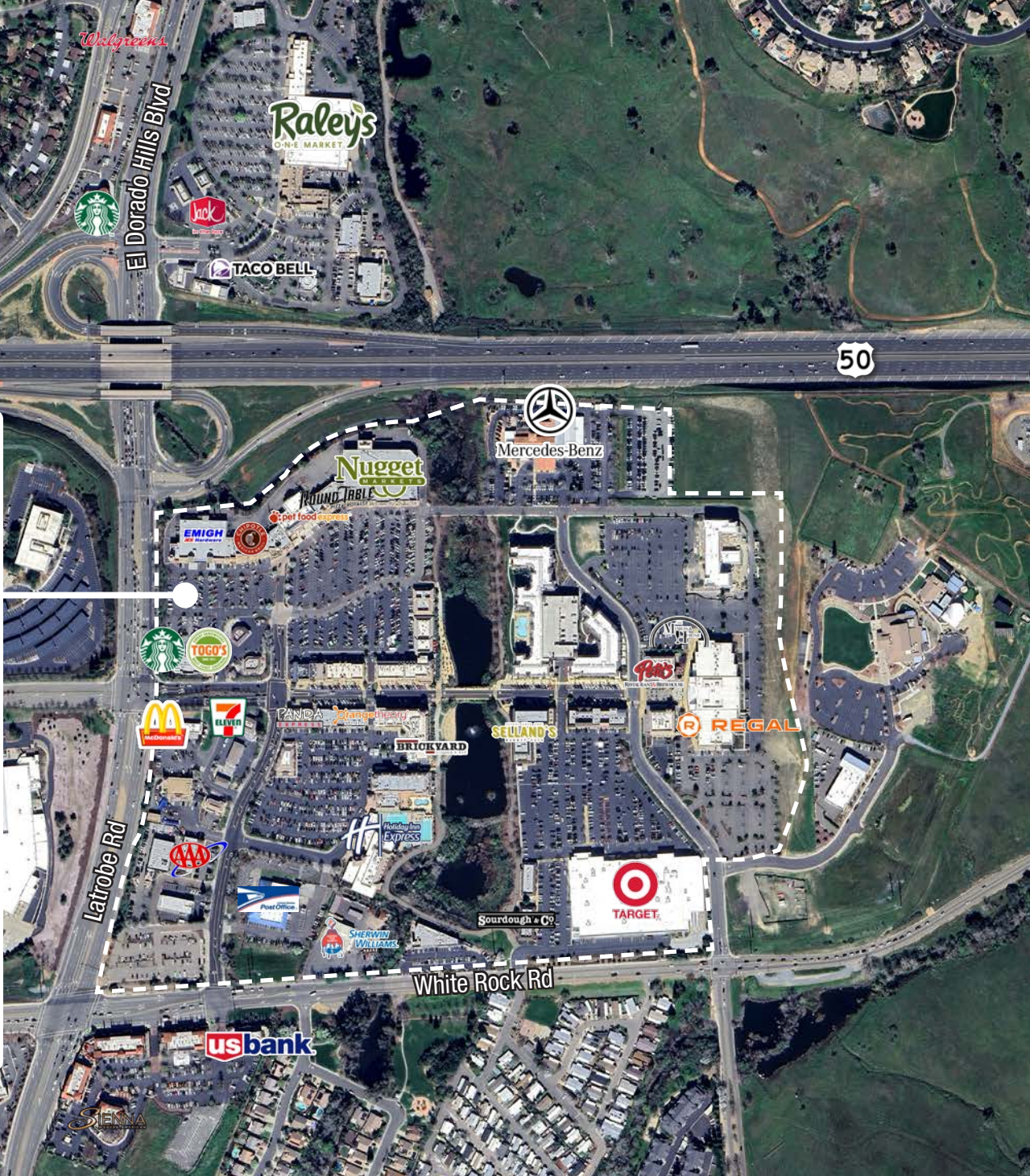
# RETAIL AERIAL

SUBJECT PROPERTY

## El Dorado Hills Town Center



The El Dorado Hills Town Center – a popular lifestyle center with a multitude of high-end shops, restaurants, community resources, financial and travel services, and special event venues. The EDH Town Center draws large crowds to the year-round farmers market, car shows, outdoor concerts, charity cook-offs, and a variety of other entertainment options!



# RETAIL AERIAL

## Folsom Ranch

8075 Saratoga is located less than two miles from the newly developed Folsom Ranch Master Planned Community. Folsom Ranch will include a core retail 'Town Center', modeled after small-city town squares, two large community parks and smaller neighborhood parks, over 10,000 new homes, a new high school, middle school and five new elementary

schools. Additional, Folsom Ranch is located one mile from the Palladio Shopping Center, which features a mix of luxury retailers, additional restaurants, and entertainment options. Folsom Ranch represents the convenience of a city lifestyle with the welcoming character of small town life!



# DEMOGRAPHICS

## MARKET OVERVIEW

8075 Saratoga Way,  
El Dorado Hills, CA, 95762

3 MILE RADIUS

### KEY FACTS

48,258

Population

43

Median Age



Average Household Size

\$164,403

Median Household Income

### HOUSING STATS



\$668,299

Median Home Value



16,945

Households



16.96%

% Renter Occupied  
Housing Units

### COMMUTERS



0.57%

Used Public Transportation



76.1%

Drove Alone to Work

### EDUCATION



10.15%

High  
School Graduate



18.40%

Some  
College



53.16%

Bachelor's  
Degree Plus

### BUSINESS



25,999

Total Employees

### EMPLOYMENT



17.88%

White Collar



82.12%

Blue Collar



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