

**THE VILLAGE**  
**877 EMBARCADERO DR**  
**EL DORADO HILLS, CA**  
FOR LEASE  
2,048 SF OFFICE SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- 2,048 SF office 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



**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 3      2,048 SF      \$2,048.00 (\$1.00 PSF, NNN)

NNN costs are approximately \$0.78 PSF.

**DEMOGRAPHICS:**

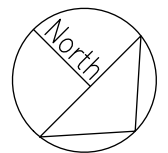
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	7,151	37,151	107,588
2025 Average HH Income:	\$255,085	\$247,839	\$210,051
Traffic Count @			
	Green Valley Rd:	15,589	
	Francisco Dr:	12,850	

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FLOOR PLAN



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SITE PLAN



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- Veterinary Healing Center of El Dorado Hills
- Snap Fitness
- Mraz Brewing Co.
- Chateau Arme Bakerie & Latte
- Montessori Manor
- The Dog House
- Pet Salon
- La Casada Family Mexican Restaurant
- Cloud Bar



The Pavilion at El Dorado Hills

SITE

GREEN VALLEY RD

FRANCISCO DRIVE

EMBARCADERO DRIVE

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