FOR LEASE

3860 EL DORADO HILLS BLVD, EL DORADO HILLS, CA

±2,240 SF MEDICAL/OFFICE SPACE AVAILABLE



3D TOUR • CLICK HERE

LEASE PROMOTIONS
*Leases signed on or before 12/31/26

1 MONTH FREE*
per year of lease term

25% OFF
listed rent in the first year

5% COMMISSION*
to the tenant's broker

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ROME
REAL ESTATE GROUP

PARK OAKS VILLAGE

3860 EL DORADO HILLS BLVD
EL DORADO HILLS, CA 95762

SUITE	SIZE	LEASE RATE	YEAR 1 PROMO	SPACE NOTES
Suite 503	±2,240 SF	$1.75 PSF + $0.90 PSF NNN	$1.30 PSF first-year rate	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.
- **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.

30,595 ADT
STRONG TRAFFIC COUNT
El Dorado Hills Blvd & Saratoga Way

CC
PROPERTY ZONING
El Dorado County

$165,614
AVERAGE HOUSEHOLD INCOME
Within 1 mile

50
PARKING SPACES

LEASE PROMOTIONS

TENANT INCENTIVE

1

MONTH FREE

One month of free rent for each year of lease term.

YR 1 | YR 2 | YR 3 | YR 4 | YR 5

5-year lease = 5 months free

Leases signed on or before 12/31/26

TENANT INCENTIVE

25%

OFF YEAR 1

Approximately 25% off listed rent in the first year.

SUITE 503 — listed $1.75

Year 1 $1.30 PSF

First-year pricing

BROKER INCENTIVE

5%

COMMISSION

Commission offered to the tenant's broker.

PAID TO	Tenant's broker
AMOUNT	5% commission

Leases signed on or before 12/31/26

FLOOR PLAN

Suite 503

SIZE

±2,240 SF

LEASE RATE • YEAR 1

$1.30 PSF

NNN COSTS

$0.90 PSF

YEAR 1 PROMO

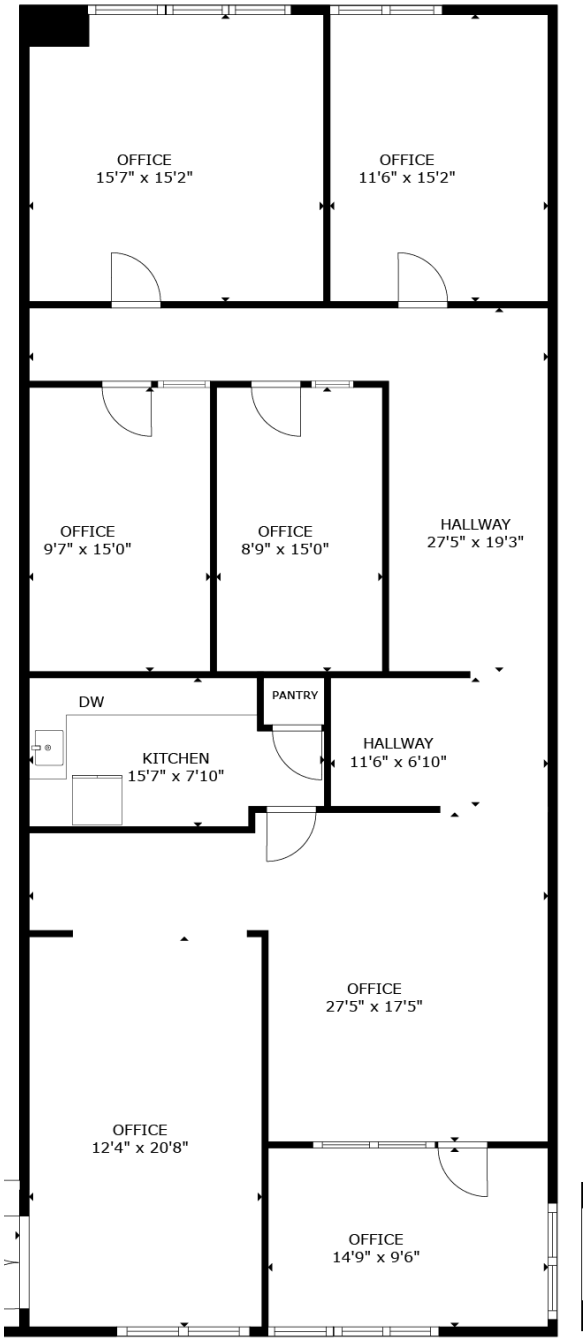
25% OFF

listed rent in the first year

PLUS: 1 month free rent for each year of lease term

Leases signed on or before 12/31/26

3D TOUR • CLICK HERE

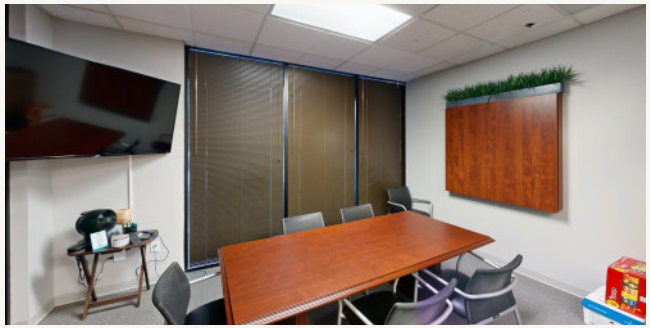


INTERIOR PHOTOS

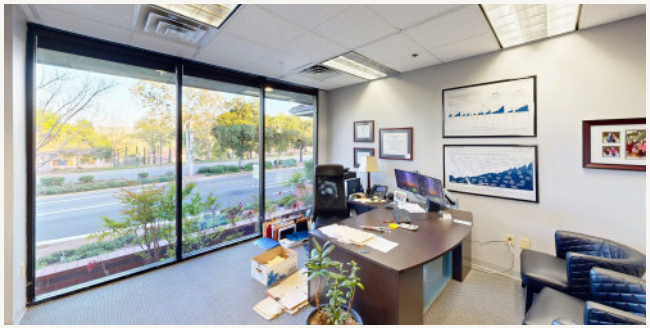


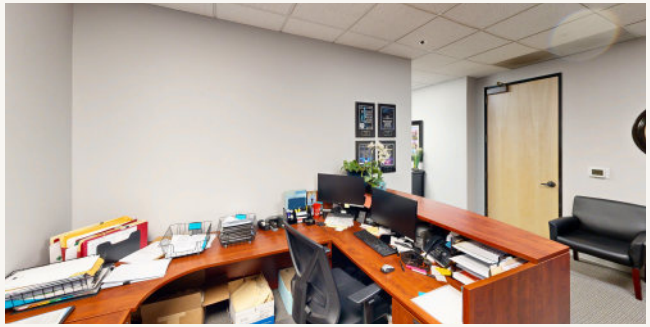


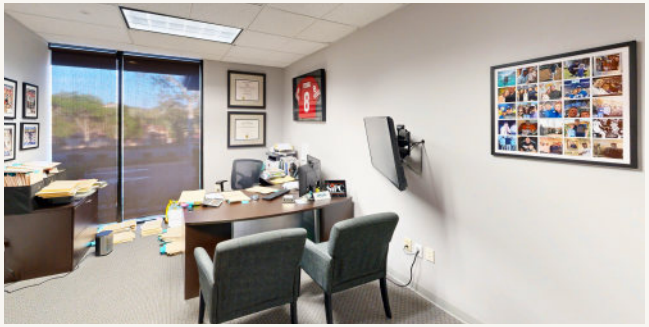


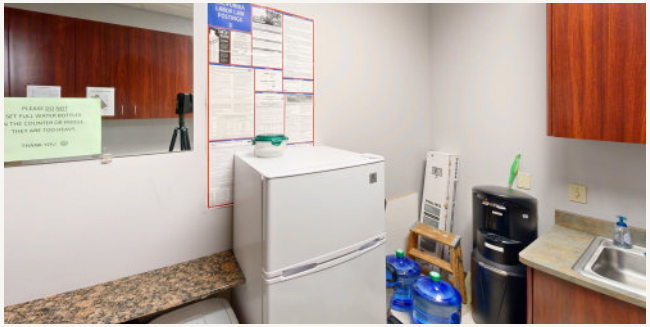












EXTERIOR PHOTOS

PARK OAKS VILLAGE
3860 EL DORADO HILLS BLVD










EL DORADO HILLS TOWN CENTER
TARGET
Nugget MARKETS
jiffy lube
Round Table PIZZA
Holiday Inn Express & Suites
Sourdough & Co
Sandwiches • Soups • Salads
BIG O TIRES
PANDA EXPRESS
orangetheory FITNESS
CHASE
SUPERCUTS
WELLS FARGO
Golden1 Credit Union
WHITE ROCK RD
TOWN CENTER BLVD
LATROBE RD
US 50
Saratoga Way
SARATOGA WAY
Walgreens
FIIT NATION
Dunn-Edwards PAINTS
Raley's O·N·E MARKET
Steve's PIZZA
BEACH HUT DELI SINCE 1981
SUBWAY
TACO BELL
KinderCare LEARNING CENTERS
Great Clips
THE UPS STORE
EL DORADO HILLS BLVD
Mammoth Way
PROPERTY LOCATION
Platt Cir
Park Dr
LA BORGATA
BANK OF AMERICA
RE/MAX
ELDO CHOPHOUSE & KITCHEN
NAIL FILES & SPA
NECTAR @ The Villa
THE Vine EDH
SKY SUSHI
basi PILATES
Penela Way
Souza Dr
Lassen Ln
330 m
RETAIL AERIAL

DEMOGRAPHIC SUMMARY REPORT

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



POPULATION
2024 ESTIMATE

1 MILE	7,809
3 MILES	56,199
5 MILES	120,815

POPULATION
2029 PROJECTION

1 MILES	8,145
3 MILES	58,003
5 MILES	123,582

HOUSEHOLD INCOME
2024 AVERAGE

1 MILE	$165,614
3 MILES	$181,921
5 MILES	$163,322

HOUSEHOLD INCOME
2024 MEDIAN

1 MILE	$135,396
3 MILES	$157,256
5 MILES	$137,270

2024 POPULATION 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

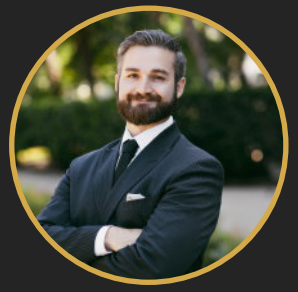
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CONTACT US

For more information about this medical/office space



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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