

LAND FOR SALE OR LEASE

High Identity Retail Pads Available

NEC HIGHWAY 50 & SILVA VALLEY PARKWAY, EL DORADO HILLS, CA 95762

±1.0 ACRE TO ±40.50 ACRES AVAILABLE

RETAIL



CONTACT US

Jon Schultz

+1 916 446 8261
jon.schultz@cbre.com
www.cbre.us/jon.schultz
Lic. 00844740

CBRE, Inc.
500 Capitol Mall, Suite 2400
Sacramento, CA 95814
T +1 916 446 6800
F +1 916 446 8750

www.cbre.us/sacramentodt

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TENTATIVE MASTER SITE PLAN

BUILDING	TENANT	± SQ. FT.
SOUTH (PHASE I)		
Hotel 1	AVAILABLE	69,120
Shops 1	AVAILABLE	9,000
Shops 2	AVAILABLE	9,000
Pad 1	AVAILABLE	3,200
Pad 2	AVAILABLE	3,200
Pad 3	AVAILABLE	3,200
Fuel 1	AVAILABLE	3,600
Fuel 2	AVAILABLE	3,600
	TOTAL	123,760
NORTH (PHASE 2)		
Major A	AVAILABLE	TBD
	TOTAL	123,760

Note: preliminary site plan subject to change



 SITE PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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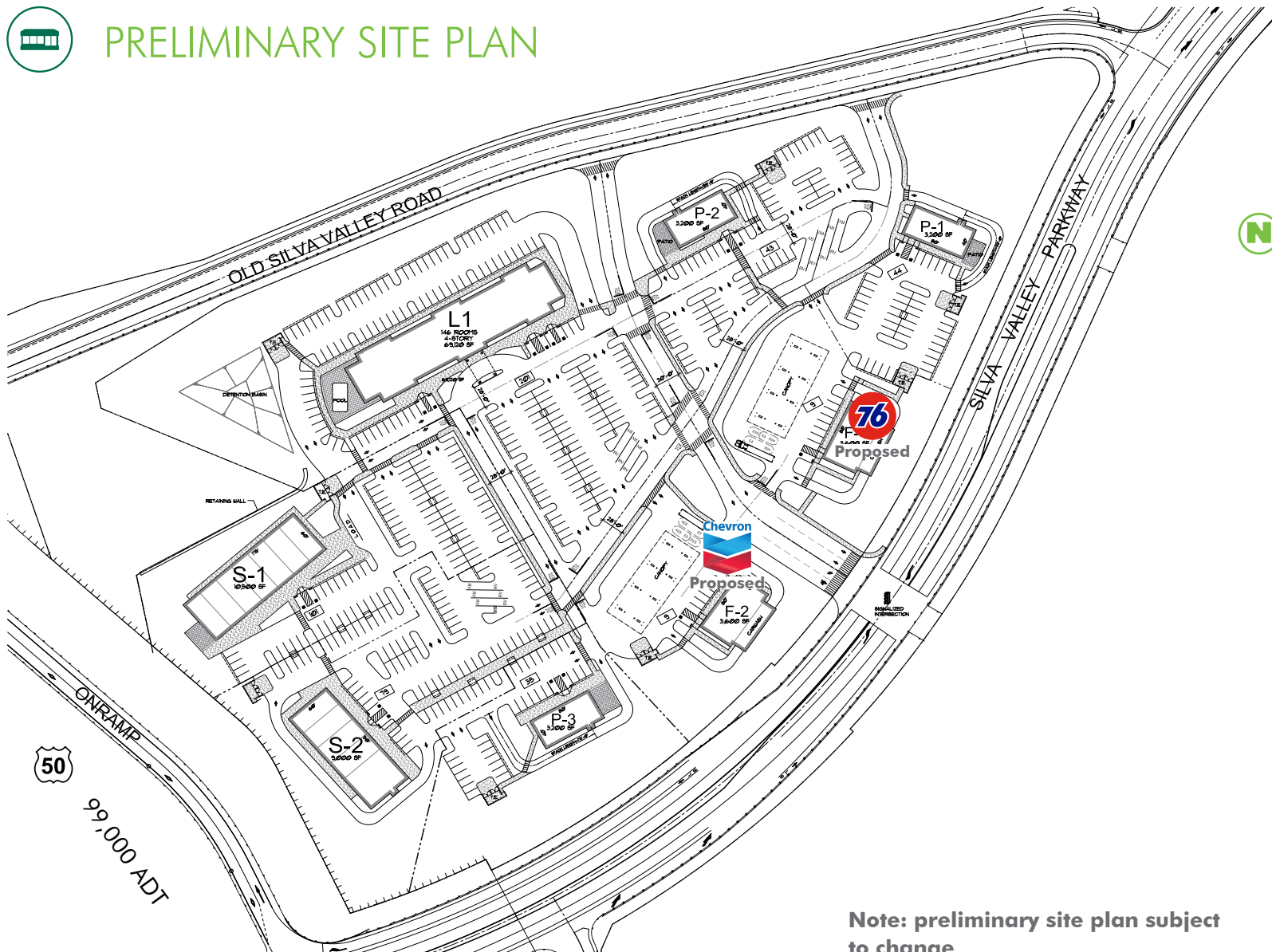
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PRELIMINARY SITE PLAN



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PROPOSED ELEVATIONS



4-STORY HOTEL (FRONT ELEVATION)



PAD SHOP BUILDING (FRONT ELEVATION)



SHOPS BUILDING (FRONT ELEVATION)



TYP. C-STORE BUILDING (FRONT ELEVATION)



TYP. END ELEVATION



TYP. SIDE ELEVATION

GAS/CONVENIENCE STORE (FRONT ELEVATION)

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PROPERTY INFORMATION

- + ±1.0 to ±40.50 acres for sale or lease
- + Excellent Mixed-use development opportunity for:
 - Retail
 - Restaurant
 - Fast Food
 - Gas
 - Hotel
- + Zoned commercial
- + Located at the new Highway 50/Silva Valley Parkway interchange
- + Excellent visibility and access to Highway 50 with 99,000 cars per day passing the site
- + The town of El Dorado Hills Average Household Income of over \$162,700 per year is the highest in Northern California outside of the Bay Area
- + El Dorado Hills home values are among the highest in Northern California with home values averaging over \$694,500 and many homes topping \$3 million
- + Over 15,000 new homes are under construction or planned in the area; these projects include names such as Blackstone, Marble Valley, Carson Creek and Valley View
- + Local population within the 5-mile trade area (105,133) is expected to increase at one of the fastest paces in the Sacramento MSA over the next 5 years
- + Area retailers include Target, Nugget Market, 14 Screen Regal Theaters, CVS Pharmacy, and more

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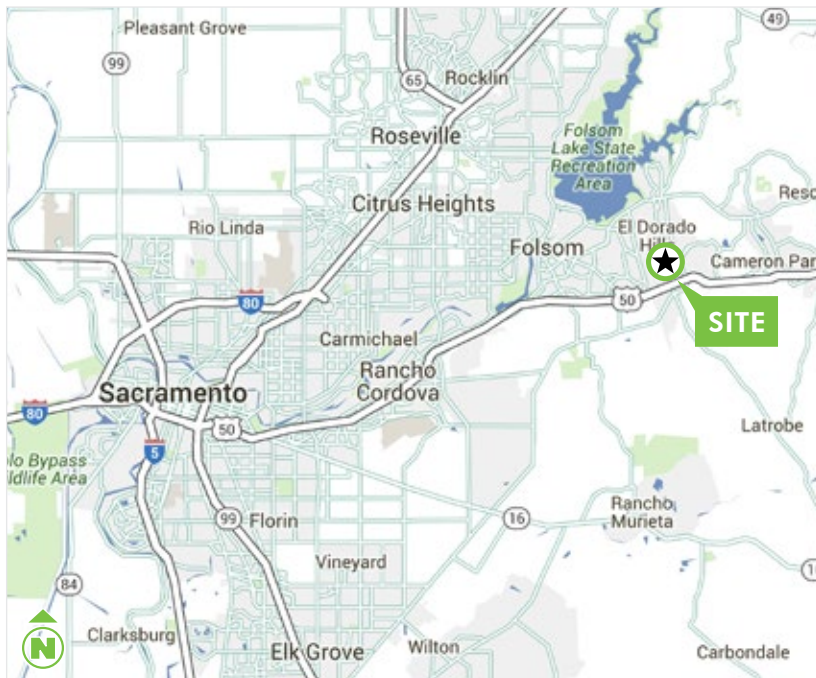
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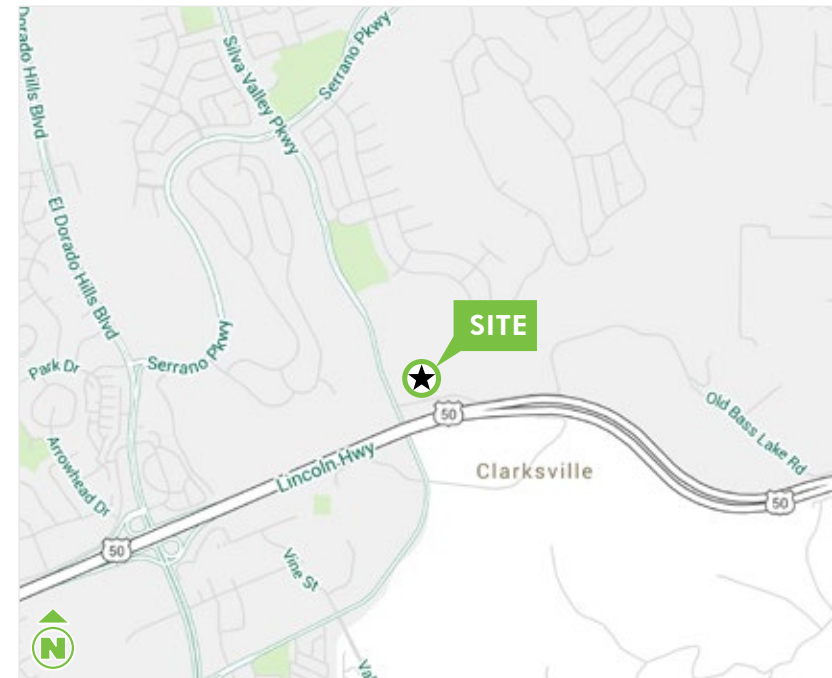
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

DEMOGRAPHICS

(2019 Est.)

	3-mile Radius	5-mile Radius	7-mile Radius
Population	42,823	105,133	148,702
Average Household Income	\$163,477	\$147,235	\$140,868
Median Household Income	\$131,632	\$118,315	\$113,293
Daytime Employment	10,794	26,606	54,723

Source: Nielsen

Traffic Counts

Highway 50 (2017)	99,000 ADT
Silva Valley Pkwy (2019)	17,542 ADT

Source: County of El Dorado; Caltrans

Significant Employers (3-mile radius)

Employers	# Employees
DST Output	1200
Blue Shield of California	800
Accredited EMS Fire Training	350
Spare Time Inc	300
Cemex	200
Raley's	180
Oak Ridge High School	160
El Dorado Hills Sports Club	150
El Dorado Hills Community Services	124
Serrano Country Club	118

Source: Esri

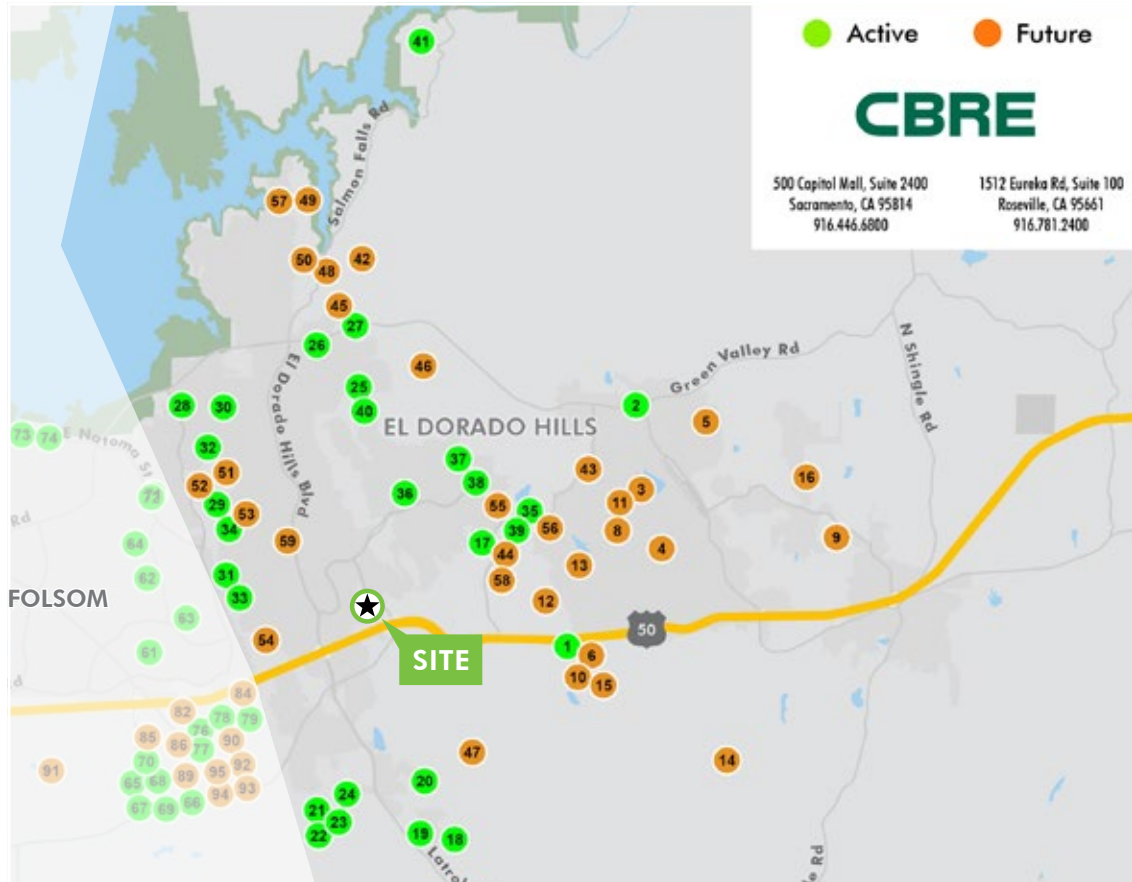
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HOUSING DEVELOPMENT | Q4 2019 EL DORADO HILLS | CAMERON PARK



Map#	Subdivision	Units
11	Sierra Sunrise	8
12	SP/Bass Lake/Bell Ranch	113
13	SP/Bass Lake/Bell Woods	54
14	SP/Lime Rock Valley	800
15	SP/Village of Marble Valley	398
16	Vista Grande Estates	5
17	Bass Lake Hills/Hawk View	114
18	Blackstone/Ridgeview Estates	7
19	Blackstone/West Valley Village 3C	8
20	Blackstone/West Valley Village 5C	12
21	Heritage El Dorado Hills/Estates	172
22	Heritage El Dorado Hills/Legends	266
23	Heritage El Dorado Hills/Mosaic	476
24	Heritage El Dorado Hills/Reflections	140
25	Highland View	119
26	Highland Village	9
27	Overlook	28
28	Promontory/Bella Lago	161
29	Promontory/Kalitheia	120
30	Promontory/Montecito	97
31	Promontory/Oaks	16
32	Promontory/Villa Lago	136
33	Ridgeview West/Treviso	24
34	Ridgeview West/Villadoro	73
35	Serrano/Collina	72
36	Serrano/Custom Lots	747
37	Serrano/Cypress	65
38	Serrano/Pinnacle	98

Map#	Subdivision	Units
39	Serrano/Sienna Ridge Estates	76
40	Serrano/Vintage 38	38
41	Wellington	32
42	Alto	23
43	Bass Lake Estates	36
44	Bass Lake North	90
45	Diamante Estates	19
46	Dixon Ranch	605
47	East Ridge Village	701
48	La Canada	47
49	Lomita Way	24
50	Miginella	8
51	Promontory	208
52	Promontory/Village 7	131
53	Ridgeview West/Village	44
54	Saratoga Estates - El Dorado	317
55	Serrano/Village J Lot H	41
56	Serrano/Village J7	65
57	Southpointe Meadows	7
58	SP/Bass Lake	1,104
59	SP/Central El Dorado Hills	1,028
TOTAL		9,411

Map#	Subdivision	Units
1	Cambridge Oaks	57
2	Cameron Glen Estates	86
3	Cambridge Road (TH)	12
4	Cameron Hills	41
5	Cameron Woods	94

Map#	Subdivision	Units
6	Campobello	45
7	Grenade Tract	9
8	Kamm Park	7
9	La Caille Estates	24
10	Porter Subdivision	54

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