

EL DORADO HILLS BUSINESS CENTER

1104 INVESTMENT BLVD, EL DORADO HILLS, CA



FOR LEASE



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PROPERTY DETAILS

Address	1104 Investment Boulevard
City	El Dorado Hills, CA 95762
Rentable SF	±5,000 - ±78,286
Lease Rate	Full Service - negotiable
Parking	400 / 5.1 per 1,000 SF
Stories	2
Year built	2001



HIGHLIGHTS

State of the art construction including high-quality interiors, skylight atriums, and flexible ±35,000 SF floor plates.

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Population	6,469	58,248	118,371
 College or Advanced Degree	62.2%	67.2%	57.7%
 Median Income	\$130,255	\$131,381	\$109,845
 Average Home Value	\$519,461.20	\$527,903.30	\$474,724.50
 Owner Occupied	85.3%	88.0%	75.5%

EL DORADO HILLS MAJOR ATTRACTIONS

FARMERS MARKET



EVERY SUNDAY

LIVE ON THE BOULEVARD



LIVE CONCERTS EVERY
THURSDAY DURING SUMMER

OUTDOOR MOVIE NIGHT



FRIDAYS AT THE
STEVEN YOUNG AMPITHEATER

YEAR-ROUND FESTIVALS

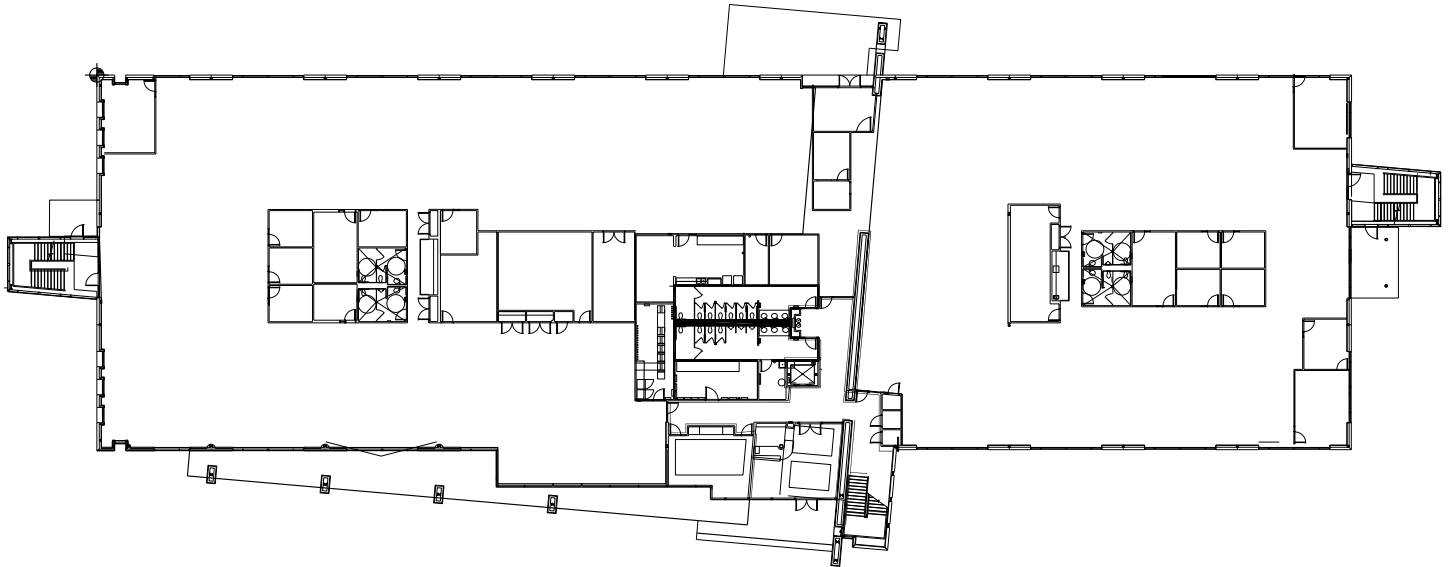


(4TH OF JULY, HALLOWEEN,
THANKSGIVING, HOLIDAYS)

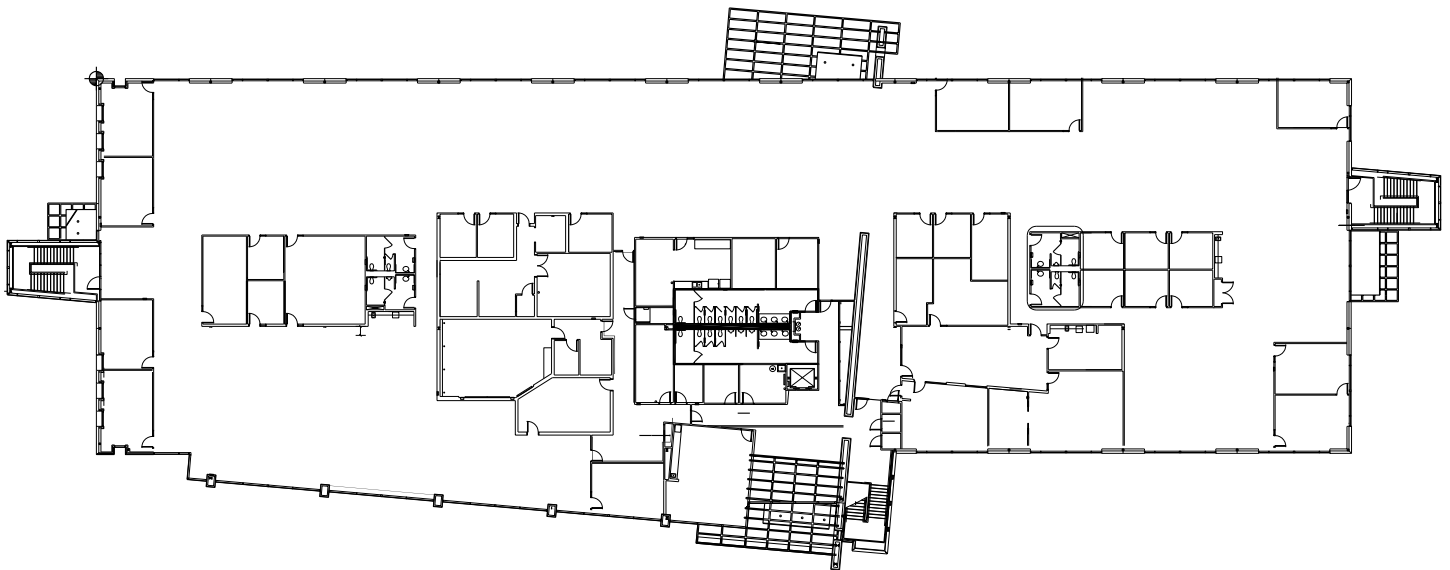
FLOOR PLANS | 1104 INVESTMENT BLVD



1104 INVESTMENT BLVD | 1ST FLOOR



1104 INVESTMENT BLVD | 2ND FLOOR



LOCATION HIGHLIGHTS

ROSEVILLE

SACRAMENTO

FOLSOM

FOLSOM LAKE

EL DORADO HILLS TOWN CENTER

Voted #1 "Best Live Music venue"
Farmer's Market
Regal Cinemas, Target, Nugget market, and fine dining



THE ENCLAVE AT BLACKSTONE

4 SINGLE FAMILY HOMES
DEVELOPER: LENNAR
VALUE: \$345K-\$700K



HERITAGE EL DORADO HILLS

4 NEW SINGLE FAMILY HOMES
DEVELOPER: LENNAR
VALUE: \$440K-\$515K



REFLECTIONS AT HERITAGE EL DORADO HILLS

5 SINGLE FAMILY HOMES
DEVELOPER: LENNAR
VALUE: \$425K-\$493K



THE RIDGE AT BLACKSTONE & SUMMIT VIEW AT BLACKSTONE

5 SINGLE FAMILY HOMES
DEVELOPER: LENNAR
VALUE: \$675K-\$765K



1100 INVESTMENT BLVD

1104 INVESTMENT BLVD

JOHN ADAMS ACADEMY

LAURELTON AT BLACKSTONE

5 SINGLE FAMILY HOMES
DEVELOPER: LENNAR
VALUE: \$675K-\$765K



THE ESTATES AT BLACKSTONE

6 SINGLE FAMILY HOMES
DEVELOPER: K HOVNANIAN HOMES
VALUE: \$580K-\$780K



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