



AVAILABLE FOR LEASE

8105 Saratoga Way, El Dorado Hills, CA 95762



FUTURE MEDICAL OFFICE BUILDING



www.osbornegroupcre.com

Robb Osborne
Partner
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

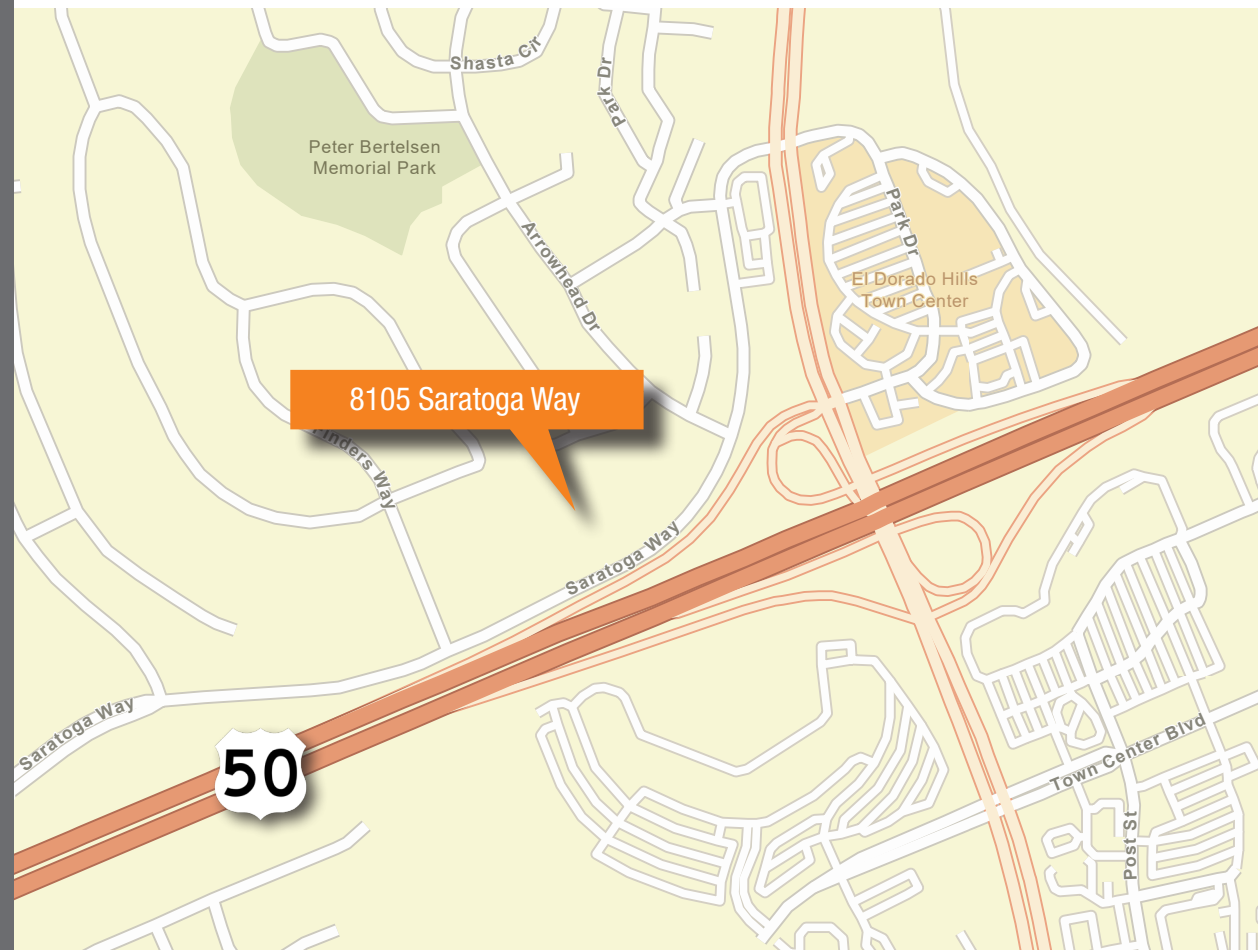
PROPERTY HIGHLIGHTS

8105 Saratoga Way is a “Class A” medical office building located in El Dorado Hills, California. The building has a total square footage of approximately 33,000 SF. The rentable square footage will be approximately 18,000.

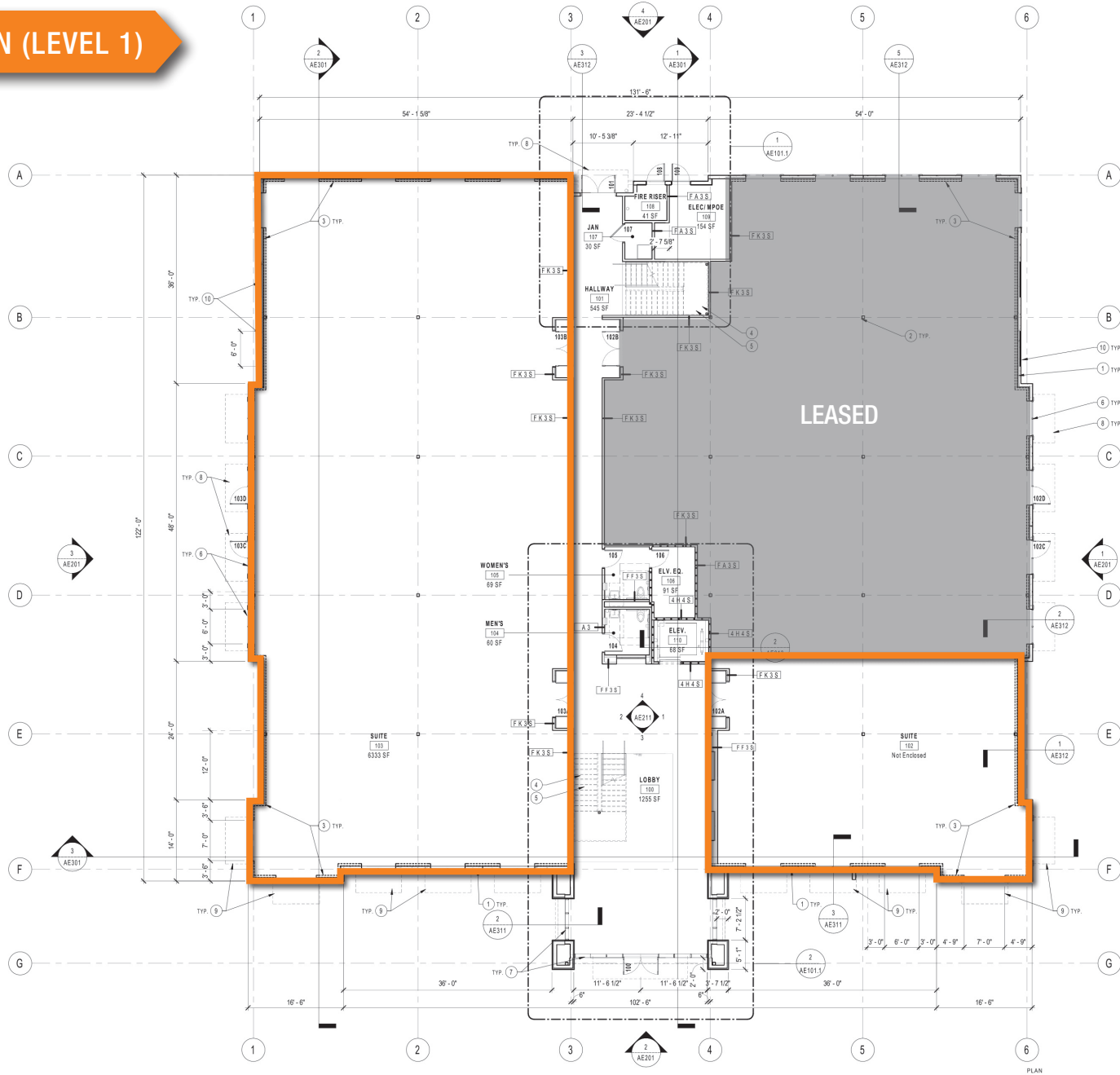
The Property offers exceptional visibility and access for Sacramento and El Dorado Hills/Latrobe Road commuters. The building is located adjacent to Highway 50 at the Latrobe Road exit, and enjoys close proximity to many shopping, retail and restaurant centers. 8105 Saratoga Way is 26 miles from Downtown Sacramento and 36 miles from Sacramento International Airport.

- Address: 8105 Saratoga Way
- City, State: El Dorado Hills, CA
- Use: Medical Office
- RBA: ±18,000
- Completed Construction in 2022
- Excellent location along Highway 50
- High-end construction completed with upscale common area furnishings

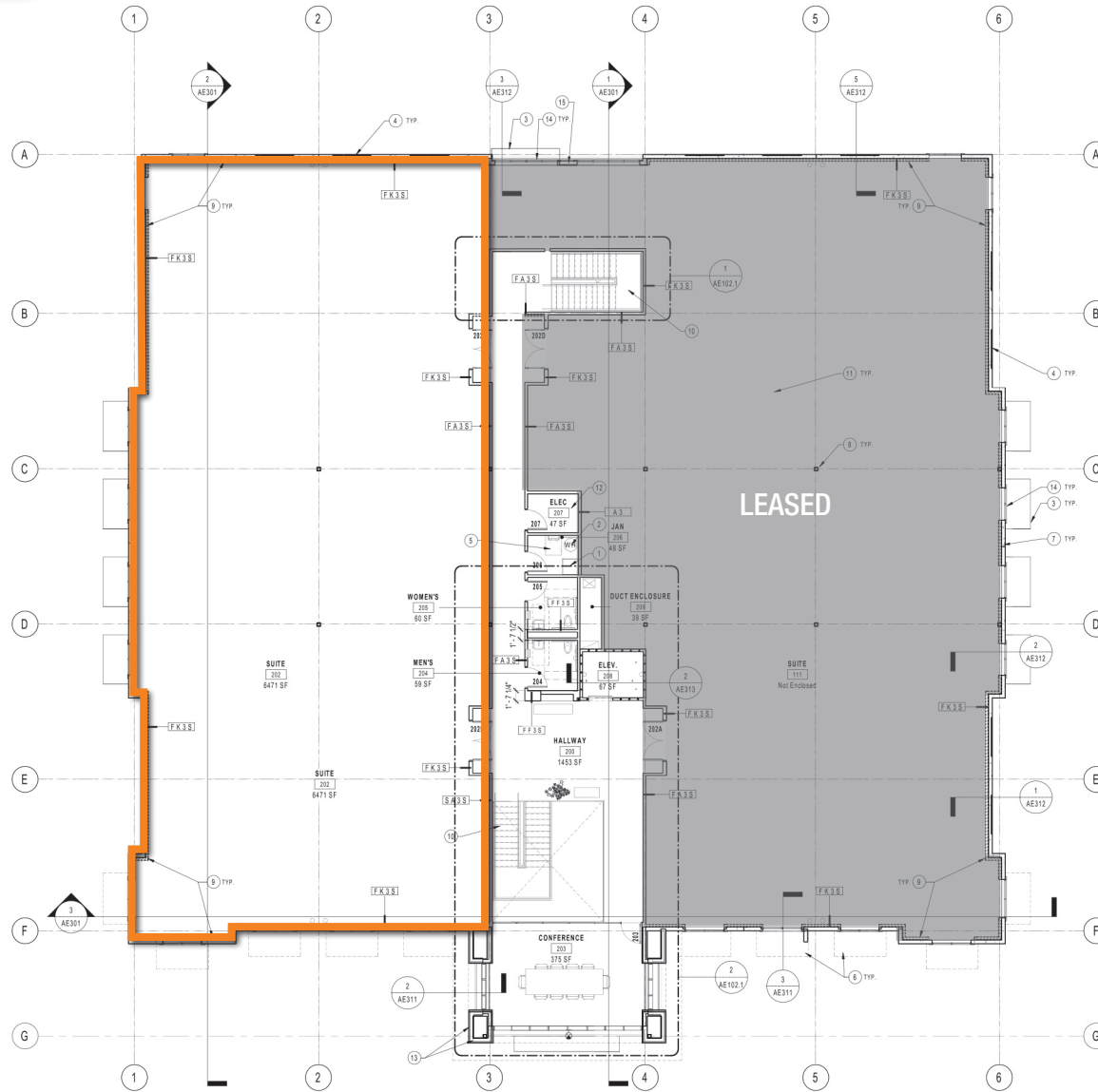
Lease Rate: \$2.65/SF NNN



FLOOR PLAN (LEVEL 1)



FLOOR PLAN (LEVEL 2)



NEARBY AMENITIES

8105 Saratoga Way

El Dorado Hills Blvd

Raley's Center

50

Saratoga Way

blue of california

Town Center Blvd

Latrobe Rd

El Dorado Hills Town Center

White Rock Rd

White Rock Center

Valley View Pkwy

Target, Walgreens, CVS, Raley's, Nugget Markets, Pottery World, Regal Theaters, Mercedes-Benz, Peet's Coffee, Starbucks, Round Table Pizza, Rubio's Coastal Grill, Sourdough & Co., UPS, USPS, FedEx, Bank Of America, U.S. Bank, Wells Fargo, Golden One Credit Union, El Dorado Hills Sports Club, McDonald's, Jack In The Box, Taco Bell, Bella Bru Cafe, Shell, Chevron, Mimosa House, Cold Stone Creamery, Milestone Restaurant, Asenta Spa, Sterling Massage Therapy, Big O Tires, Suds Car Wash, Umi Sushi



Walgreens

CVS pharmacy

Raley's



Nugget MARKETS

POTTERY WORLD



Market Overview

Latrobe Rd, El Dorado Hills, California, 95762

3 MILE RADIUS



KEY FACTS

28,022

Population



2.9

Average Household Size



39.7

Median Age

\$137,903

Median Household Income

HOUSING STATS



\$625,937

Median Home Value



\$22,648

Average Spent on Mortgage & Basics



\$1,848

Median Contract Rent

COMMUTERS



21%

Spend 7+ hours commuting to and from work per week



76.1%

Drove Alone to Work

EDUCATION



3%

No High School Diploma



12%

High School Graduate



29%

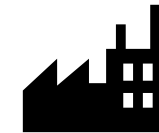
Some College



57%

Bachelor's/Grad/Prof Degree

BUSINESS



1,135

Total Businesses



10,138

Total Employees

EMPLOYMENT



84%

White Collar



7%

Blue Collar



9%

Services



11.8%

Unemployment Rate

EL DORADO COUNTY OFFICE REPORT

El Dorado Submarket Metrics:

12 Mo Deliveries in SF: 102 K

Existing Buildings: 250

Inventory SF: 2.5M

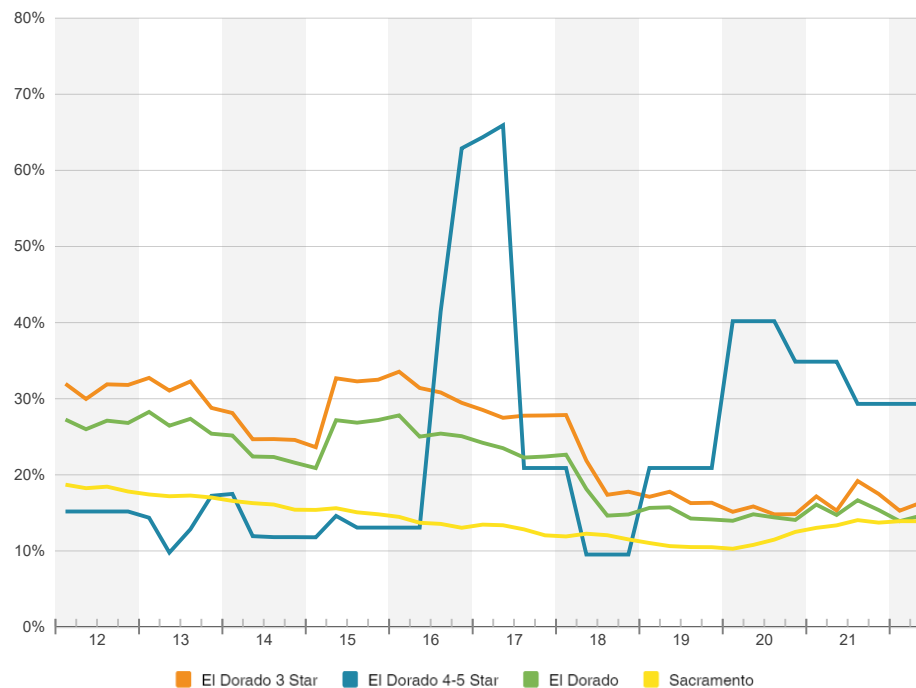
Vacancy Rate: 9.0%

Availability Rate: 14.5%

The El Dorado Submarket in Sacramento is a mid-sized submarket that contains around 2.5 million SF of office space. The vacancy rate has fallen significantly over the past year, and at 9.0%, the rate was substantially below the 10-year average as of 2022 Q2. Net absorption over the past year clocked in at about 100,000 SF, above the five-year average. Rents increased by 2.6% over the past 12 months, a solid result and somewhat in excess of the 2.1% average annual gain over the past decade. Office properties traded with regularity in 2021, consistent with the generally high level of activity over the past three years.

Annual sales volume has averaged \$23.1 million over the past five years, and the 12-month high in investment volume hit \$49.0 million over that stretch. In the past 12 months specifically, \$22.0 million worth of assets sold.

OFFICE AVAILABILITY RATE



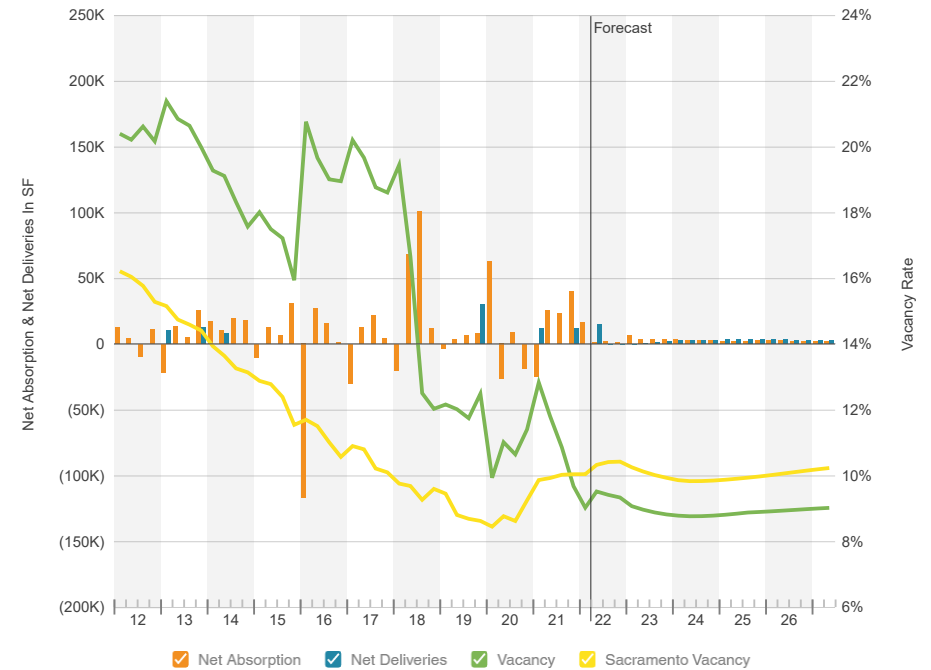
EL DORADO COUNTY LEASE REPORT

Office vacancies in El Dorado historically outpace the metro average, and that trend has continued in 2020. One of the easternmost submarkets in Sacramento, El Dorado does not typically attract the kind of corporate or government tenants more commonly found in areas such as Downtown, Highway 50 Corridor, or Roseville/Rocklin. Much of the submarket is rural and has immediate access to Highway 50, the main transportation artery to Sacramento.

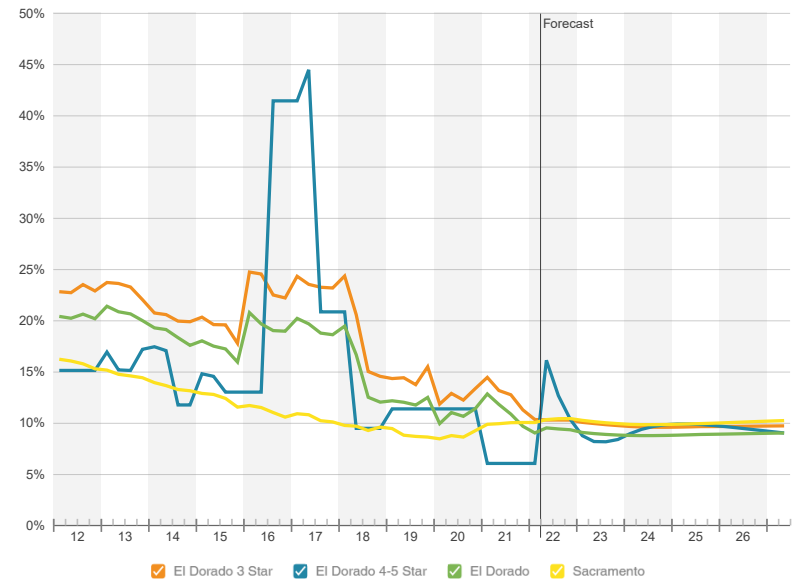
The vacancy rate has notably compressed since 2017, and the mark realized a cyclical low to start 2020. Net absorption has been positive the past three consecutive years, and as of 20Q2, year-to-date demand remained healthy.

One of the most significant recent lease transactions was by SlideBelts. In 2018, the leather belt-maker took occupancy of 5272 Robert J. Mathews Pkwy., a 58,300-SF building in El Dorado Hills that had sat unoccupied for many years. While SlideBelts filed for Chapter 11 bankruptcy last August, there is no indication the company plans to vacate the property.

NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



Health Care & Insurance

3 MILE RADIUS

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



Population

22,936
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

34.4%
Exercise at home 2+ times per week

21.4%
Exercise at club 2+ times per week

Health Care Expenditure

\$6,607
Annual Health Insurance Expenditures

\$3,605
Medical Care

Medicare:
Population 65+

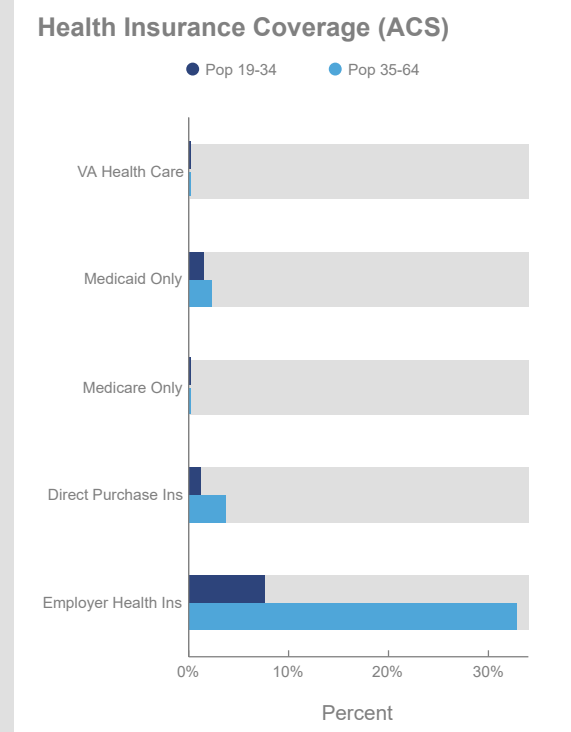
809
Medicare Only

527
Direct-Purch & Medicare

1,009
Employer & Medicare

210
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,975.0
Medicare Payments	\$637.0
Physician Services	\$486.6
Dental Services	\$734.4
Eyecare Services	\$122.9
Lab Tests/X-rays	\$125.1
Hospital Room & Hospital Service	\$343.1
Convalescent/Nursing Home Care	\$24.0





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