

OFFICE
FOR LEASE

1165 Investment Boulevard
El Dorado Hills, CA 95762

Four Sierra Business Center



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Accelerating success.

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PROPERTY OVERVIEW

Located within the El Dorado Hills Business Park, Four Sierra Business Center is comprised of two single-story, multi-tenant, office/flex buildings.

AVAILABILITY

1165 INVESTMENT PLAZA

› Suite 100—±3,388 SF



HIGHLIGHTS

- › Units provide plenty of private offices, open area
- › Warehouse/storage with roll up door(s)
- › In-suite restroom
- › Kitchen/break area
- › Outdoor seating area
- › Built in 1998
- › 4/1000 Parking Ratio
- › Easy access to Highway 50

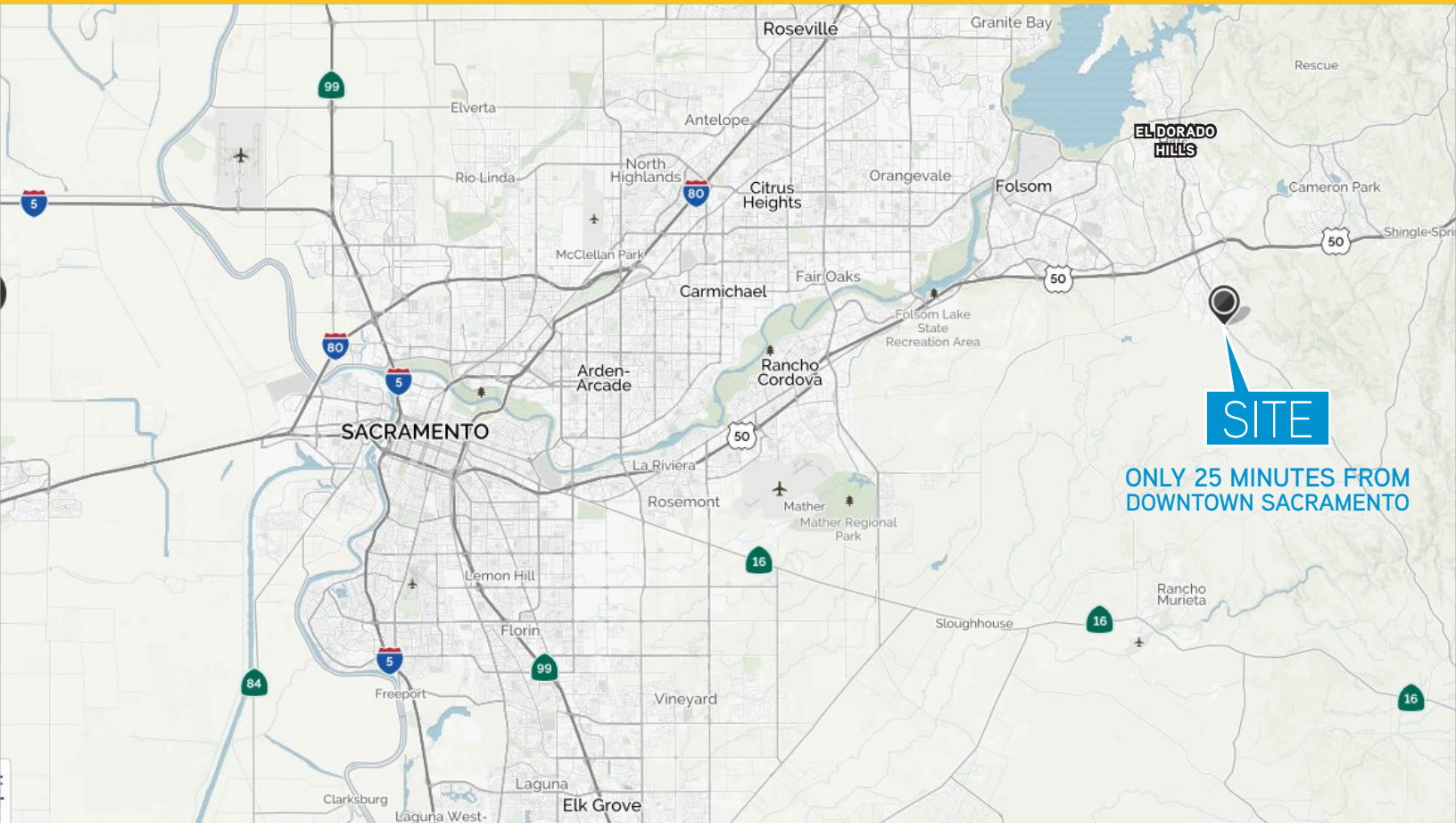
AVAILABLE SUITES

1165 INVESTMENT PLAZA

> Suite 100—±3,388 SF



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AREA HIGHLIGHTS

Located within the El Dorado Hills Business Park, Investment Plaza is located less than two miles from Highway 50 and less than two miles from the prestigious El Dorado Hills Town Center and Montano De El Dorado Shopping Plaza.

- › Nearby amenities include Starbucks, Sushi Kuma, Nugget, Togo's, Round Table, Target, Holiday Inn Express, Regal Cinemas, CVS, McDonald's, Chase Bank and many others.
- › Highly visible corner location
- › Easy access to Highway 50
- › Located in the premier El Dorado Hills Business Park
- › Located near El Dorado Hills Town Center, a lifestyle center with fine shopping, El Dorado Hills Sports Club, and exceptional restaurants
- › Close to established residential communities, executive housing, and top-rated schools
- › Live, Work and Play – El Dorado Hills Business Park is close to Serrano Country Club
- › Less than 30 miles from Downtown Sacramento



AREA / MARKET

Investment Plaza is located in the highly regarded El Dorado Hills Business Park. It has a visible location at the intersection of Investment Boulevard and Latrobe Road in El Dorado Hills. The site is approximately two miles from the on/off ramps of Highway 50, giving the tenants quick and easy access to all other portions of the Sacramento Metro area. Major retail centers and many other related services are minutes away from the site.

The El Dorado Hills Business Park is generally regarded as the premier business park in all of El Dorado County. The business park is located at the west end of the county and contains approximately 880 acres and is only 25 minutes from downtown Sacramento. Presently, there are approximately 200 companies located in the business park. The business park is home to the two largest employers in El Dorado Hills: Blue Shield of California and DST Output.

El Dorado Hills is considered Sacramento's highest income area, with an average household income of over \$152,900 per year. Several thousand new homes are under construction or planned in the area.

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ROBERT J MATHEWS
CENTER

THREE SIERRA

GOLDEN FOOTHILL PKWY

FIVE SIERRA

SIX SIERRA

LATROBE RD

HILLSDALE CIR

INVESTMENT PLAZA

1101

1107

ROBERT J MATHEWS PKWY

INVESTMENT BLVD

FOUR SIERRA

5140 5130
1165 5160



Broadridge®

blue of california



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