

#### RETAIL LEASING

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El Dorado Hills Town Center is the emerging downtown district of El Dorado Hills and western El Dorado County, 20 miles east of Sacramento, a vibrant urban center of culture and center of commerce in the suburbs of the Sacramento metropolitan region.

This mixed-use project, a development of The Mansour Company, has successfully pulled together a great mix of uses – local and national retailers, cafés, restaurants and bars, movie theater, hotel, gourmet market, fitness club, day spa, luxury car dealership, professional and medical offices, public amphitheatre, dramatic fountains and waterways, and broad public plazas. Occupying 100 acres of land and, at completion, one million square feet of buildings, it is the center of town and of the region – a place where the community can gather to shop, dine, work, go to the movies, enjoy a concert, and relax on public plazas.

POPULATION



56,815

HOUSEHOLDS



18,678

AVERAGE H.H. INCOME



\$154,660

DAYTIME POPULATION



52,499

EMPLOYEE POPULATION



26,713

MEDIAN H.H. INCOME



\$126,213

DEMOGRAPHICS > WITHIN 3 MILE RADIUS (SOURCE: ESRI)



**Building 102 > 4364 Town Center Blvd.**

Suite	Tenant
108	NorCal Cryotherapy
110	Zia's Italian Caffe & Gelato Bar
112	Adam's Cigar
114	594 SF
116	Salorah Salon
118	Folsom Lake Eye Care
120	Intero Real Estate
122	738 SF
124	Bistro 33
128	Hop House
134	2,361 SF

**Building 103 > 4356 Town Center Blvd.**

Suite	Tenant
110	Le Chateau Nail Salon
112	Tea Exotics
114	Adagio for Hair
118	2,240 SF
120	1,575 SF
122	Mon Bijou Jewelers

**Building 104 > 4354 Town Center Blvd.**

Suite	Tenant
110	Mechanics Bank
112	El Dorado County Sheriff
114	Pak N Post

**Building 200 > 4363 Town Center Blvd.**

Suite	Tenant
110	1,926 SF
112	Chase Bank

**Building 201 > 4361 Town Center Blvd.**

Suite	Tenant
108	Yogaberry
109-110	Chantara Thai
111	Aji Bistro

**Building 202 > 4359 Town Center Blvd.**

Suite	Tenant
104	Paragon Security
108	Rubio's Coastal Grill
110	Platinum Real Estate
112	Senator Ted Gaines
113	Face In A Book
114	Tramonto Jewelry
116	Milestone El Dorado Hills

**Building 203 > 4357 Town Center Blvd.**

Suite	Tenant
110	Tan Central
112	All About Me
114	Blow Me Way
116	1,220 SF
118-120	Talisman Collection

**Building 204 > 4355 Town Center Blvd.**

Suite	Tenant
112	Wells Fargo
113	Juice It Up
114	Ruffhaus Hot Dog Company

**Building 322 > 2085 Vine Street**

Suite	Tenant
101	Cafe Campanile
102	Bawarchi Indian Cuisine
103	Cold Stone Creamery
105	Chamber of Commerce
106	Game Room Adventure Cafe
201	6,801 SF - Former Chili's

**Building 323 > 2023 Vine Street**

Suite	Tenant
101	Sizzle Fresh
102	Early Toast
104	1,284 SF - Former Subway
105	Fit Ride
106	1,267 SF
200	Casa Ramos
201	Original Pete's

**Building 350 > 4370 Town Center Blvd.**

Suite	Tenant
100	6,698 SF - Former Restaurant
120	Selland's Market
150	Gold Country Run & Sport

**Building 351 > 4420 Town Center Blvd.**

Suite	Tenant
100	1,300 SF
105	936 SF
110	GNC
120	Sport Clips
130	NAR Fine Carpentry
150	Town Center Bike

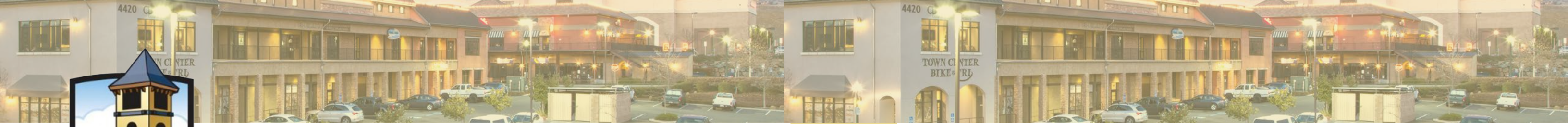
**Building 353 > 4380 Town Center Blvd.**

Suite	Tenant
100 & 110	America's Mattress
120	1,450 SF
130	1,450 SF

**Building 354 > 4390 Town Center Blvd.**

Suite	Tenant
100	Pure Barre
110	1,200 SF
120	Nail Salon
130	1,138 SF
140	Sourdough Eatery







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