

RYKER FLINT

commercial



For information contact:

Carl Packard

916 799.6684

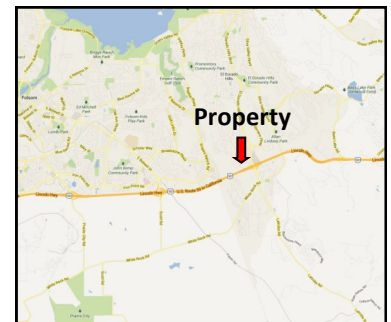
Ryker Flint

916 712.5500

Property Highlights:

- Freeway Frontage between Folsom and El Dorado Hills
- Land Use Designation C - Commercial
 - Currently Split Zoned CP-DC/R1 - Planned Commercial Design Control/Single Family. Current zoning needs to be brought into conformance with the 2004 General Plan either with the County's Zoning Ordinance Update or a future discretionary application, whichever occurs first.
 - Probable permissible Uses Include: Hospitality, Retail, Office, and Mixed Use Developments.
- Future Frontage Road Planned to Connect Folsom to El Dorado Hills with completion date unknown at this time.
- Priced at \$16.00 PSF = GROSS

**Prime Commercial
Property Available with
Highway 50 Frontage**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase or lease.

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PARCEL MAP

PORTIONS OF THE NE 1/4 OF SECTION 10
& THE NW 1/4 OF SECTION 11, T. 9 N., R. 8 E., M.D.M.
BEING PARCEL 2 OF PM 39-123
COUNTY OF EL DORADO ***** STATE OF CALIFORNIA
OCTOBER 2003 ***** SCALE: 1"= 100'
GENE E. THORNE & ASSOCIATES, INC.

NOTES:

1. REFER TO DOCUMENT _____ FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.
2. ALL DISTANCES SHOWN FOR CURVED LINES ARE CHORD MEASUREMENTS.
3. THE PARCELS CREATED BY THIS MAP ARE CREATED FOR SALE AND FINANCING PURPOSES ONLY. NO BUILDING PERMIT OR SIMILAR MINISTERIAL PERMIT WILL BE ISSUED WITHOUT THE APPROVALS REQUIRED BY CHAPTER 17.1A (DESIGN REVIEW DISTRICTS) OF THE COUNTY CODE.
4. ACCESS TO SARATOGA WAY, FENDERS WAY AND ARROWHEAD DRIVE IS RESTRICTED AND ACCESS ENFORCEMENT LOCATIONS TO SAID COUNTY ROADS WILL BE DETERMINED THROUGH THE APPROVAL OF SUBSEQUENT DEVELOPMENT APPLICATIONS FOR THE PARCELS CREATED BY THIS PARCEL MAP.
5. REFER TO DOC. _____ FOR MUTUAL ACCESS EASEMENT AFFECTING PARCELS 1-3.
6. TRAFFIC STUDIES WILL BE REQUIRED OF ANY FUTURE DEVELOPMENT PROPOSALS CONCERNING THE PARCELS CREATED BY THIS PARCEL MAP. RESPECTING THIS MATTER, REFER TO NOTICE TO PROPERTY OWNERS PER DOC. _____
7. THE VEHICLE ACCESS RESTRICTION SHOWN ON PARCEL 1 ALONG ARROWHEAD DRIVE MAY BE MODIFIED IF FUTURE DEVELOPMENT APPLICATIONS DEMONSTRATE TO THE SATISFACTION OF THE DEPARTMENT OF TRANSPORTATION THAT AN ENFORCEMENT CAN MEET COUNTY STANDARDS.
8. PARCEL 2 OF PM 39-123 IS SUBJECT TO NOTICE OF RESTRICTION PER 3024-326 OR.
9. REFER TO DOC. _____ FOR NOTICE OF RESTRICTION AFFECTING THE DESIGNATED REMAINDER.

REFERENCES:

- | | |
|---------------|-----------------|
| (1) PM 39-33 | (5) SUBD. C-84 |
| (2) PM 39-23 | (6) SUBD. C-92 |
| (3) RS 16-147 | (7) SUBD. G-124 |
| (4) RS 18-192 | (8) SUBD. H-4 |

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SERRANO ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON PARCEL 2 OF PM 39-123. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

GENE E. THORNE, RCE 32046
LIC. EXP. DATE: 02/20/05

COUNTY SURVEYOR'S STATEMENT:

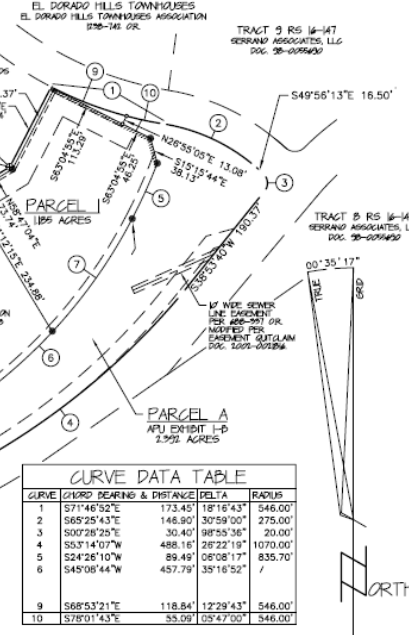
I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP. IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED: _____

DANIEL S. RUSSELL, L.S. 507
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA
LIC. EXP. DATE: 03/28/05

BY: RICHARD L. DRINER, L.S. 5084
DEPUTY SURVEYOR
LIC. EXP. DATE: 04/30/01

EXISTING ADJACENT'S PARCEL NO.: 107-02-31



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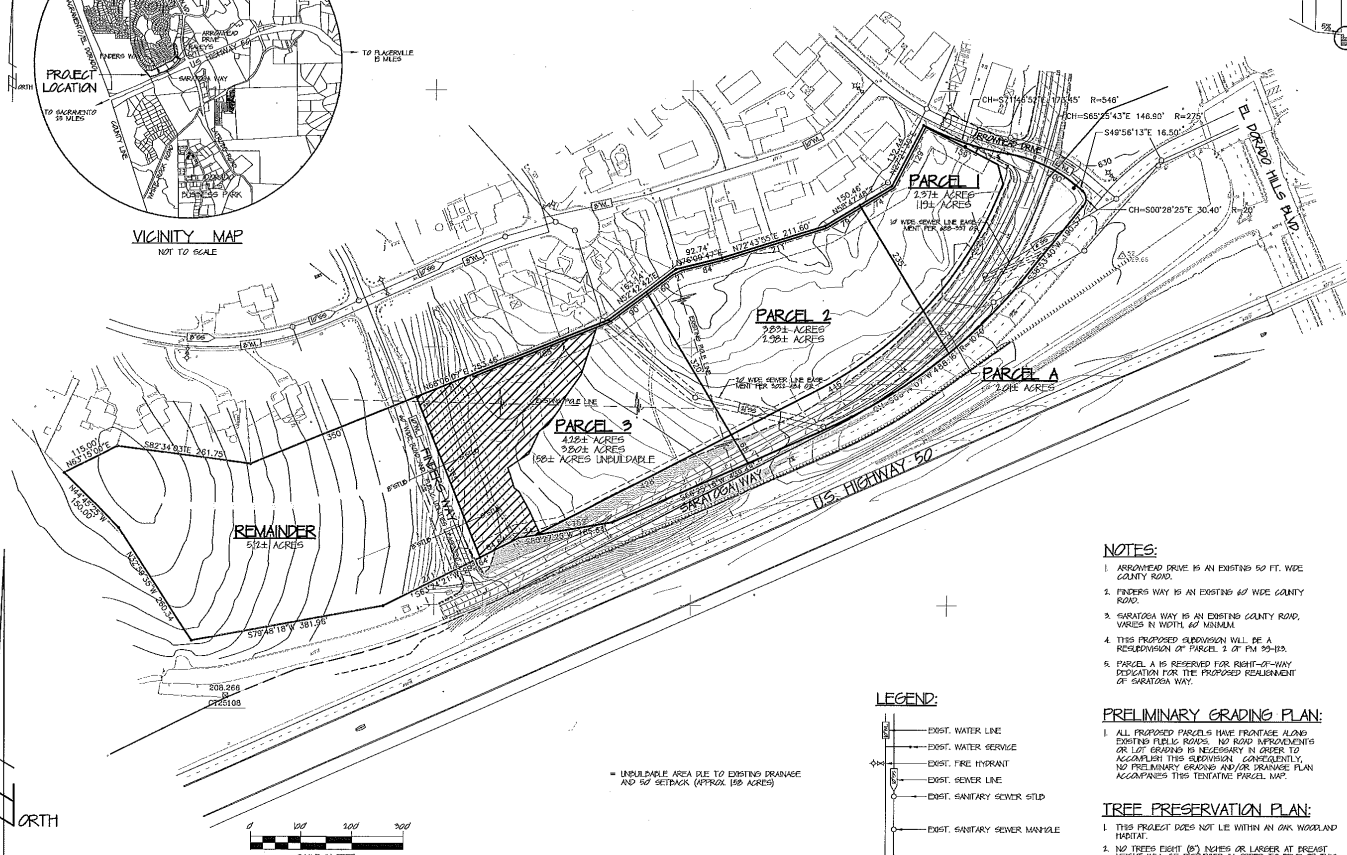
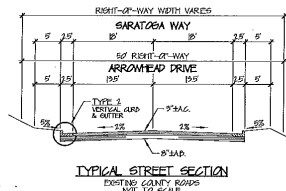
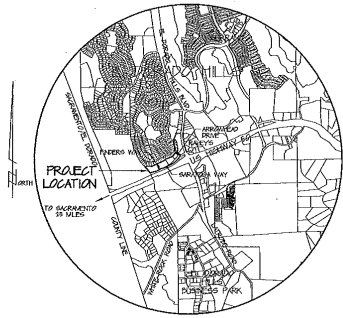
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DRAINAGE FILL MAP

COUNTY OF EL DORADO *** STATE OF CALIFORNIA



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El Dorado Hills Commercial

El Dorado Hills, California

POPULATION	1-Mile	3-Mile	5-Mile
1990 Total Population	1,437	6,899	28,722
2000 Total Population	2,235	14,623	57,239
2009 Total Population	4,367	31,335	90,895
2014 Total Population	5,071	37,761	104,400
% Population Change 1990-2000	55.53%	111.96%	99.29%
% Population Change 2000-2009	95.39%	114.29%	58.80%
% Population Change 2009-2014	16.12%	20.51%	14.86%
HOUSEHOLDS			
1990 Total Households	468	2,277	9,782
2000 Total Households	739	4,858	19,798
2009 Total Households	1,637	11,685	34,010
2014 Total Households	1,960	14,485	40,023
% Households Change 1990-2000	57.91%	113.35%	102.39%
% Households Change 2000-2009	121.52%	140.53%	71.79%
% Households Change 2009-2014	19.73%	23.96%	17.68%
RACE			
2009 White Population	3,682	25,949	75,511
2009 Black Population	79	496	1,494
2009 American Indian/Alaska Native	35	157	522
2009 Asian/Hawaiian/Pacific Islander	269	2,610	7,873
2009 Other Population (Incl 2+ Races)	302	2,122	5,495
2009 Hispanic Population	414	3,274	8,765
2009 Non-Hispanic Population	3,953	28,060	82,130
INCOME			
2009 Per Capita Income	\$37,797	\$39,245	\$37,690
2009 Median Household Income	\$82,218	\$82,388	\$78,739
2009 Average Household Income	\$100,830	\$105,242	\$100,730
2009 Average Household Size	2.6	2.6	2.7
2009 Total Owner Occupied Housing Units	1,500	10,114	28,692
2009 Total Renter Occupied Housing Units	144	1,445	5,321

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El Dorado Hills Commercial

El Dorado Hills, California

	1-Mile	3-Mile	5-Mile
2009 Total Establishments	453	2,097	4,847
2009 Total Daytime Population	7,525	33,801	84,579
2009 Total Daytime Work Population	4,936	19,485	42,547
EDUCATIONAL ATTAINMENT			
2009 Total Educational Attainment Age 25+	2,900	20,298	57,546
2008 Less Than 9th Grade	12	243	665
2008 High School No Diploma	104	569	1,778
2009 High School Graduate (Incl Equivalency)	566	3,059	8,084
2008 Some College No Degree	821	5,341	14,940
2009 Associate Degree	408	2,768	6,414
2009 Bachelor's Degree	657	5,536	17,367
2008 Graduate or Prof Degree	332	2,782	8,298
% 2008 Less Than 9th Grade	0.4%	1.2%	1.2%
% 2008 High School No Diploma	3.6%	2.8%	3.1%
% 2009 High School Graduate (Incl Equivalency)	19.5%	15.1%	14.0%
% 2008 Some College No Degree	28.3%	26.3%	26.0%
% 2009 Associate Degree	14.1%	13.6%	11.1%
% 2009 Bachelor's Degree	22.7%	27.3%	30.2%
% 2008 Graduate or Prof Degree	11.4%	13.7%	14.4%
2009 Median Age Total Population	37.9	35.9	33.9
2009 Median Age Female Pop	38.5	36.6	34.3
2009 Median Age Male Pop	37.2	34.9	33.4
% 2009 Never Married	16.0%	15.5%	18.2%
MARITAL STATUS			
% 2009 Now Married	74.5%	75.9%	72.1%
% 2009 Divorced	6.2%	5.2%	6.6%
% 2009 Widowed	3.3%	3.4%	3.1%
% 2009 Separated	0.8%	1.3%	1.5%
2009 Median Home Value	\$331,586	\$319,385	\$294,862