

MARKET PLACE AT TOWN CENTER

SEQ Highway 50 & Latrobe Road, El Dorado Hills, CA

A PROUD MEMBER OF
CHAIN LINKS
RETAIL ADVISORS



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MARKET PLACE AT TOWN CENTER

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SEQ Highway 50 and Latrobe Road
El Dorado Hills, CA

anchor tenants: Nugget Market, Ace Hardware

shopping center GLA: ±134,679 Square Feet (GLA)

availability: ±800 SF - ±2,467 SF Retail Space



2021 total population

1-mile	6,117
3-mile	47,137
5-mile	112,766



2021 daytime population

1-mile	10,959
3-mile	49,634
5-mile	101,489



2021 total employees

1-mile	6,956
3-mile	21,421
5-mile	36,403



2021 total households

1-mile	2,027
3-mile	15,951
5-mile	38,718



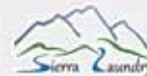
2021 average HH income

1-mile	\$156,056
3-mile	\$185,112
5-mile	\$164,686



traffic counts

Latrobe Rd (south of Highway 50)	28,721
Highway 50 (west of Latrobe Rd)	99,000
Highway 50 (east of Latrobe Rd)	74,200



*Directly Adjacent to Center

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PROPERTY OVERVIEW

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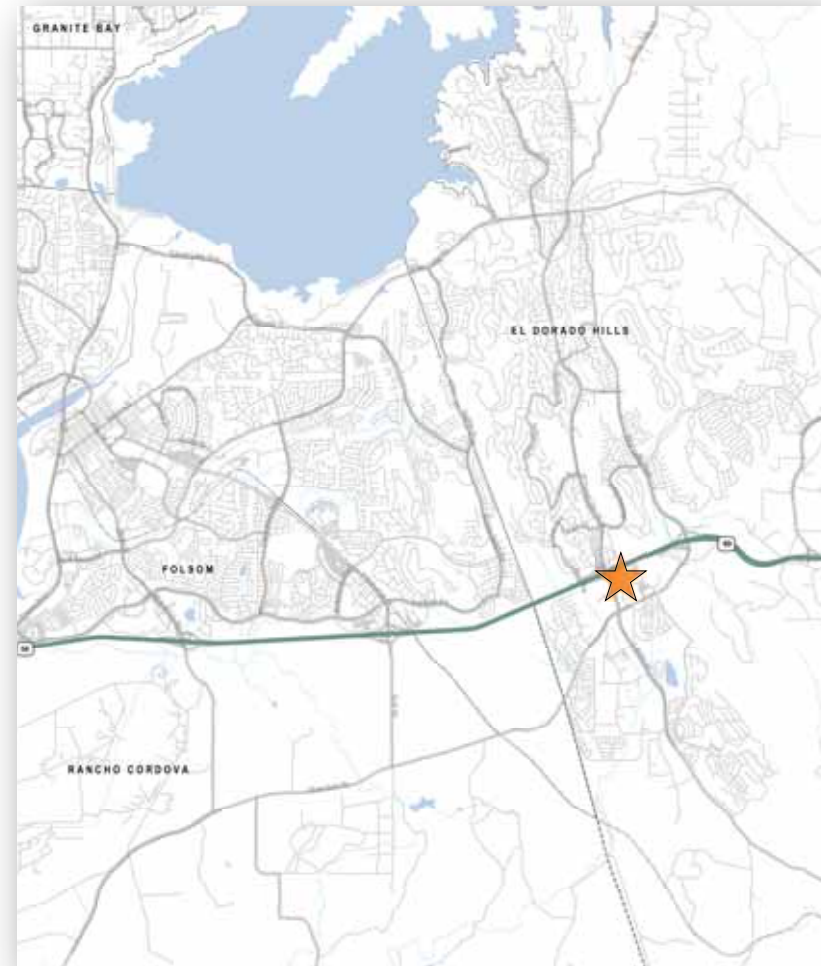
Market Place at Town Center is a high profile retail center located at the southeast quadrant of Highway 50 and Latrobe Road and is part of the retail epicenter of the El Dorado Hills trade area in El Dorado Hills, California.

The ±134,679 square foot neighborhood shopping center is anchored by Nugget Market and is part of approximately 2.5 million square feet of total commercial space within the El Dorado Hills Town Center retail area.

Compared to the overall center, **Market Place at Town Center** has the most direct visibility and most convenient access to the primary street. In addition to superior positioning, retailers in the center benefit from an excellent adjacent co-tenant mix that includes Target, Regal Theaters (plus IMAX) and Mercedes Benz of El Dorado Hills.

The El Dorado Hills trade area is among the most affluent communities in the overall Sacramento MSA and features strong daytime population and above average household income demographics.

El Dorado Hills boasts a high concentration of jobs in the 800-acre El Dorado Hills Business Park which is home to more than 200 companies including two of the county's largest employers; DST Output and Blue Shield of California.



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SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
4311-400	Golden 1 Credit Union	3,150
4311-420	AVAILABLE	2,048
4311-430	Yogasix	1,911
4311-440	Togo's/Baskin Robbins	2,067
4311-450	Starbucks	1,380
4500	Nugget Market	52,029
4510-300	Round Table Pizza	2,600
4510-320	Supercuts	1,300
4510-330	AT&T	1,818
4510-340	Massage Envy	3,508
4520-296	Pet Food Express	7,139
4520-294	Chipotle	2,466
4520-292	AVAILABLE	2,467
4540-200	Luxury Nails	1,340
4540-210	Fresh Cleaners	1,730
4540-220	Coastline Travel	1,087
4540-230	Sierra Laundry	1,123
4540-240	Salon Capelli	1,300
4540-250	Goodwill Donation Express	1,300
4540-260	AVAILABLE	800
4540-270	Sushi Kuma	1,800
4540-280	India Oven	2,622
4540-290	Roostarz Hot Chicken	2,125
4560	Ace Hardware	23,435
4564-100	Marketplace Veterinary Hospital	2,100

For leasing information, please contact:

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MARKET PLACE AT TOWN CENTER

INTERSECTION AERIAL

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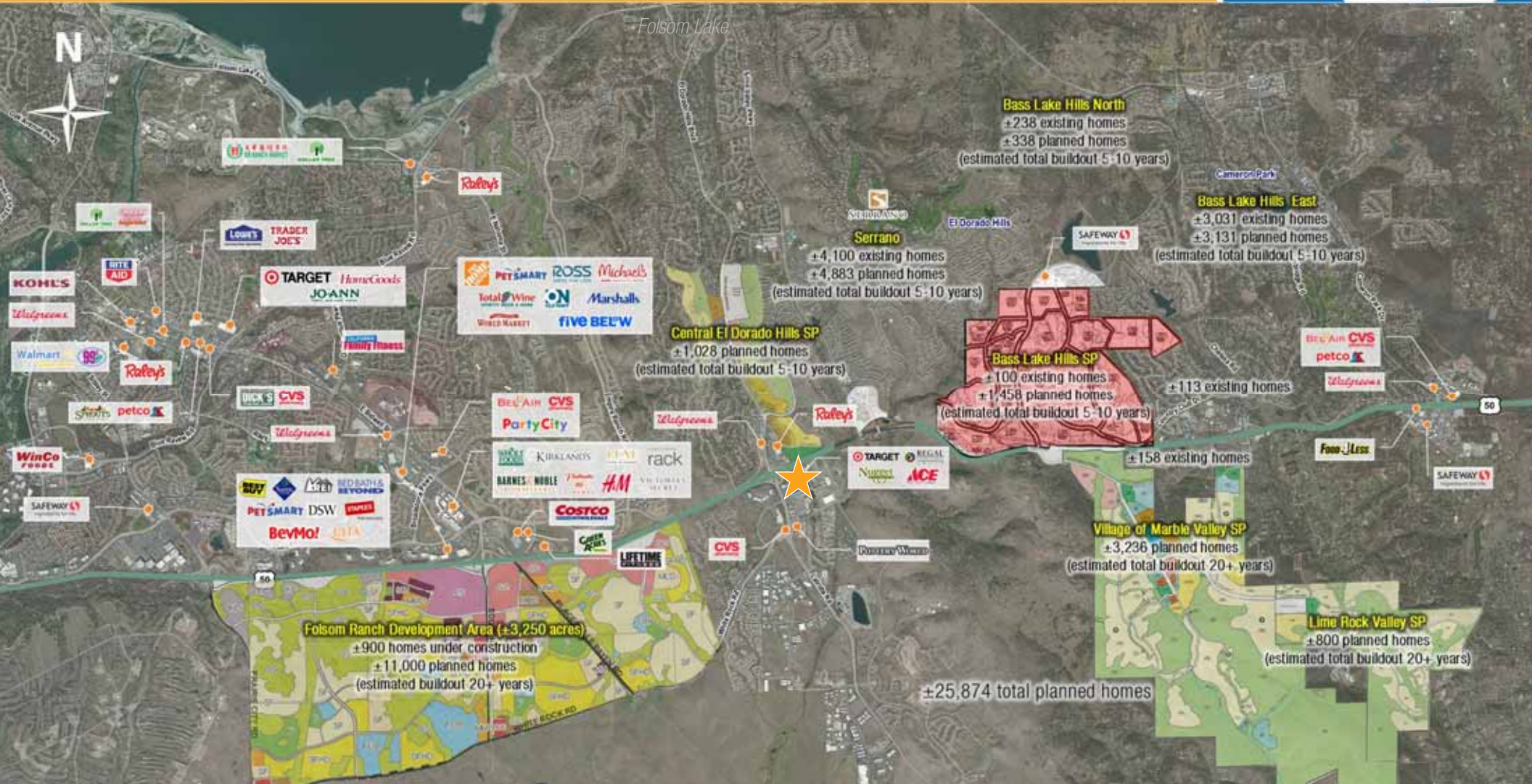
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RETAIL TRADE AREA AERIAL

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