

# LAKE FOREST PLAZA

2222 Francisco Dr., El Dorado Hills, CA 95762

±738, ±2,280 SF & ±3,000 SF RETAIL / AVAILABLE / FOR LEASE



**Chris Vang** / Sr. Brokerage Coordinator / [chris.vang@cushwake.com](mailto:chris.vang@cushwake.com) / +1 916 617 4274 / CA Lic. #02078988  
**Blair J. Wheatley** / Sr. Director / [blair.wheatley@cushwake.com](mailto:blair.wheatley@cushwake.com) / +1 916 329 1547 / CA Lic. #01499974



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## OVERVIEW

For Lease

### PREMISES

NWC Francisco Dr. & Green Valley Rd.

**AVAILABLE SPACE: ±738, ±2,280 SF & ±3,000 SF**

### LEASE TYPE

Direct

### ASKING RENT

Upon Request

### NEIGHBORS

Snap Fitness, Mraz Brewing Company, Thrive Salon & Spa, La Cascada Mexican, Viscuso's Pizza, Montessori Manor, Lake Forest Wines and Safeway

### PROPERTY HIGHLIGHTS

- Neighborhood center in one of El Dorado County's most upscale trade area
- Located in an affluent and growing El Dorado Hills
- Sits at the intersection of Francisco Dr. and Green Valley Road; one of the major east/west corridors for residents traveling west to Folsom and east to our communities in the county
- Good tenant mix
- Great demographics





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## SITE PLAN

For Lease



FRANCISCO DR. - ±14,899 ADT



GREEN VALLEY RD. - ±27,560 ADT

100	Viscuso's	3,724 SF
110	Taekwondo	1,800 SF
120	Available	3,000 SF
140	El Dorado Dance Academy	1,534 SF
150	Pet Hospital	2,175 SF
200	Asian Bistro	2,269 SF
210	Lucky Day Spa	1,500 SF
220	Pak Mail	1,500 SF
230	Lake Forest Wines	3,000 SF
240-270	Snap Fitness	8,931 SF
290	Available	2,280 SF
400	Montessori Manor	2,736 SF
420	The Dog House Pet Salon	750 SF
430	Moseley Collins Law	1,033 SF
450	Thrive Salon	3,260 SF
460	Dental	1,010 SF
470	Cloud Bar	1,000 SF
500	Bakerie & Latte Chateau Arme	1,390 SF
510	Mraz Brewing Company	1,012 SF
520	Available	738 SF
600-620	La Cascada Cantina	5,537 SF
610	Home Care Assistance	1,008 SF



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NEIGHBORHOOD MAP

For Lease





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TRADE AREA MAP

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## PHOTOS / DEMOGRAPHICS

For Lease



### TOTAL POPULATION

1 MILE

7,311

3 MILE

34,720

5 MILE

105,894



### DAYTIME POPULATION

1 MILE

5,717

3 MILE

24,774

5 MILE

86,071



### MEDIAN AGE

1 MILE

43.1  
YEARS OLD

3 MILE

41.1  
YEARS OLD

5 MILE

40.1  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

\$161,472

3 MILE

\$169,112

5 MILE

\$144,272



### TRAFFIC COUNTS



FRANCISCO DR. — — — — —> 14,899 ADT



GREEN VALLEY RD. — — — — —> 27,560 ADT

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