

INDUSTRIAL R&D PARK FOR LEASE & BUILD-TO-SUIT

PACTRUST

GATEWAY EL DORADO

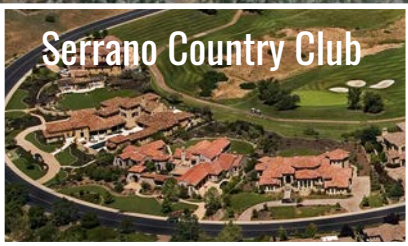
LATROBE ROAD & GOLDEN FOOTHILL BLVD | EL DORADO HILLS, CA



**GATEWAY
EL DORADO**

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260.





 **GATEWAY
EL DORADO**


FOLSOM
RANCH

MASTER SITE PLAN



BUILDING SPECIFICATIONS

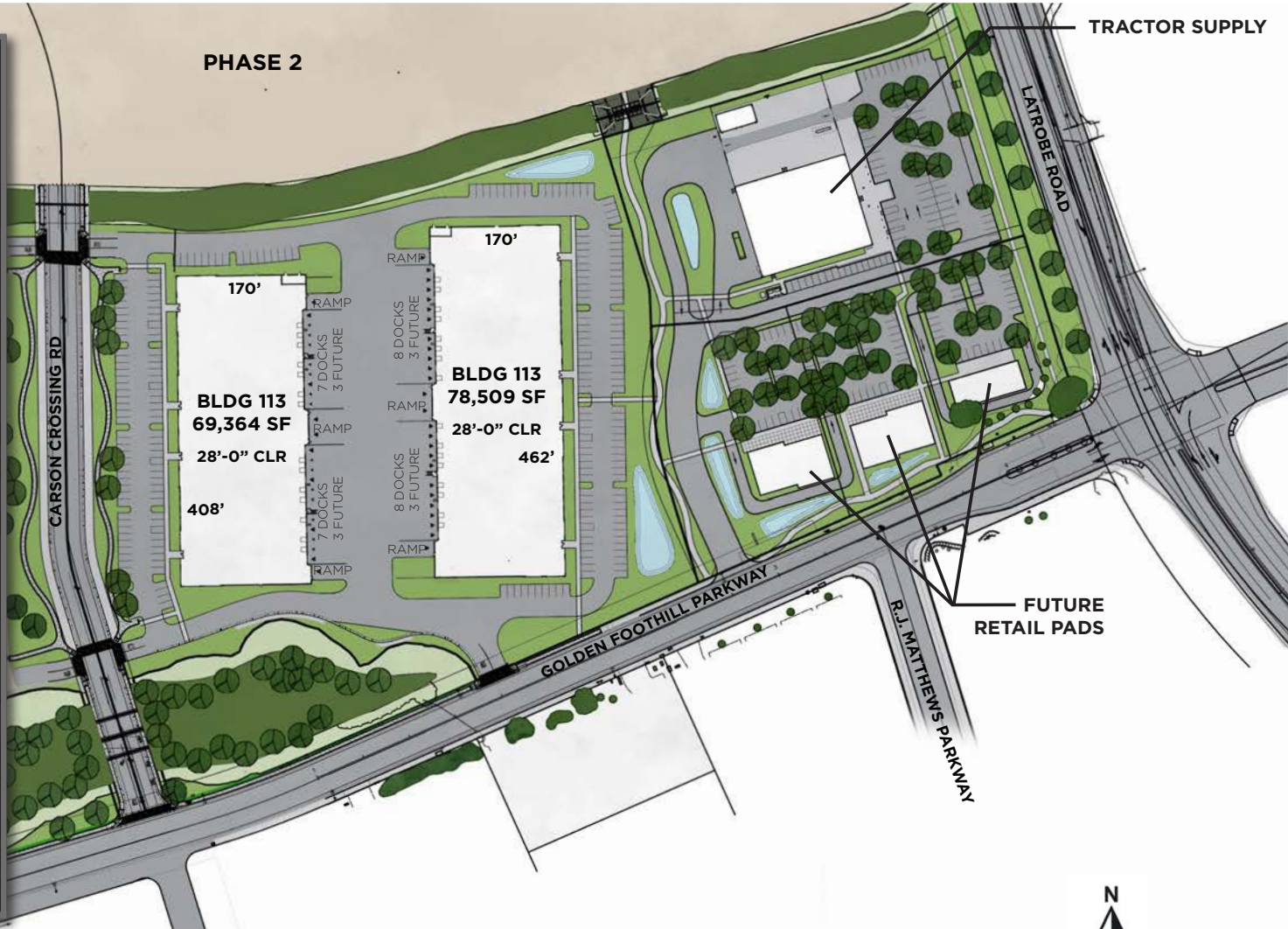
AVAILABILITIES STARTING AT ±17,000 SF

BUILDING 112
±69,364 SF
Divisible to ±17,341 SF

BUILDING 113
±78,509 SF
Divisible to ±19,627 SF

BUILDING FEATURES

- Front-Park, Read-Load
- 28' Clear Height
- ESFR Sprinkler System
- Up to 42 Dock-High Doors (1 per 3,500 SF)
- 6 Ramps
- Grade-Level Loading
- 180' Truck Court
- 1.5/1,000 SF Parking Ratio
- Heavy Power



LOCATION LOCATION LOCATION

Situated east of Sacramento in the foothill community of El Dorado Hills and only five miles from the historic town of Folsom, **Gateway El Dorado** is ideally positioned between the big-business benefits of a major capitol city and the outdoor pleasures of Lake Tahoe, Folsom Lake, and the Amador wine country.

Locating your business in Gateway El Dorado means enjoying “reverse commutes” for the majority of your workforce. Employees will benefit from the dedicated green spaces, walking paths, biking trails and other exceptional outdoor recreational activities.

If you’re searching for state-of-the-industry office and warehouse facilities, all within the highly desirable community of El Dorado Hills, then **Gateway El Dorado** is the *place* for you.



Prime satellite location for

GROWING BAY AREA COMPANIES



\$64,008

per capita income in
surrounding area



El Dorado County is home to
more than

4,439 COMPANIES



42.3%

of the surrounding population has a
Associate, Bachelor, or Graduate Degree



\$708,000

Median 2022 home value in
surrounding areas

PROPERTY HIGHLIGHTS

As part of the 900-acre El Dorado Hills Business Park, **Gateway El Dorado** comprises over **70 acres of buildable land** buffered by the natural habitat of Carson Creek wetlands area. The project is zoned for Maximum Flexibility and is entitled to develop up to **800,000 SF of office, tech, warehouse, and retail space.**



COMMUNITY

- Proximity to all levels of housing from entry level to exceptional executive homes
- Close to an extraordinary mix of **restaurants, amenities and sporting activities** in El Dorado Hills
- El Dorado Hills features an **excellent education** system with schools ranking among the highest 10% in the state.
- Minutes from the hiking and biking trails and **outdoor recreation** at Lake Natoma and Folsom Lake



SAFETY

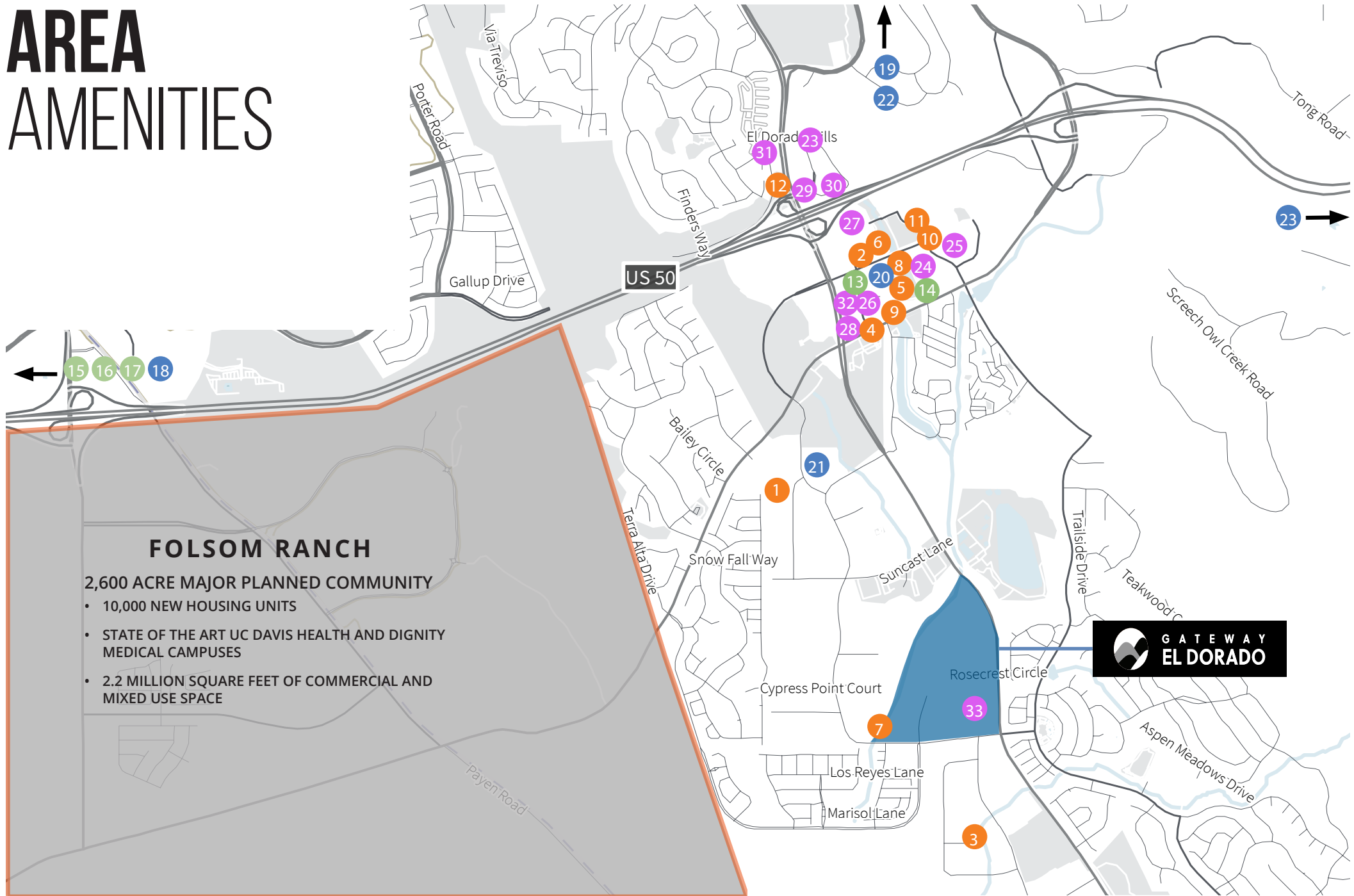
- Based on several criteria, including crime rate, road safety, disaster preparedness, air quality, water quality, and more, El Dorado Hills can be considered an **exceptionally safe** place to live and work.
- **Seismic stability:** With an earthquake index value of just **1.74**, it is under the national average of 1.81 and well under the California average index value of 21.80.
- **Flood Safety:** Property is located outside the 500-year flood plain.



EXPERIENCE

- The developer of Gateway El Dorado is celebrating **50 years** of building success, having developed over 14.5 million square feet of office, warehouse, manufacturing and retail space. Whatever your facility needs may be, **PacTrust has the financial resources and expertise** to deliver the highest quality facilities on time - and on budget.
- The PacTrust team of project managers, architects and leasing specialists stand ready to help you make your facilities **vision a reality.**

AREA AMENITIES



FOLSOM RANCH

2,600 ACRE MAJOR PLANNED COMMUNITY

- 10,000 NEW HOUSING UNITS
- STATE OF THE ART UC DAVIS HEALTH AND DIGNITY MEDICAL CAMPUSES
- 2.2 MILLION SQUARE FEET OF COMMERCIAL AND MIXED USE SPACE

FOOD & DRINK

1. Windplay Deli
2. Milestone Restaurant & Cocktail Bar
3. Dry Diggings Distillery
4. 36 Handles Restaurant and pub
5. Umi Sushi
6. Aji Japanese Bistro
7. Relish Burger Bar
8. Selland's Market-Cafe
9. Bamiyan Afghan Restaurant
10. Bawarchi Indian Cuisine
11. Mimosa House
12. Starbucks

AREA LODGING

13. Holiday Inn Express
14. Hilton Garden Inn
15. Lake Natoma Inn
16. Larkspur Landing
17. Quality Inn & Suites

FITNESS & RECREATION

18. Lifetime Fitness
19. Action Whitewater Adventures
20. El Dorado Hills Sports Club
21. Urban Sprawl Fitness
22. Motherlode River Trips
23. El Dorado Trail Explorers

RETAIL & SERVICES

24. Target
25. Regal Cinemas El Dorado Hills 14 & IMAX
26. Nugget Markets
27. United States Postal Service
28. Chevron
29. Raley's Supermarket
30. Union 76 Gas Station
31. Walgreens
32. Wells Fargo Bank
33. Tractor Supply Co.

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