

**RARE OPPORTUNITY:  
EXISTING PRESCHOOL LOCATION AVAILABLE FOR LEASE**

**± 7,300 SF**

5003 Windplay Drive  
El Dorado Hills, CA



**For more information contact:**

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# 5003 WINDPLAY DRIVE SUITE 3



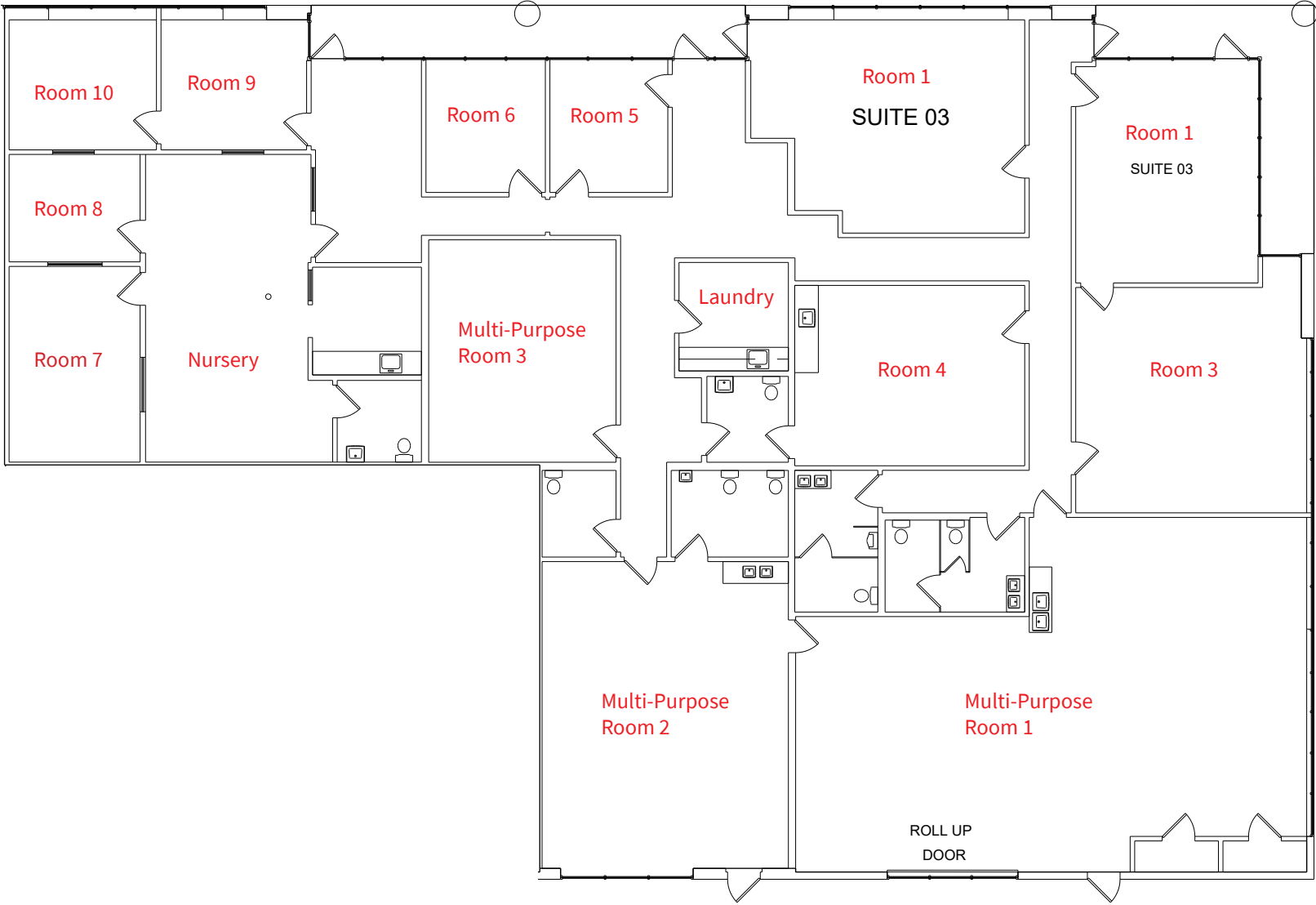
## Property Highlights

- 7,300 SF
- Existing Preschool Location
- Exclusive Outdoor Space Included (Enclosed Yard/Playground Area)
- Centrally located in the El Dorado Hills Business Park
- Interior built-out for use as a preschool or daycare
- Includes kitchen and restrooms with toddler toilets installed
- Exterior playground area and lunch area
- Multit-purpose room can be used as an indoor playground or lunch area during unfavorable weather
- Laundry facilities
- Fenced play area



5003 Windplay Drive, Suite 3

± 7,300 SF







### LA BORGATA



Latrobe Rd

White Rock Rd

**5003  
WINDPLAY DRIVE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,388	46,791	112,692
Households	1,879	16,325	40,591
Avg. Household Income	\$175,173	\$172,410	\$155,174
Median Age	41.7	39.5	39.6
Total Businesses	494	1,722	4,047
Daytime Demographics 16+	5,523	29,398	69,682
White Collar Workers	70.8%	77.7%	74.7%
Blue Collar Workers	29.2%	22.3%	25.3%

### EL DORADO HILLS TOWN CENTER







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