



White Rock and Latrobe Roads El Dorado Hills, California

El Dorado Hills Premier Lifestyle Experience

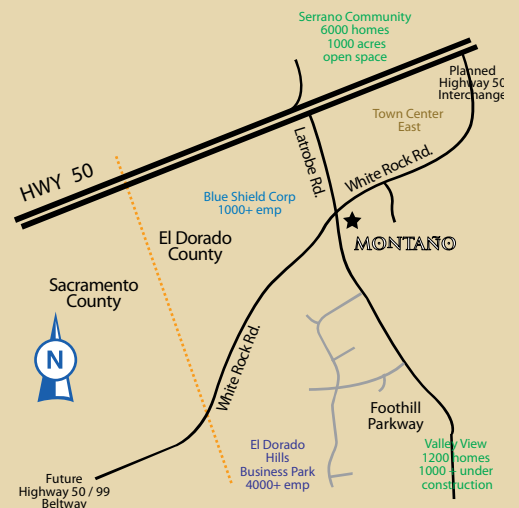
A Premier Retail Property



Area Demographics

- Busiest intersection in El Dorado County - Latrobe at White Rock - approximately 35,000 +/- ADT
- Area's median household income is approximately \$125,000 +/- annually.
- Over 6,000 workers are located within 3 miles, which include Blue Shield Corp (3,500)
- Area retailers include Target, Nugget market, 14 Screen Regency Theaters, Longs Drug and others.

The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. All information should be verified prior to lease.



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Montano de El Dorado Shopping Plaza Located at the busiest intersection in Sacramento's highest income area (White Rock Road at Latrobe Road in El Dorado Hills), the beautifully designed "**Montano de El Dorado**" Shopping Plaza is laden in old world architecture and meticulously detailed in Spanish-Mediterranean themes. The highly visible hillside shops are surrounded by lush landscaping, integrated fountains and a central waterfall that cascades 15 feet to the busiest intersection in El Dorado County. Elegant village-style lighting and meticulous landscapes accent the plaza's upscale theme, which includes grown olive trees, meandering ivy, and beautifully illuminated palms.



Project Highlights

- (Phase 1) of **Montano de El Dorado** is now complete and hosts One and Two-Story Multi-Tenant Retail Buildings with +/- 35,700 Sq. Ft. of retail Space on approximately 4 acres. Retail Suites Range from 1,000 to +/- 12,000 Sq. Ft.

(Phase 1) Tenants include Fed Ex/Kinko's, Peets' Coffee & Tea, Morgan Taylor's Aveda Salon & Beauty Supply, Our House Art Gallery & Framer, 3 Beekman Place Florist, Runway Boutique & fine fashions, Pottery World Home Décor, We Olive Specialty Shop.

- (Phase 2) will consist of an additional 120,000 +- square feet of anchor and in-line retail space and a Marriott hotel on approximately 16 additional acres. Retail Suites will range from +/- 1,000 to +/- 25,000 Sq. Ft.

(Phase 2)- Scheduled for completion in 2011, Tenants will include a 126 room Marriott "Springhill Suites" hotel, 3 anchor retailers and inline space consisting of nearly 125,000 square feet of space. Additional amenities will include an outdoor theater, retail kiosks, and children play areas.



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Montano de El Dorado sets a higher standard in the sophisticated shopping and dining experience. Simply put, it is the place to shop, dine, and visit in Eastern Sacramento and El Dorado Counties with its diverse mix of retailers, restaurants, galleries, boutiques, wine and gift merchants, a day spa and other exciting venues. Located on the corner of White Rock Road and Latrobe Road close to Highway 50.



Approximately 35,766 square feet of buildings are complete, including FedEx Kinko's, A Luxury Salon, Art Gallery, High-End Dry Cleaner, and the Legendary Peet's Coffee. At the Heart of Montano, sits Pottery World Home Décor featuring pottery, fountains, living room, dinning room, floral, boutique, seasonal, lighting, accessories and products for home and garden.



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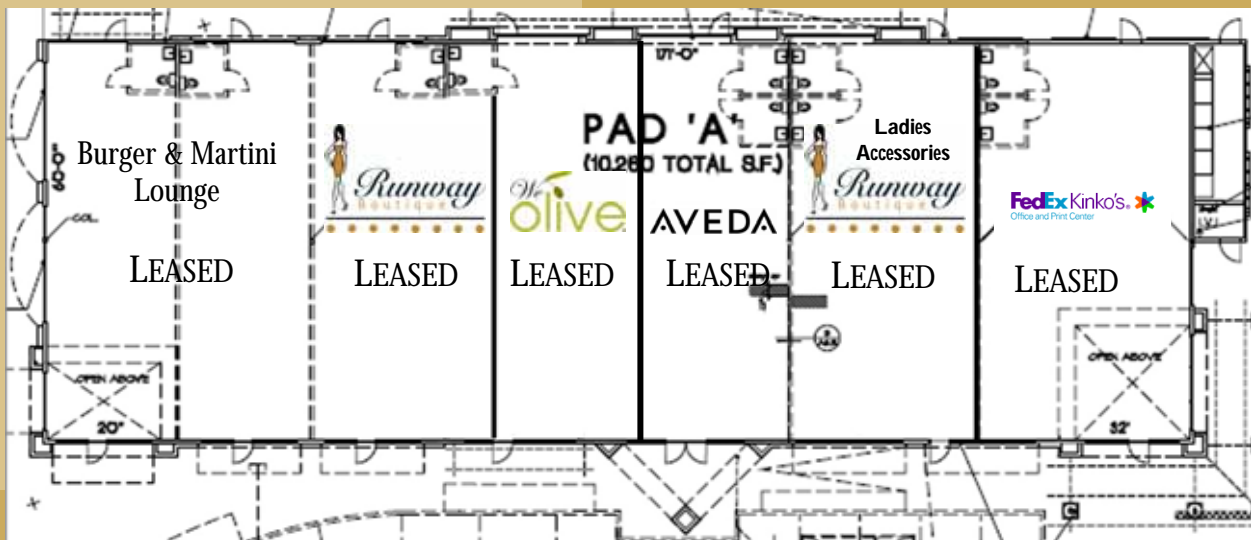
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Prime Retail & Restaurant Space Available



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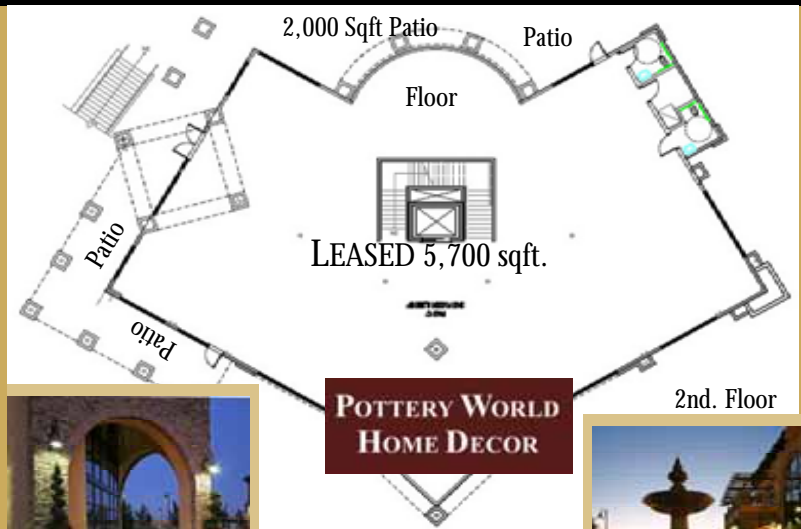


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1st. Floor



2nd. Floor



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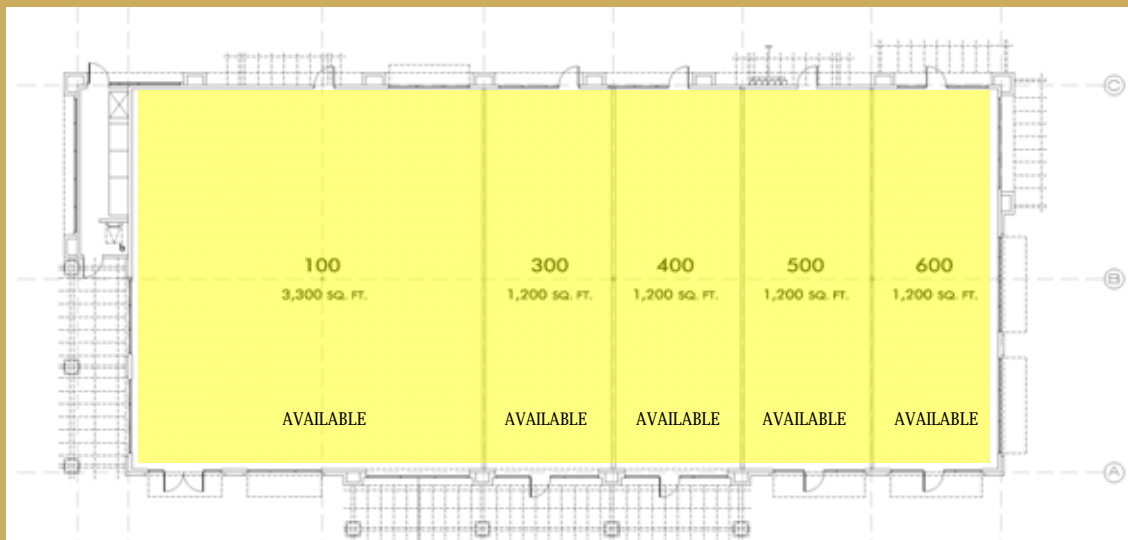




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***Building D
Prime Retail & Restaurant Space Available***



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