

MILLS SHOPPING CENTER 10395 FOLSOM BLVD RANCHO CORDOVA, CA

FOR LEASE
2,639 SF - 5,535 SF RETAIL BUILDING
W/ POTENTIAL DRIVE-THRU

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

VIEW VIRTUAL TOUR

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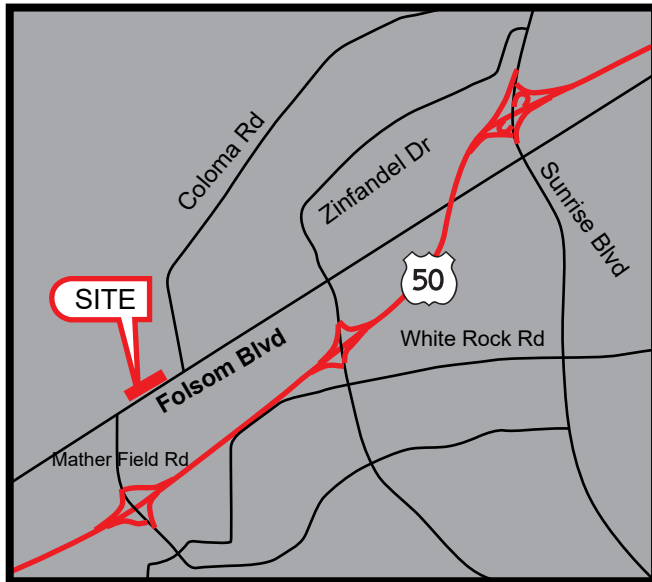
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Prominent exposure on Folsom Blvd with over 1,500 feet of frontage
- Excellent access to Hwy 50 at Mather Field Rd
- Monument signage available
- Strong daytime and residential population
- Excellent demographics and traffic counts
- Potential to add drive-thru with 180' of stacking
- Tesla Superchargers on-site



PROPERTY DETAILS:

Mills Shopping Center is a ±239,000 SF neighborhood center in Rancho Cordova directly off Hwy 50 at Mather Field Rd. Located within the well-traveled Folsom Blvd corridor.

The property offers value-oriented shoppers a synergistic destination where grocery shopping is combined with discount soft goods, popular fast food and essential neighborhood services.

Anchored by several national tenants including: Planet Fitness, DollarTree, Kids Empire, and DD's Discount. Other notable tenants such as: Viva Supermarket, Starbucks, McDonald's, and Carl's Jr.

LEASE RATES: (Divisible to 2,639 SF)

2,639 SF:	\$ 7,257.00 (\$2.75 PSF, NNN)
2,896 SF:	\$ 8,659.00 (\$2.99 PSF, NNN)
w/ Drive-thru Aisle:	\$ 9,412.00 (\$3.25 PSF, NNN)
5,535 SF:	\$13,838.00 (\$2.50 PSF, NNN)

NNN costs are approximately \$0.37 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	25,326	100,482	244,937
2025 Average HH Income:	\$93,991	\$119,345	\$134,062
Traffic Count @ Folsom Blvd:	26,215		
Coloma Rd:	16,980		

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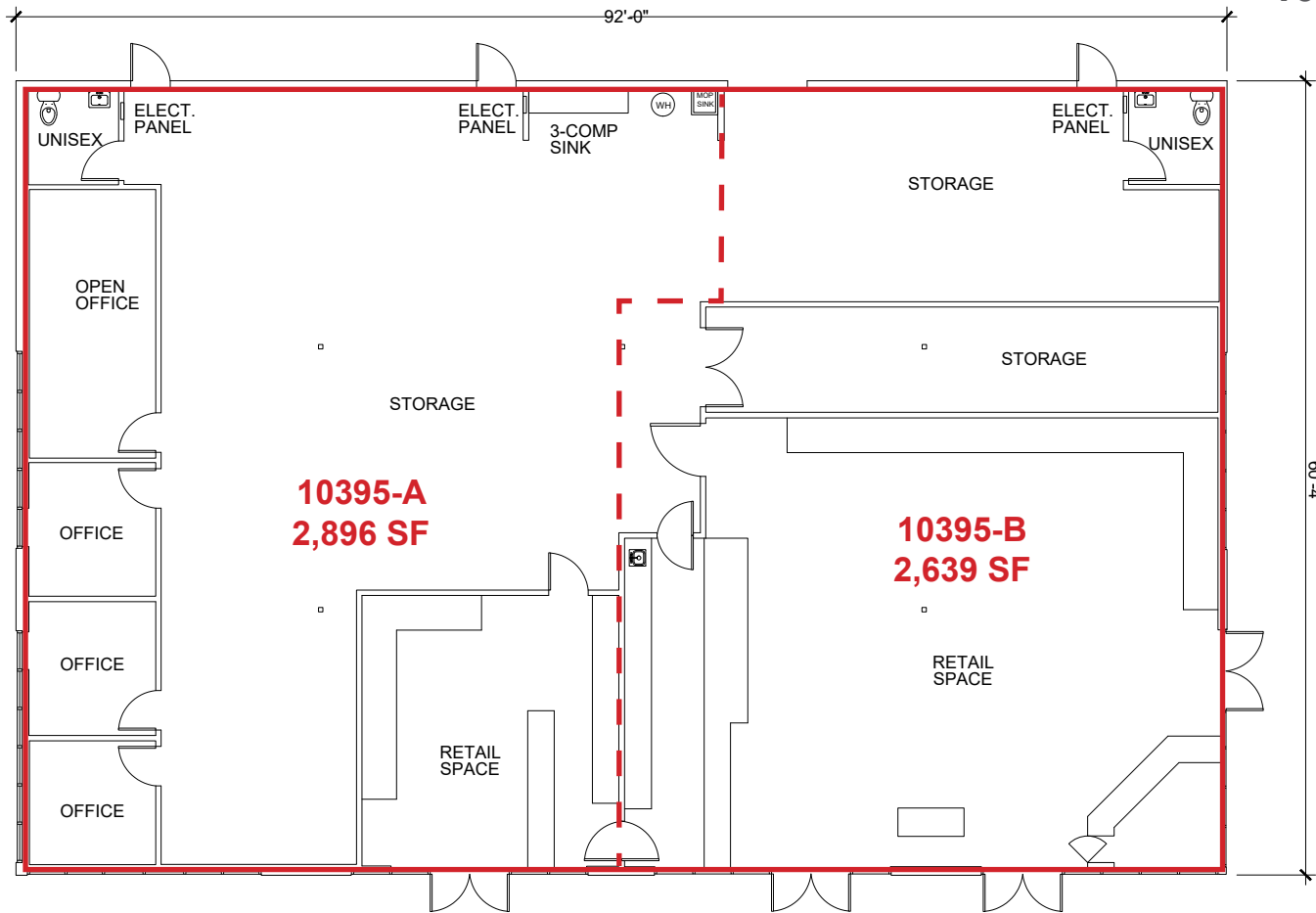
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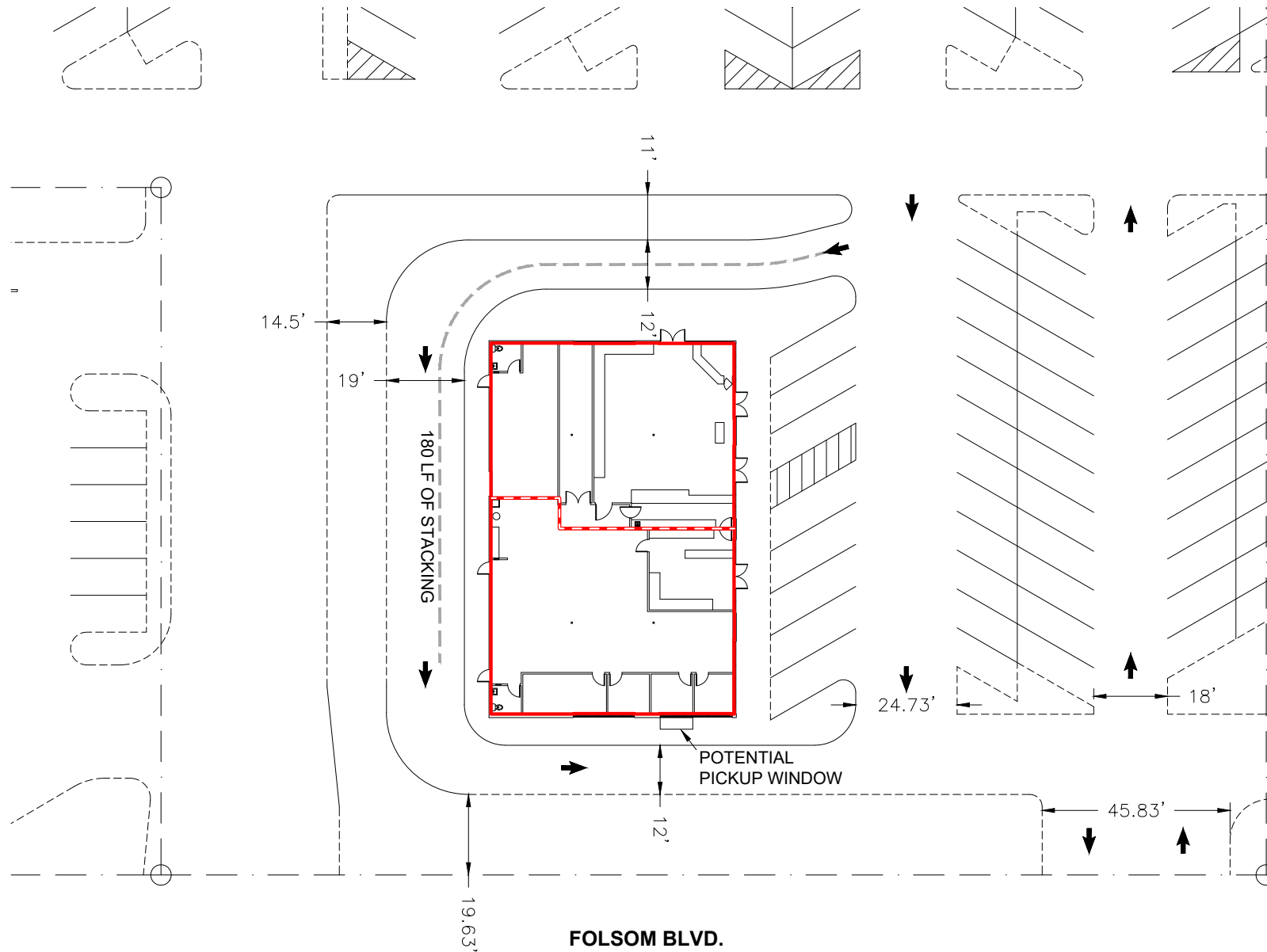


AVAILABLE
SUITE 10395
5,535 SF
[VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
10395	5,536	\$2.50 PSF, NNN	\$13,838.00
10395-A	2,896	\$2.99 PSF, NNN	\$ 8,659.00
w/ Drive-Thru		\$3.25 PSF, NNN	\$ 9,412.00
10395-B	2,639	\$2.75 PSF, NNN	\$ 7,257.00
NNN costs are approximately \$0.37 PSF.			

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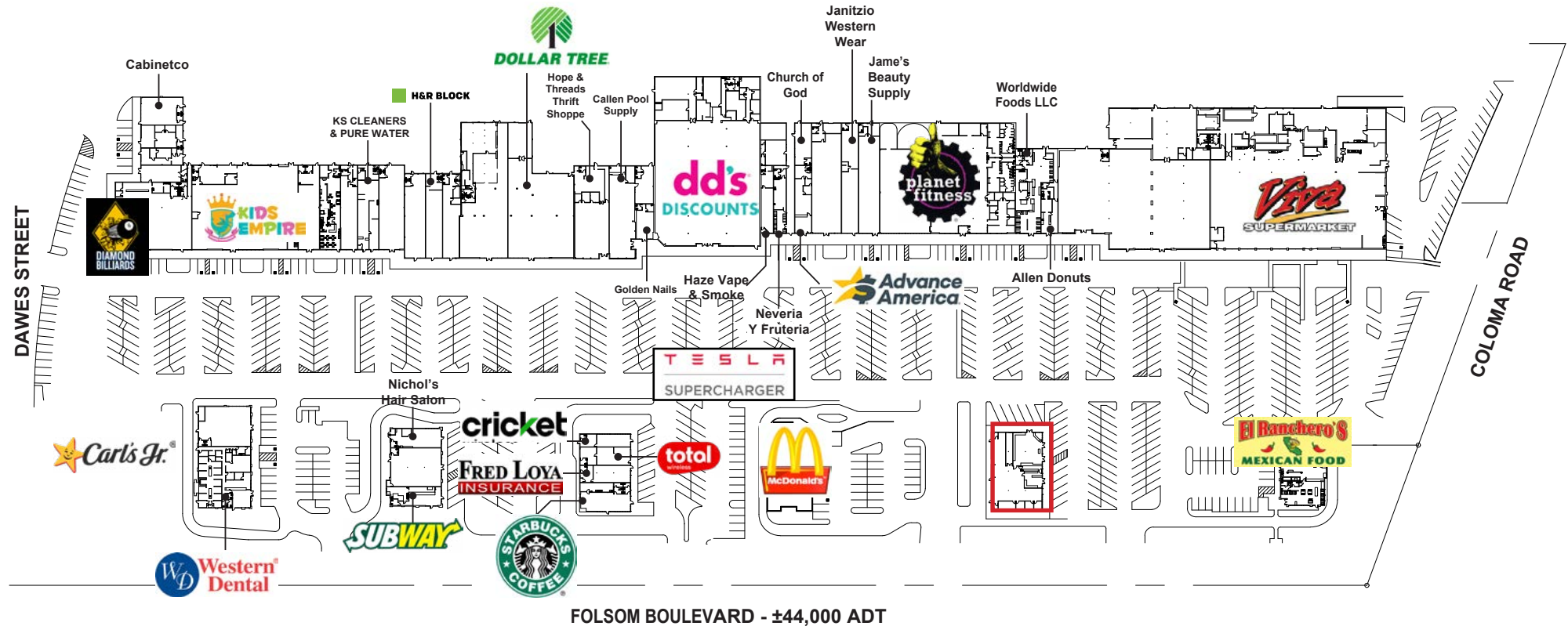
**POTENTIAL
DRIVE-THRU
PLAN**

FOR LEASE

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SITE PLAN



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PAGE

7