

MILLS SHOPPING CENTER
10319 FOLSOM BLVD
RANCHO CORDOVA, CA

FOR LEASE
2,465 SF TURN-KEY RESTAURANT
SPACE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



YOUR NAME HERE

CLEANERS **WATER**

NOW REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

Austin Barron

DRE: #02082721

abarron@ethanconradprop.com

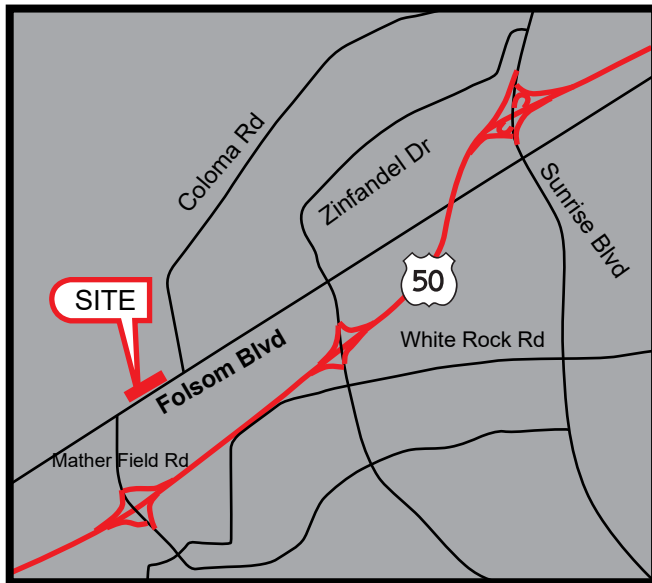
VIEW VIRTUAL TOUR

916.779.1000

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

FEATURES:

- Turn-key restaurant suite with full FF&E
- Prominent exposure on Folsom Blvd with over 1,500 feet of frontage
- Excellent access to Hwy 50 at Mather Field Rd
- Monument signage available
- Abundant parking
- Strong daytime and residential population
- Excellent demographics and traffic counts

**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, El Ranchero's Mexican Food, and Carl's Jr.

Tesla Superchargers on-site.

LEASE RATE:

2,465 SF \$5,793.00 (\$2.35 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:	7,982		
Coloma Rd:	7,578		

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

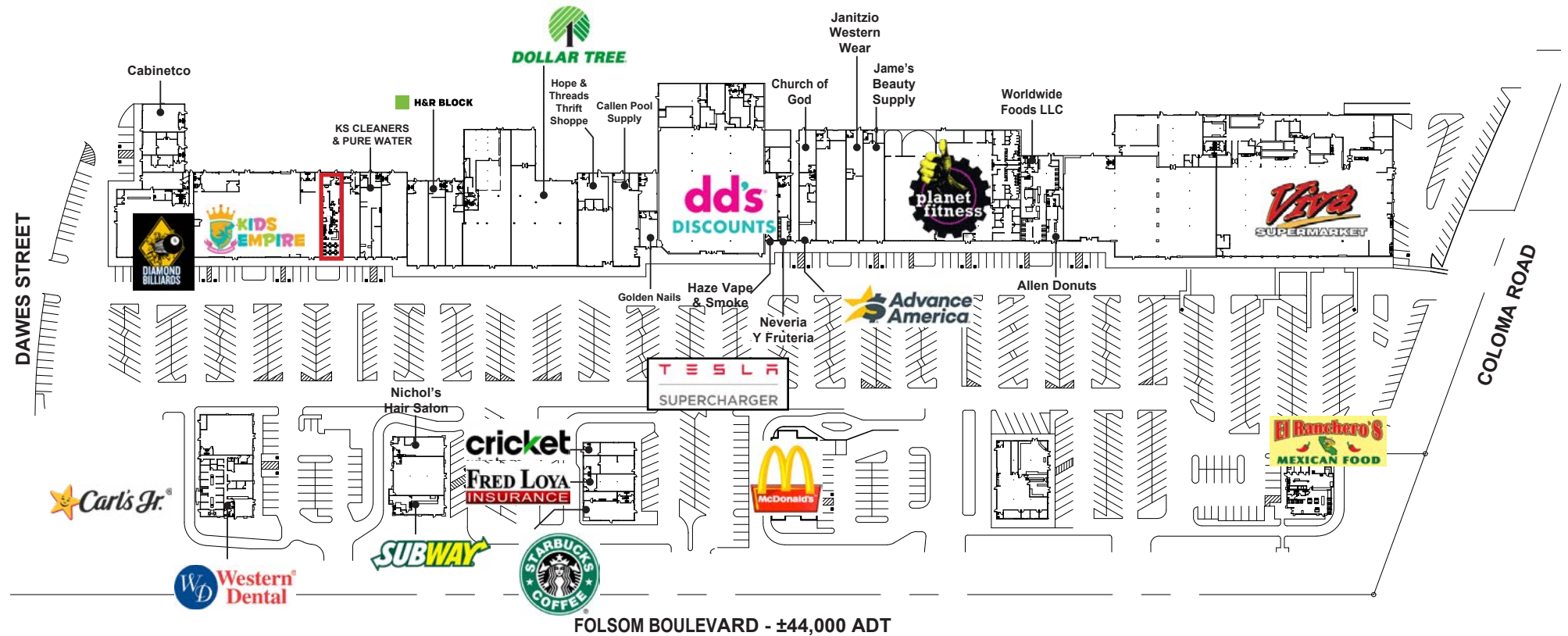
www.ethanconradprop.com

FOR LEASE

MILLS SHOPPING CENTER | RESTAURANT

10319 FOLSOM BLVD
RANCHO CORDOVA, CA

SITE PLAN



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

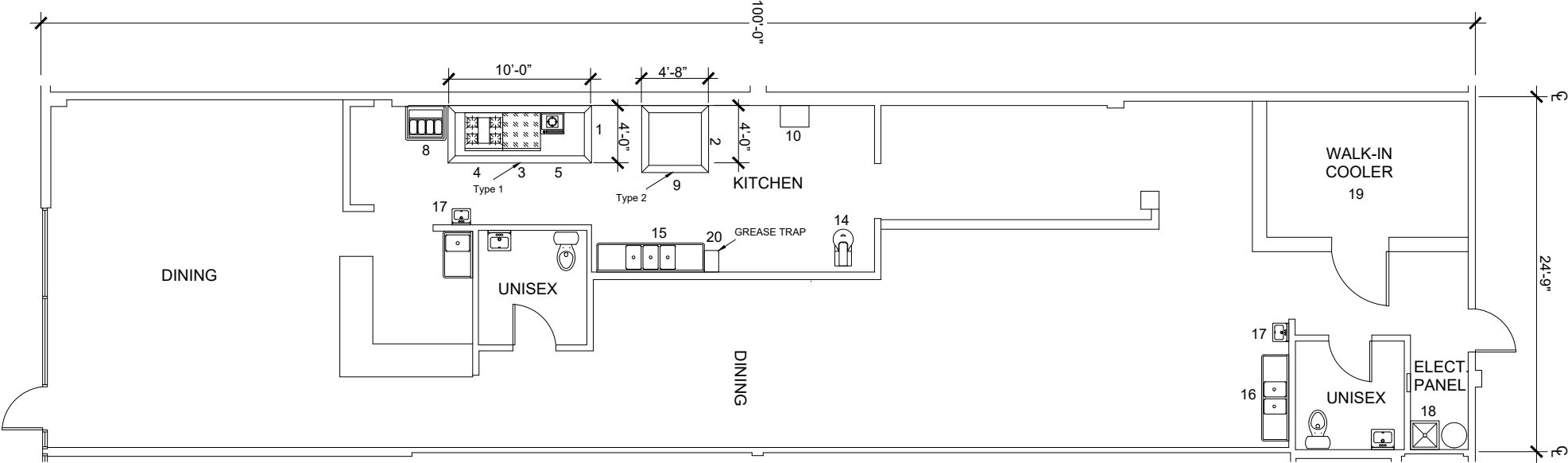
PAGE

3

FOR LEASE

MILLS SHOPPING CENTER | RESTAURANT
10319 FOLSOM BLVD
RANCHO CORDOVA, CA

FLOOR PLAN



VIEW VIRTUAL TOUR

Suite	SF	Lease Rate	Monthly Rent
10319	2,465	\$2.35 PSF, NNN	\$5,793.00
NNN costs are approximately \$0.37 PSF.			

FFE List			
Attached		Non-Attached	
Type-1 Hood	1	Warmer	8
Type-2 Hood	2	Heat Cabinet	10
Flat Top Grill	3		
4-Burner Grill	4		
Single Burner Grill	5		
3-Compartment Sink	15		
2-Compartment Sink	16		
Hand Sink	17		
Mop Sink	18		
Walk-In Cooler	19		
Grease Trap	20		

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

MILLS SHOPPING CENTER | RESTAURANT

10319 FOLSOM BLVD

RANCHO CORDOVA, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

MILLS SHOPPING CENTER | RESTAURANT
10319 FOLSOM BLVD
RANCHO CORDOVA, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.