

MILLS SHOPPING CENTER
10301 - 10399 FOLSOM BLVD
RANCHO CORDOVA, CA

FOR LEASE
928 SF - 8,920 SF RETAIL SUITES
24,967 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.



dd's
DISCOUNTS
LADIES • KIDS • MEN • SHOES • HOME

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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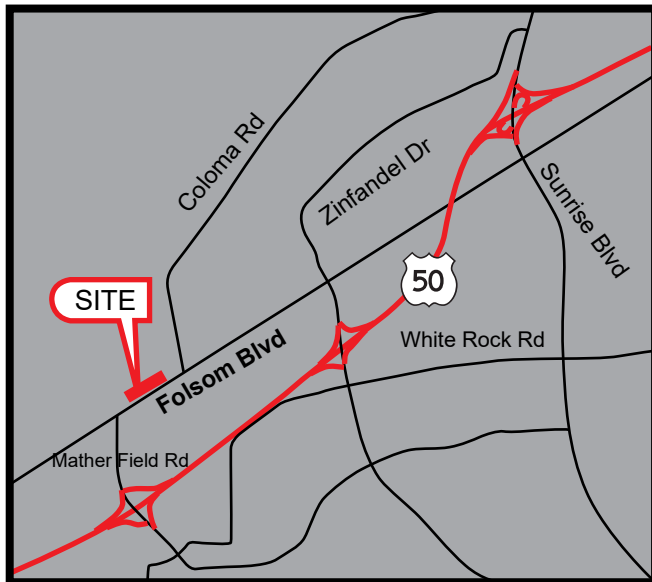
Austin Barron
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VIEW VIRTUAL TOUR

916.779.1000

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
- 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, and Carl's Jr.

Tesla Superchargers on-site.

LEASE RATES:

\$0.89 - \$3.85 PSF, NNN

NNN costs are approximately \$0.37 PSF. Anchor NNN costs are approximately \$0.28 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		

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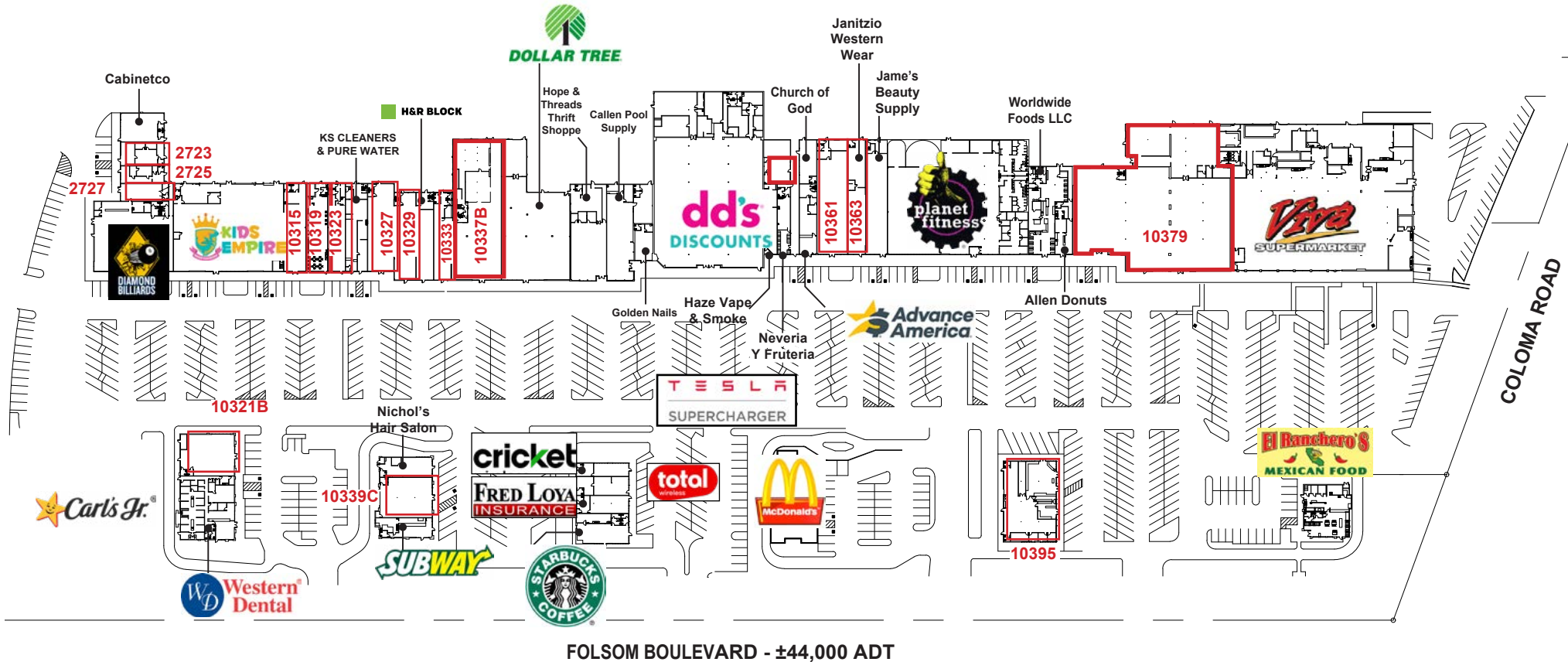
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SITE PLAN



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DIRECTORY/AVAILABILITIES

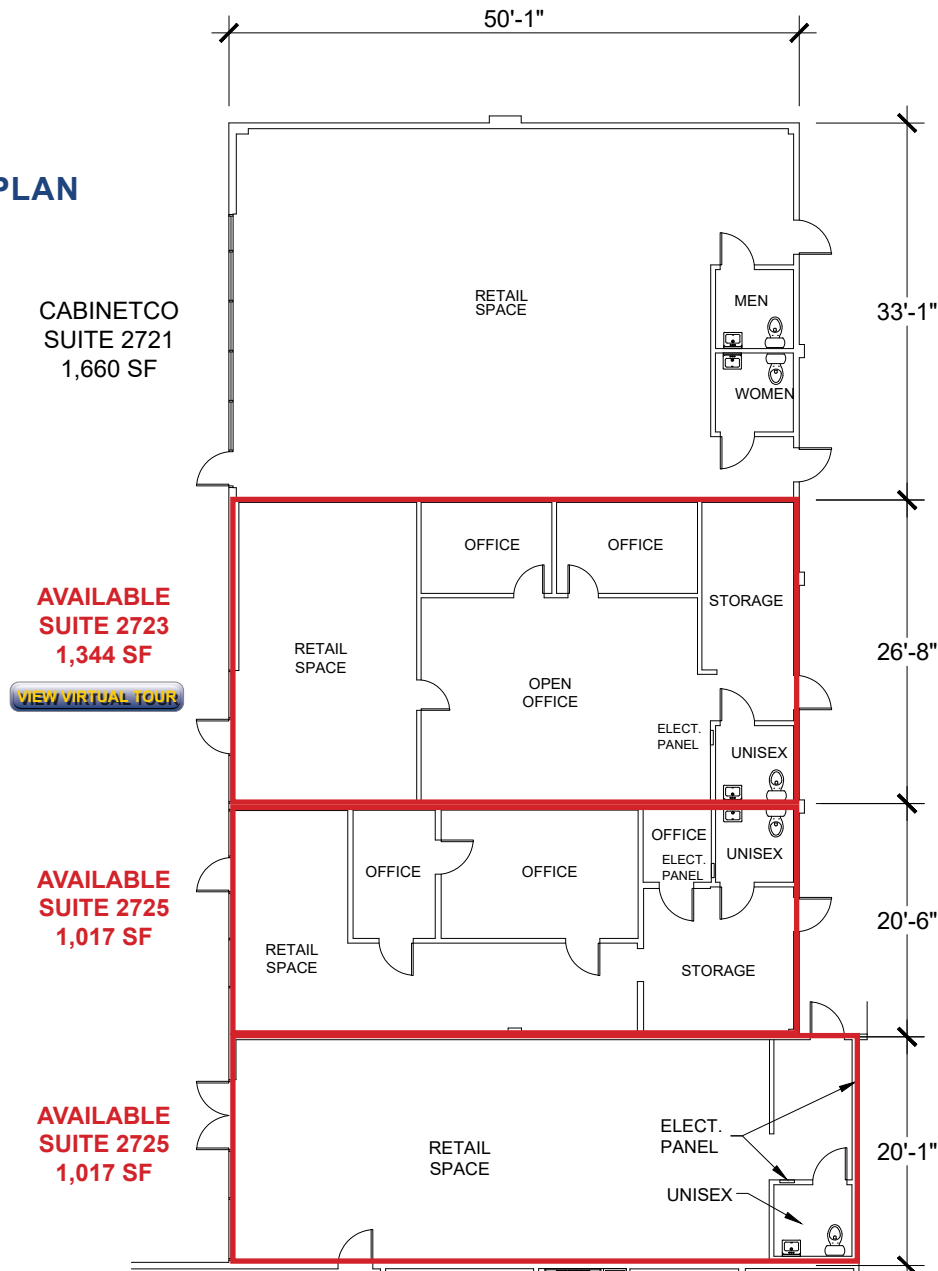
Suite	Tenant	SF	Lease Rate	Monthly Rent	Suite	Tenant	SF	Lease Rate	Monthly Rent
10303	Diamond Billards	7,305			10345C	Cricket Wireless	936		
10309	Kids Empire	12,506			10347	dd's Discount	24,845		
10315	AVAILABLE	2,525	\$1.39 PSF	\$3,510.00	10347A	Golden Nails	914		
10319	AVAILABLE	2,465	\$2.35 PSF	\$5,793.00	10349	Haze Vape and Smoke	1,169		
10321A	Western Dental	4,616			10351	Neveria Y Fruteria	1,224		
10321B	AVAILABLE	2,897	\$1.89 PSF	\$5,475.00	10352	McDonald's	10,000		
10323*	J Thread & Brow	2,001	\$1.45 PSF	\$2,901.00	10353*	Boutique La Fortuna	928	\$0.95 PSF	\$ 882.00
10325	KS Cleaners and Water	2,501			10357	Church of God Sacramento	1,011		
10327	AVAILABLE	3,005	\$1.35 PSF	\$4,057.00	10359	Advanced America	1,627		
10329	AVAILABLE	2,492	\$1.39 PSF	\$3,464.00	10361	AVAILABLE	4,555	\$1.15 PSF	\$ 5,538.00
10331	H&R Block	2,002			10363*	Janitzio Western Wear	2,601	\$1.39 PSF	\$ 3,615.00
10333	AVAILABLE	2,082	\$1.45 PSF	\$3,019.00	10367	Jame's Beauty Supply	3,259		
10337	DollarTree	9,509			10373	Planet Fitness	20,798		
10337B	AVAILABLE	8,920	\$1.09 PSF	\$9,723.00	10375	Worldwide Foods LLC	3,576		
10339A	Subway	1,457			10377	Allen's Donuts	1,470		
10339B	Nichol's Hair Salon	1,350			10379	AVAILABLE	24,967	\$0.99 PSF	\$24,717.00
10339C	AVAILABLE	2,809	\$1.89 PSF	\$5,309.00	10385	Viva Supermarket	35,238		
10343A	Hope & Threads Shoppe	4,472			10395	AVAILABLE	5,536	\$3.85 PSF	\$21,314.00
10343B	Callen Pool Supply	4,366			10399	El Rancheros Mexican Food	3,130		
10345	Starbucks	2,069			2721	Cabinetco	1,660		
10345A	Fred Loya Insurance	1,234			2723	AVAILABLE	1,344	\$1.45 PSF	\$ 1,949.00
10345B	Total Wireless	1,292			2725	AVAILABLE	1,017	\$1.45 PSF	\$ 1,475.00
					2727	AVAILABLE	1,106	\$1.39 PSF	\$ 1,537.00
NNN costs are approximately \$0.37 PSF. *Available with 30 days' notice.					Anchor Space NNN costs are approximately \$0.28 PSF.				

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RANCHO CORDOVA, CA

FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2723 Dawes St	1,344	\$1.45 PSF, NNN	\$1,949.00
2725 Dawes St	1,017	\$1.45 PSF, NNN	\$1,475.00
2727 Dawes St	1,106	\$1.39 PSF, NNN	\$1,537.00
NNN costs are approximately \$0.37 PSF.			

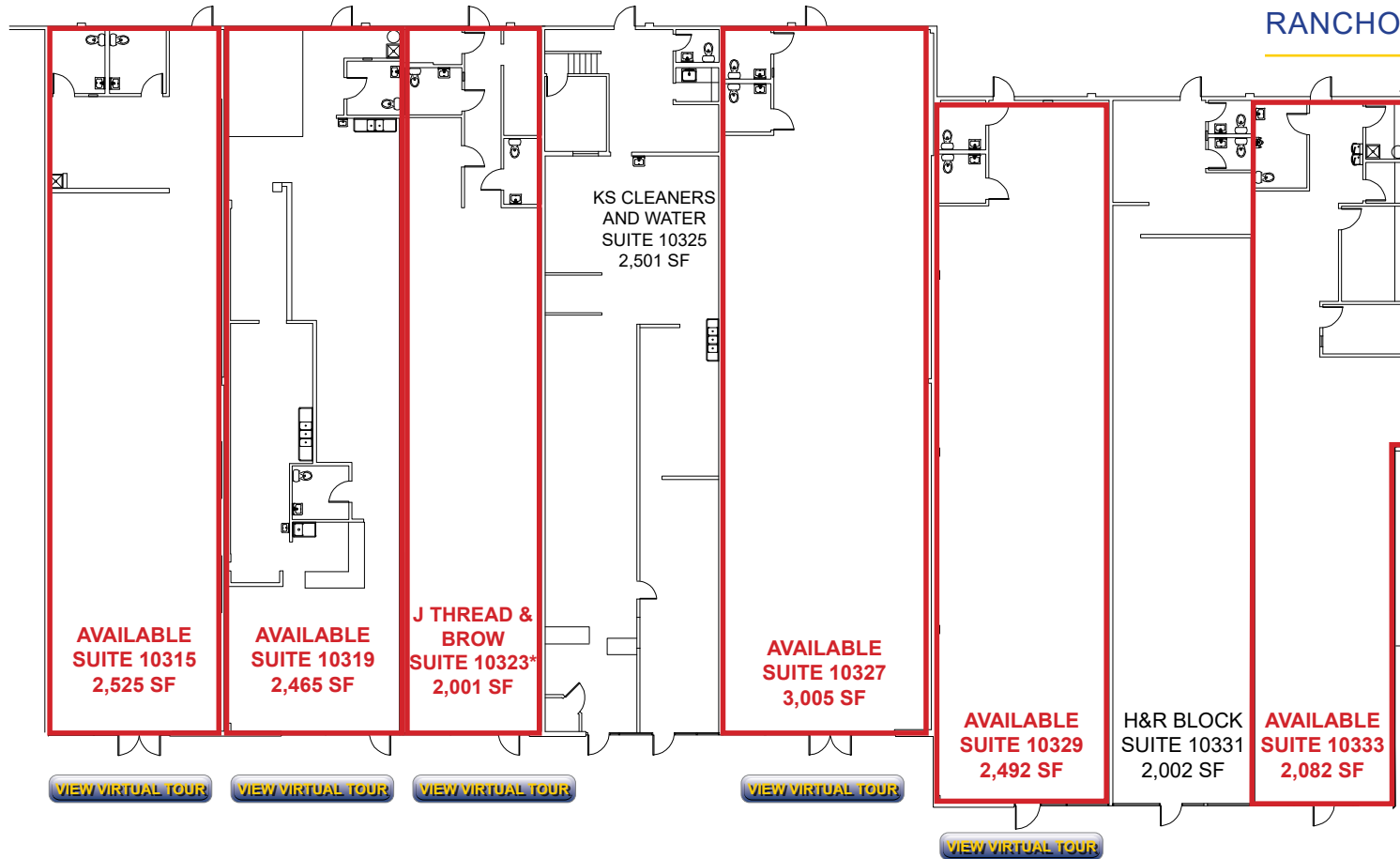
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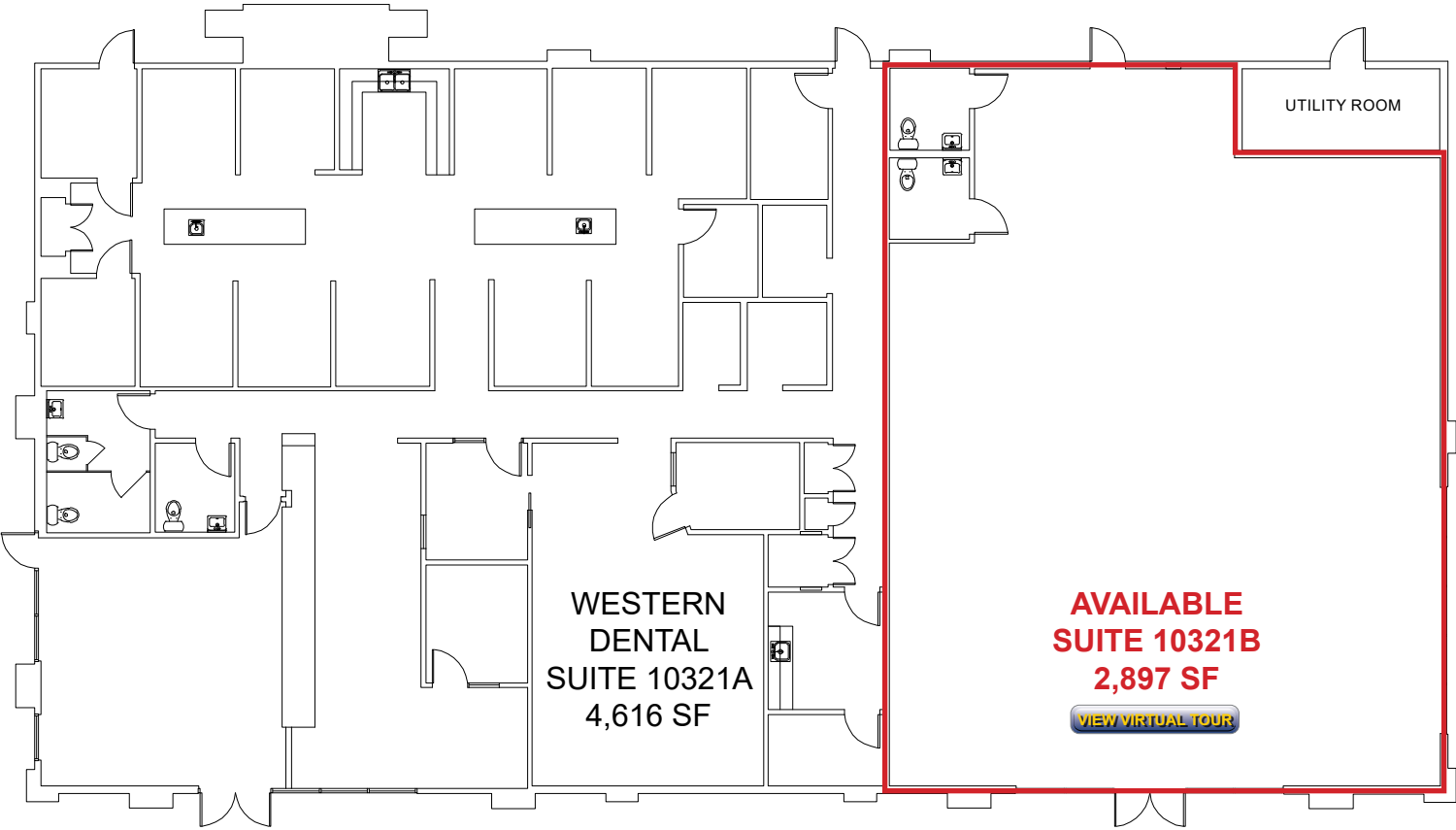


Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
10315	2,525	\$1.39 PSF, NNN	\$3,510.00	10329	2,492	\$1.39 PSF, NNN	\$3,464.00
10319	2,465	\$2.35 PSF, NNN	\$5,793.00	10333	2,082	\$1.45 PSF, NNN	\$3,019.00
10323*	2,001	\$1.45 PSF, NNN	\$2,901.00				
10327	3,005	\$1.35 PSF, NNN	\$4,057.00				
NNN costs are approximately \$0.37 PSF. *Available with 30 days' notice.							

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Suite	SF	Lease Rate	Monthly Rent
10321B	2,897	\$1.89 PSF, NNN	\$5,475.00
NNN costs are approximately \$0.37 PSF.			

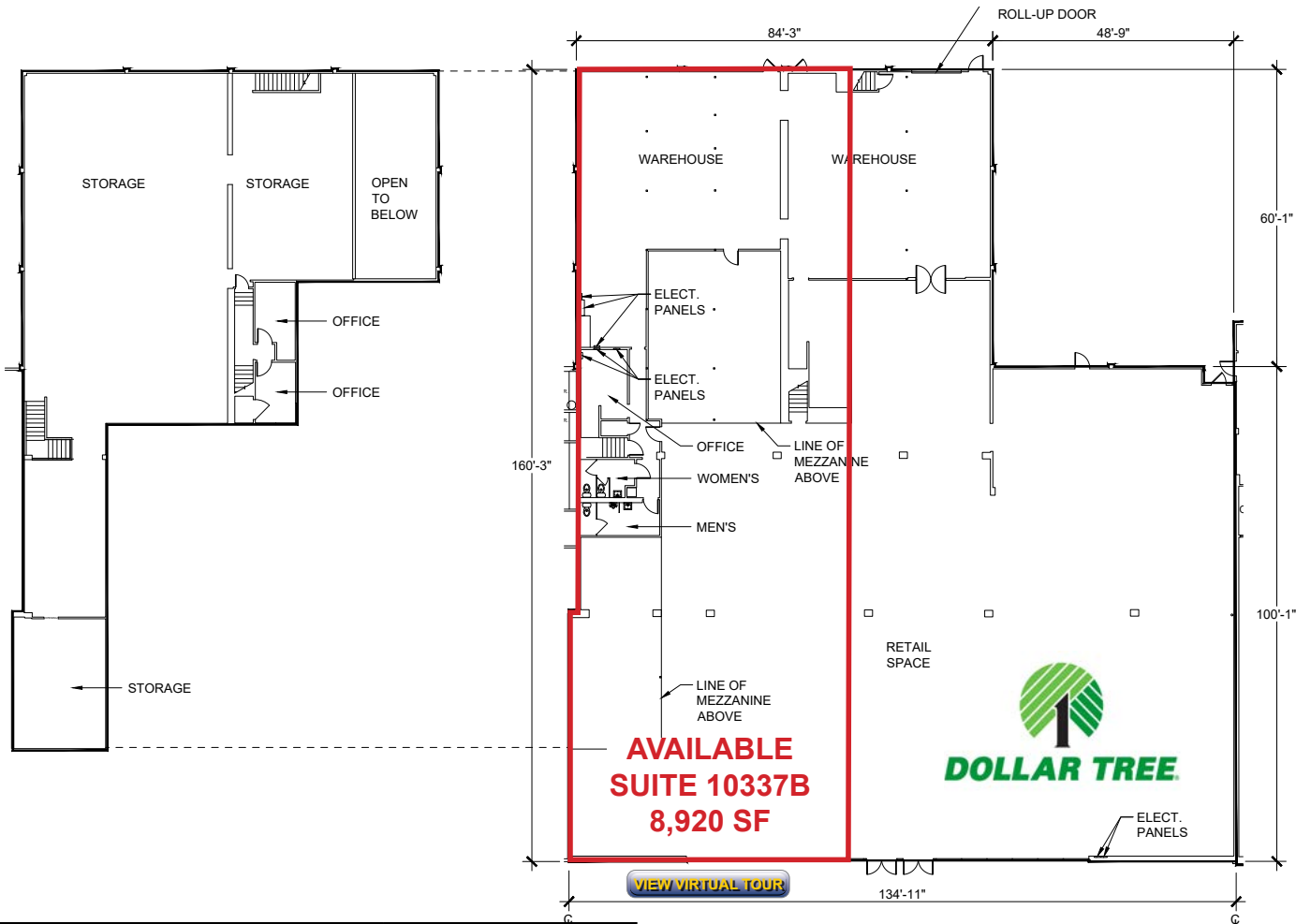
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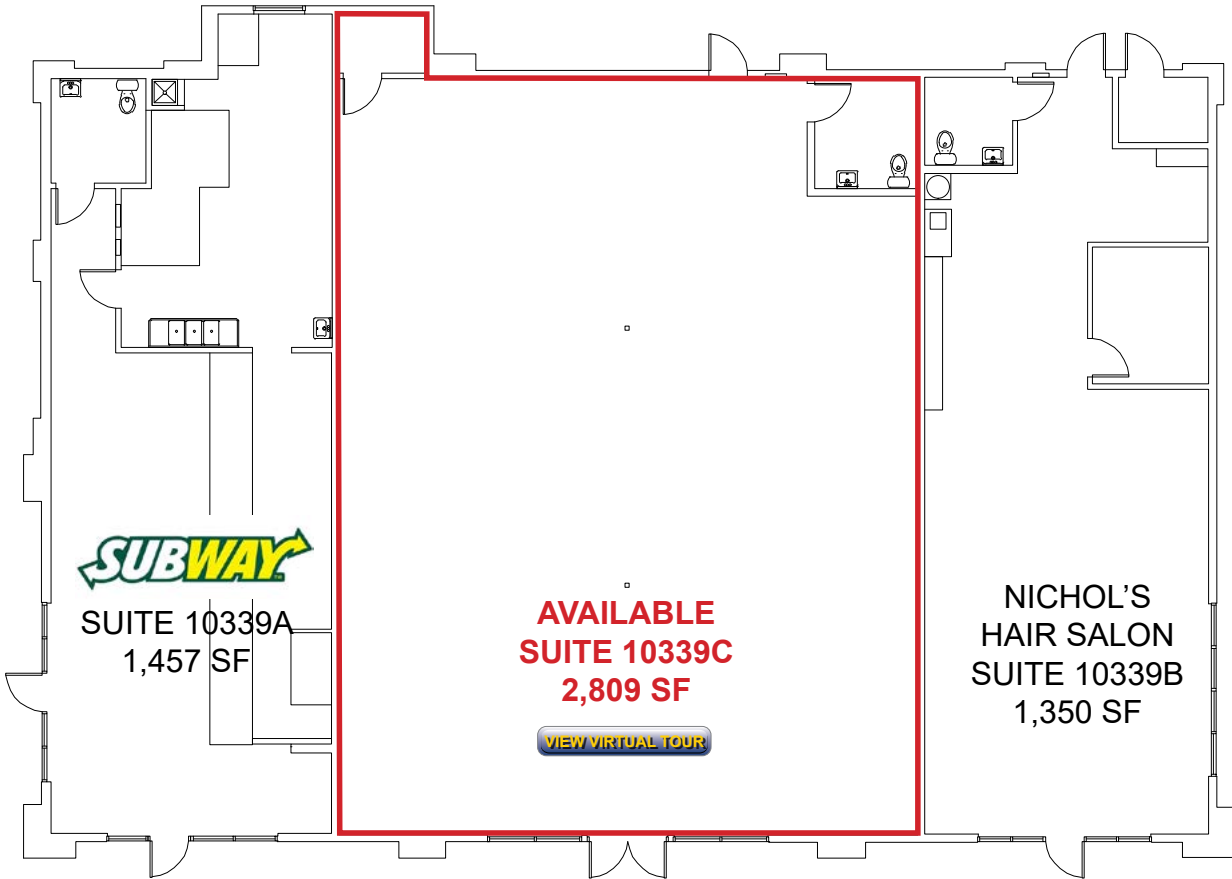


Suite	SF	Lease Rate	Monthly Rent
10337B	8,920	\$1.09 PSF, NNN	\$9,723.00
NNN costs are approximately \$0.37 PSF.			

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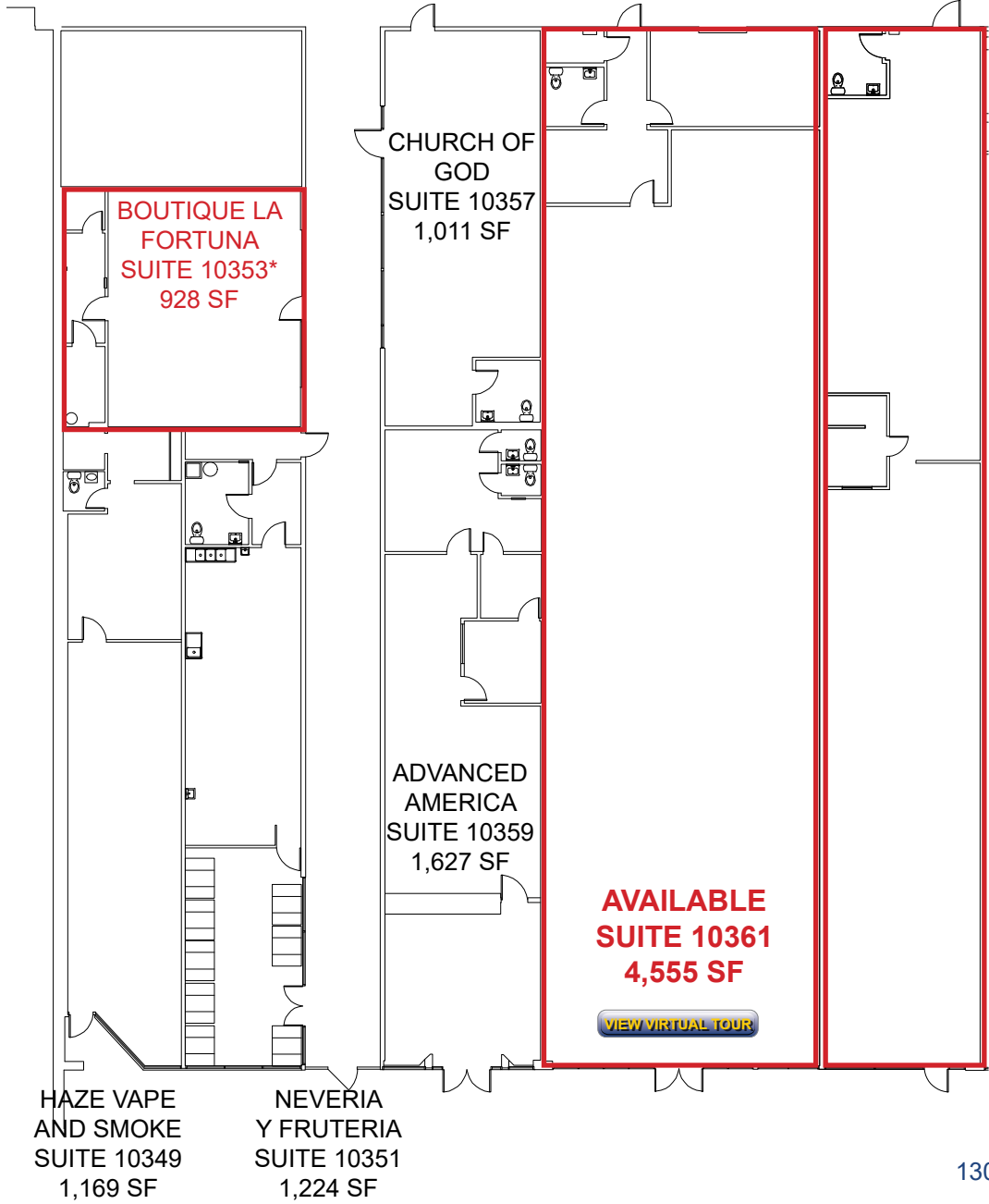
Suite	SF	Lease Rate	Monthly Rent
10339C	2,809	\$1.89 PSF, NNN	\$5,309.00
NNN costs are approximately \$0.37 PSF.			

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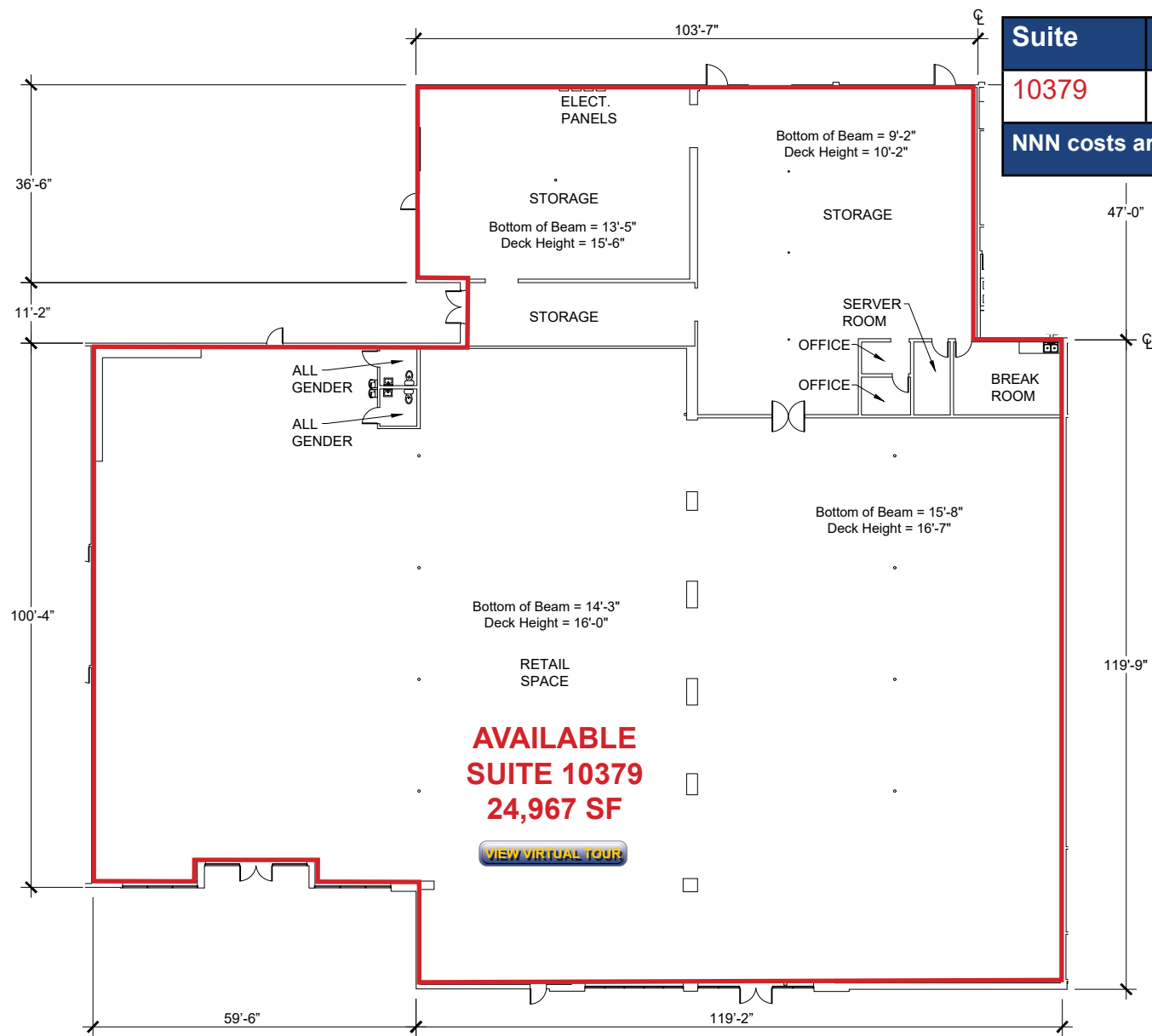
JANITIZIO
WESTERN WEAR
SUITE 10363*
2,601 SF

Suite	SF	Lease Rate	Monthly Rent
10353*	928	\$0.95 PSF, NNN	\$ 882.00
10361	4,555	\$1.15 PSF, NNN	\$5,538.00
10363*	2,601	\$1.39 PSF, NNN	\$3,615.00

NNN costs are approximately \$0.37 PSF.
*Available with 30 days' notice.

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Suite	SF	Lease Rate	Monthly Rent
10379	24,967	\$0.99 PSF, NNN	\$24,717.00
NNN costs are approximately \$0.28 PSF.			

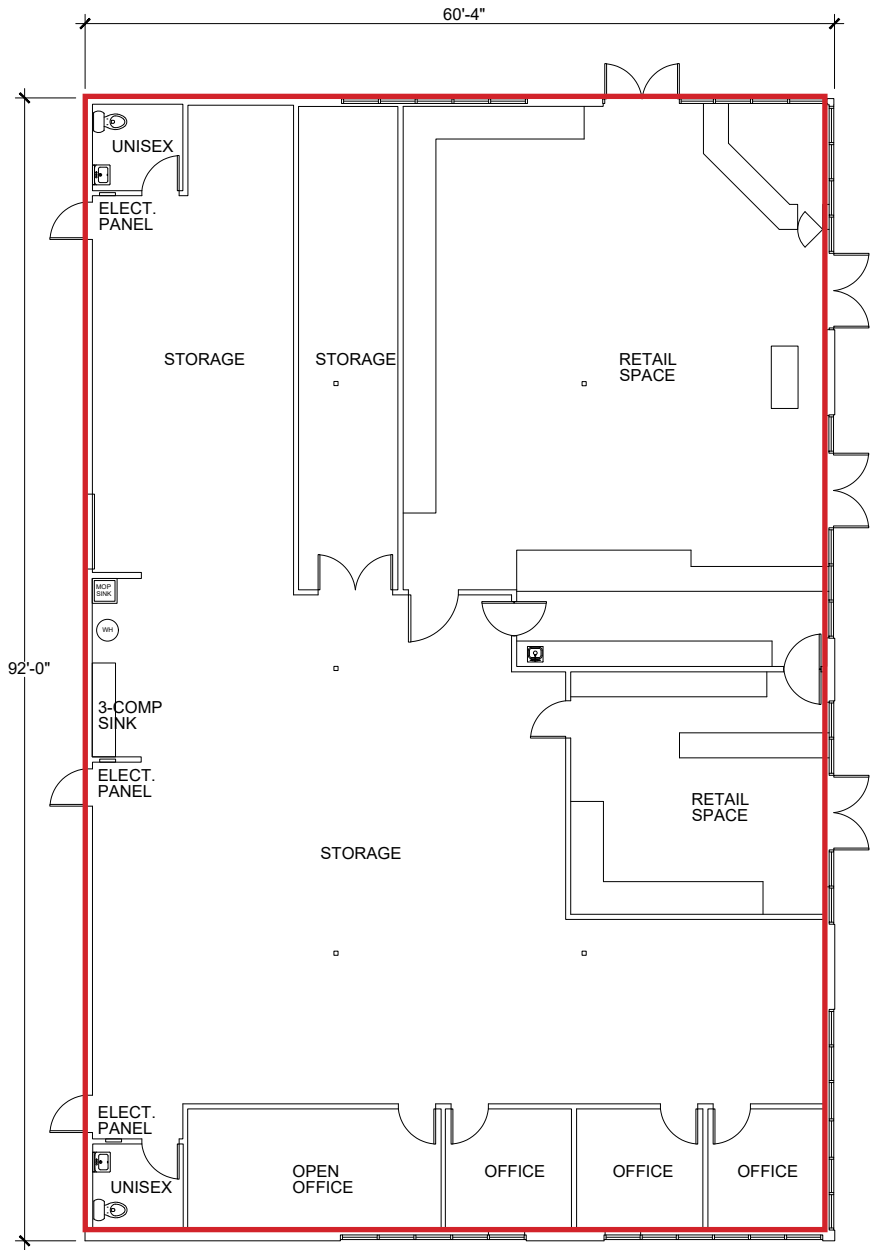
AVAILABLE
SUITE 10379
24,967 SF

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Suite	SF	Lease Rate	Monthly Rent
10395	5,536	\$3.85 PSF, NNN	\$21,314.00
NNN costs are approximately \$0.29 PSF.			

AVAILABLE
SUITE 10395
5,536 SF

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