

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

FOR MORE INFORMATION CONTACT:

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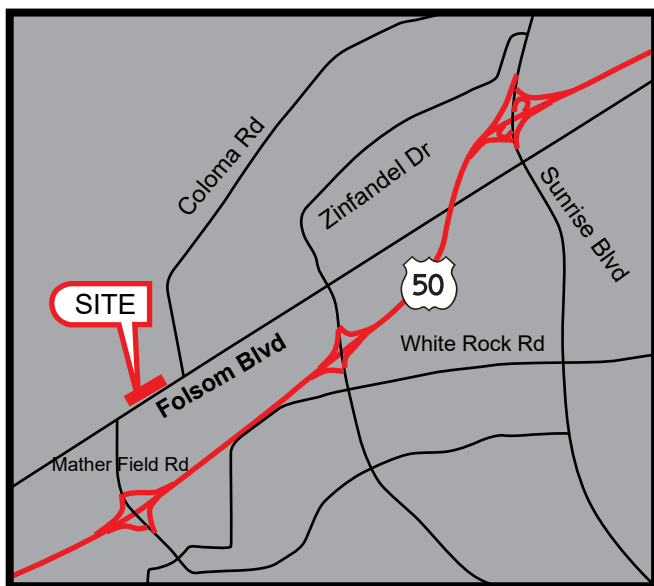
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FEATURES:

- 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
- Potential to add drive-thru with 180' of stacking



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		

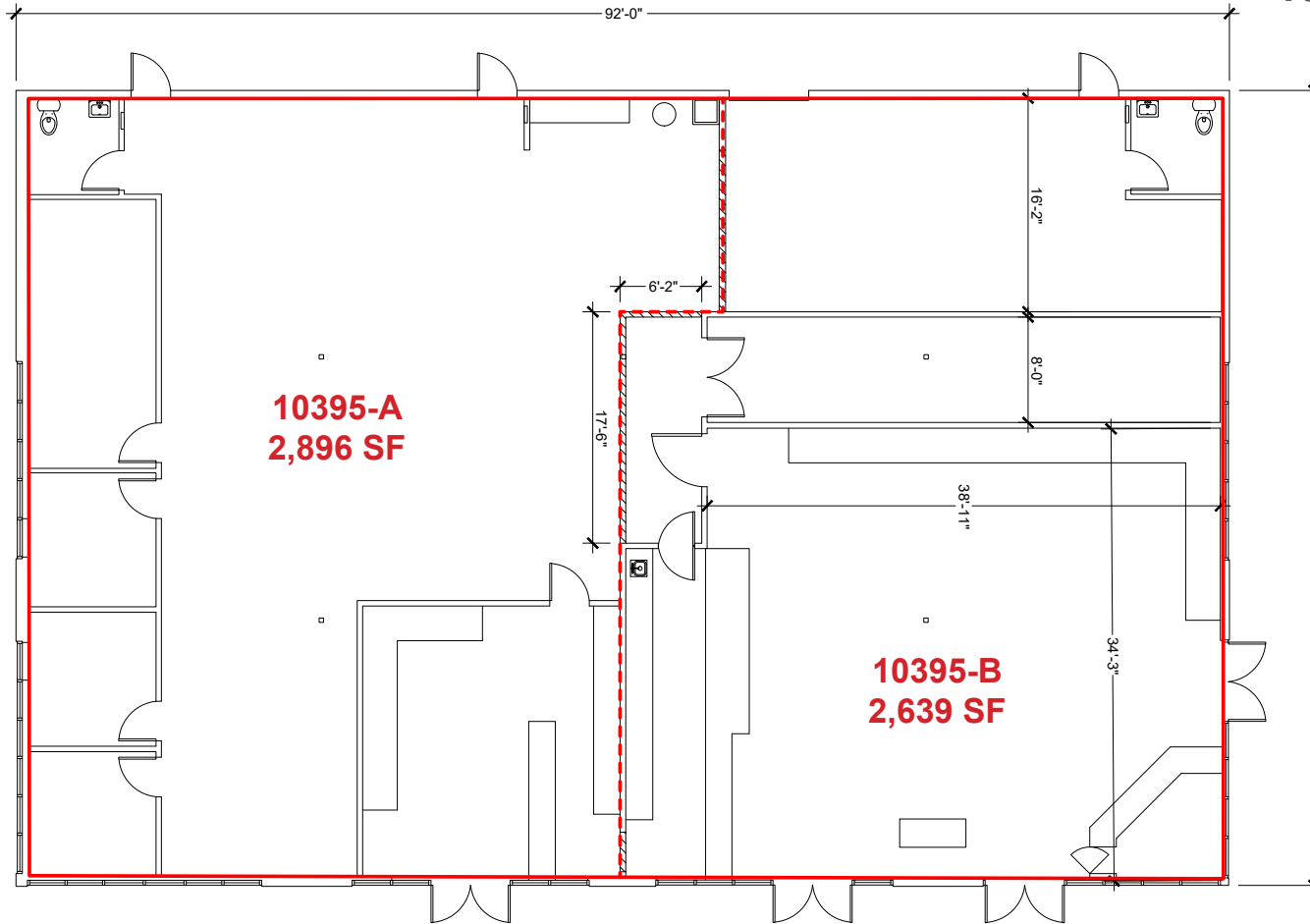
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

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.

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AVAILABLE
SUITE 10395
5,535 SF

[VIEW VIRTUAL TOUR](#)

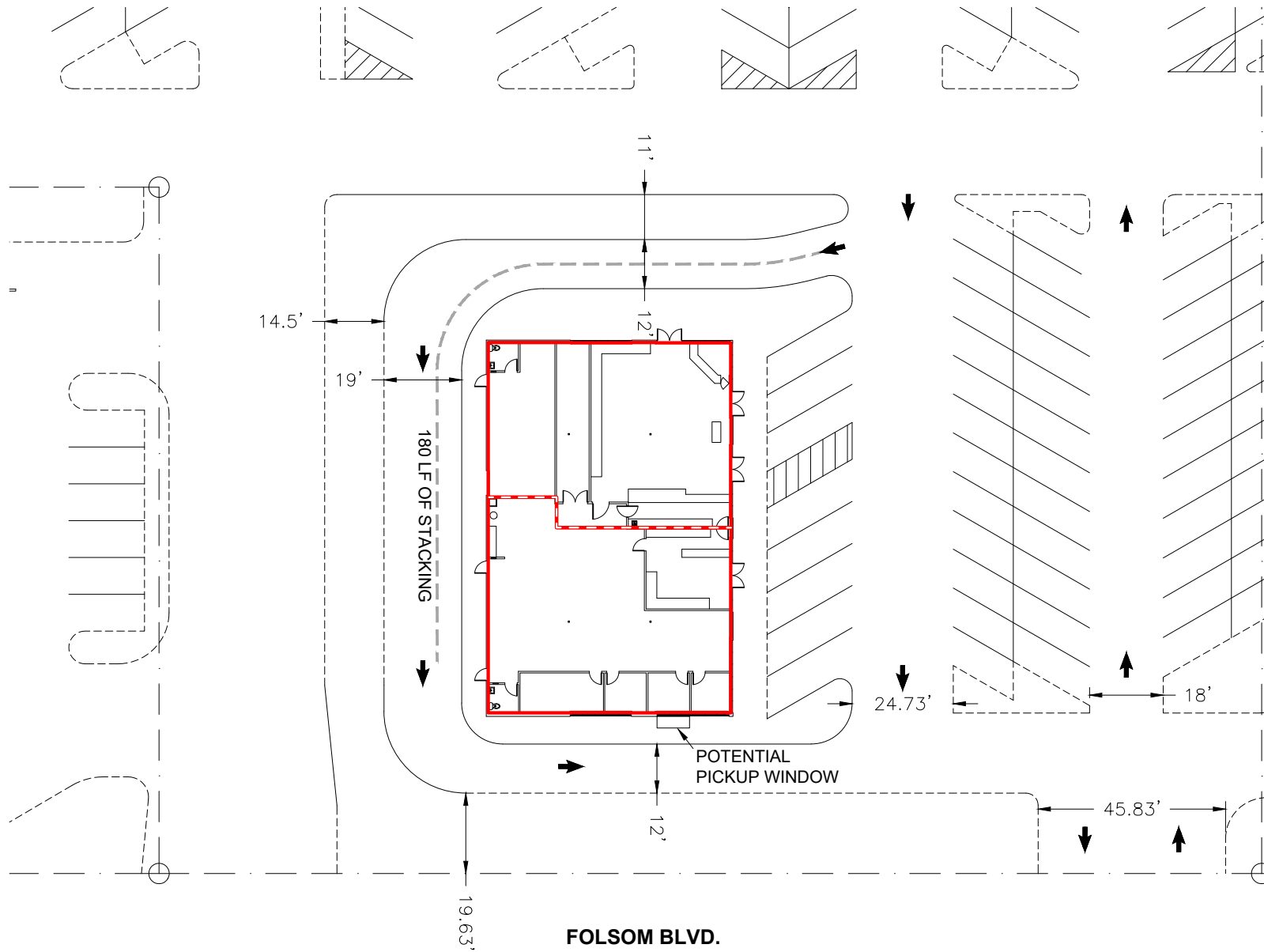
Suite	SF	Lease Rate	Monthly Rent
10395	5,536	\$2.50 PSF, NNN	\$13,838.00
10395-A	2,896	\$2.99 PSF, NNN	\$ 8,659.00
w/ Drive-Thru		\$3.25 PSF, NNN	\$ 9,412.00
10395-B	2,639	\$2.75 PSF, NNN	\$ 7,257.00

NNN costs are approximately \$0.37 PSF.

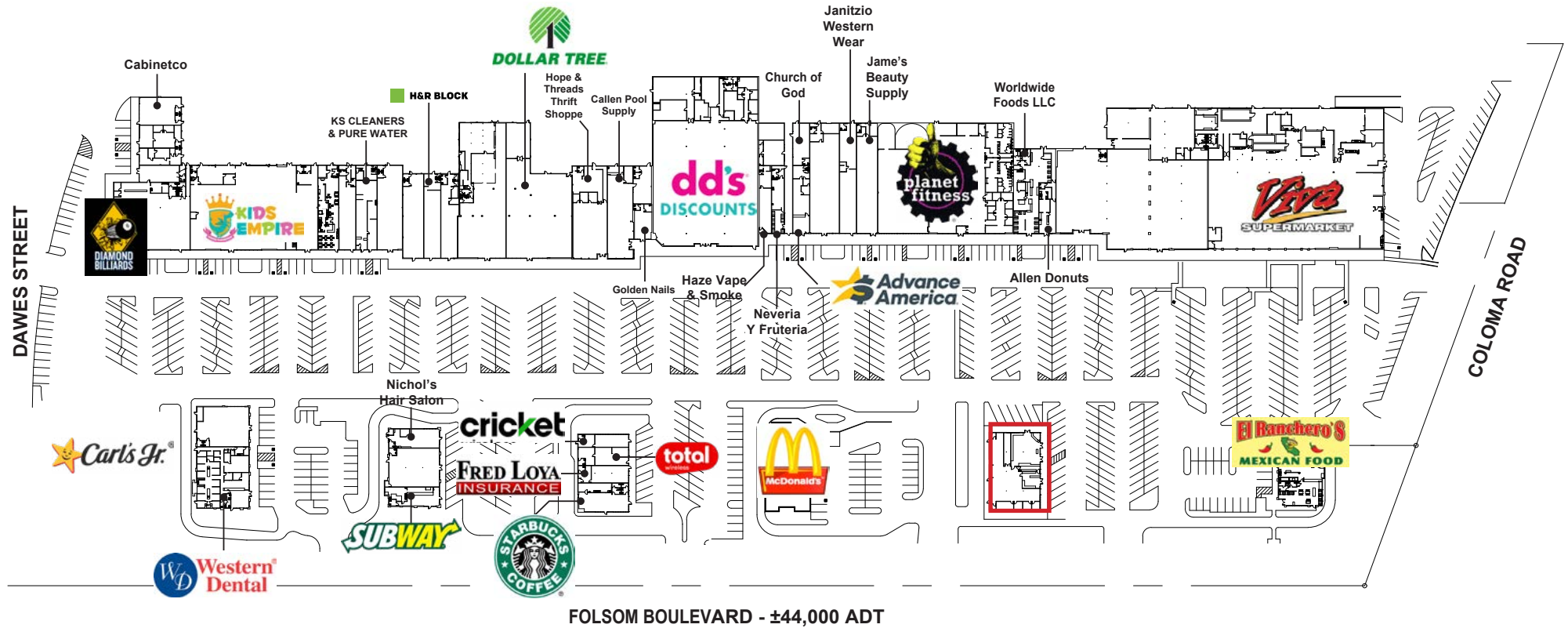
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POTENTIAL
DRIVE-THRU
PLAN



SITE PLAN



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