

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

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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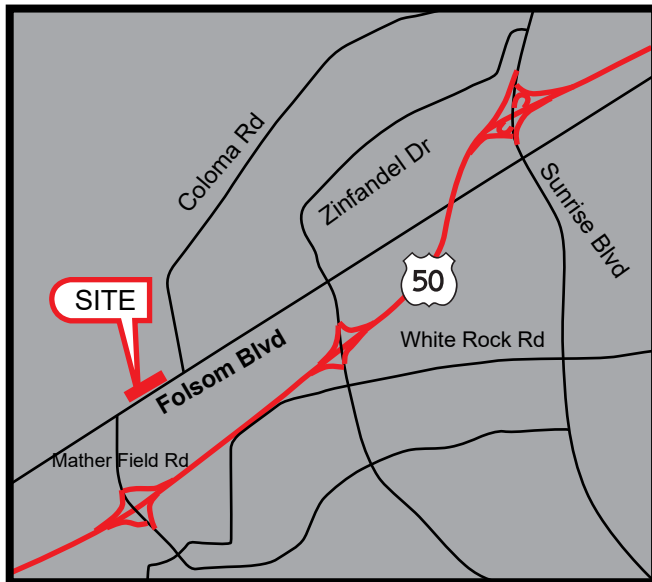
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FEATURES:

- 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.

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		

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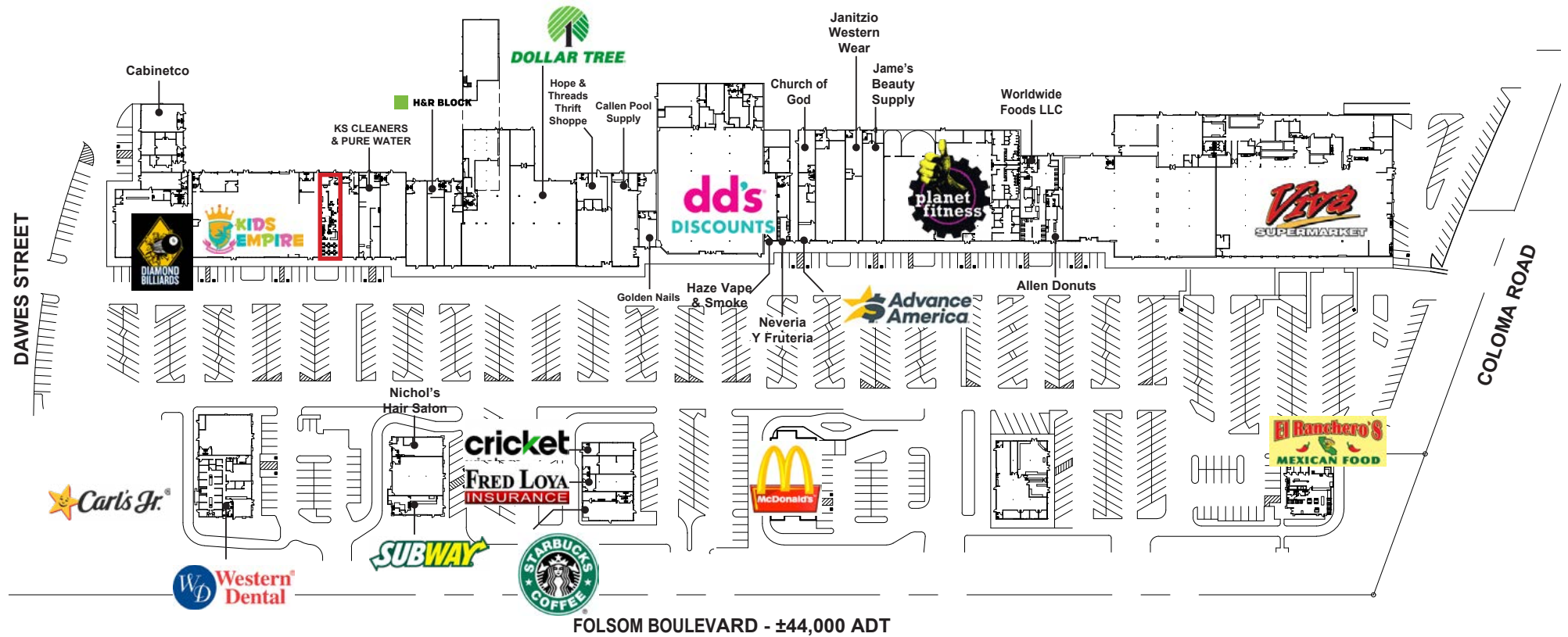
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SITE PLAN



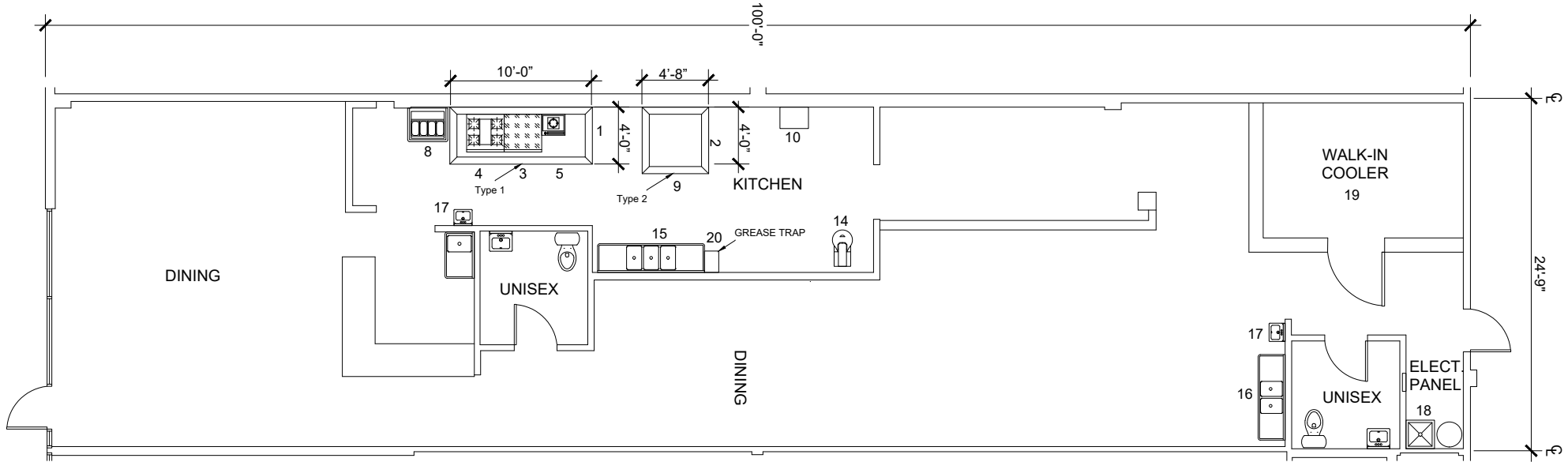
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FLOOR PLAN



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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		

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