

**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:

**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

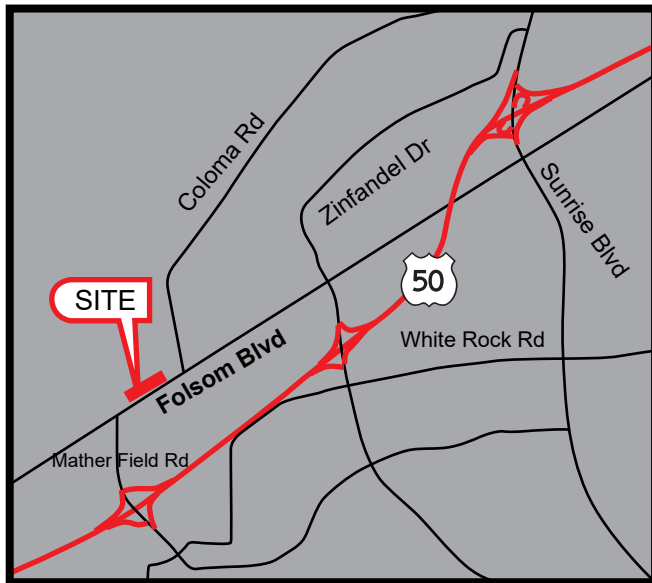
**Austin Barron**  
DRE: #02082721  
abarron@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**916.779.1000**

**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.

**LEASE RATES:**

\$0.89 - \$3.85 PSF, NNN

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

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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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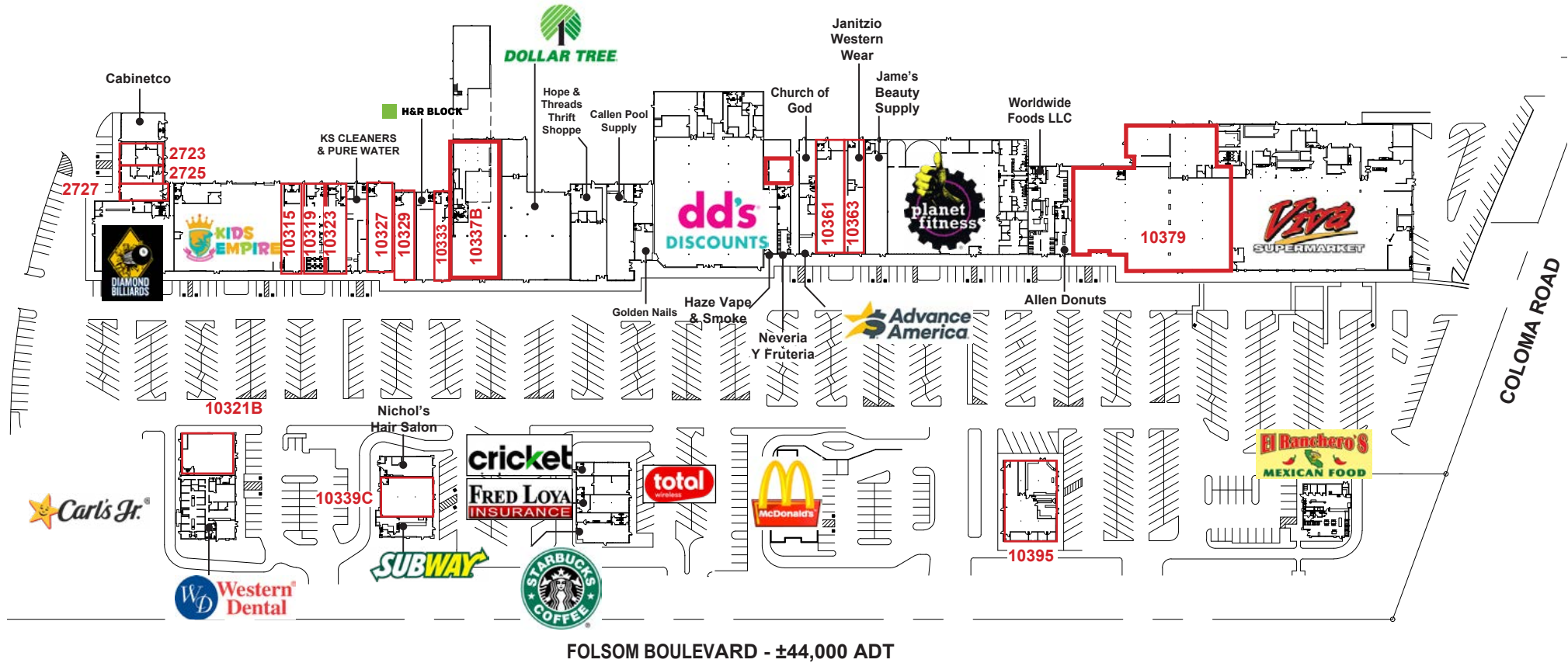
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FOR LEASE

# MILLS SHOPPING CENTER

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## SITE PLAN



FOLSOM BOULEVARD - ±44,000 ADT

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DIRECTORY/AVAILABILITIES

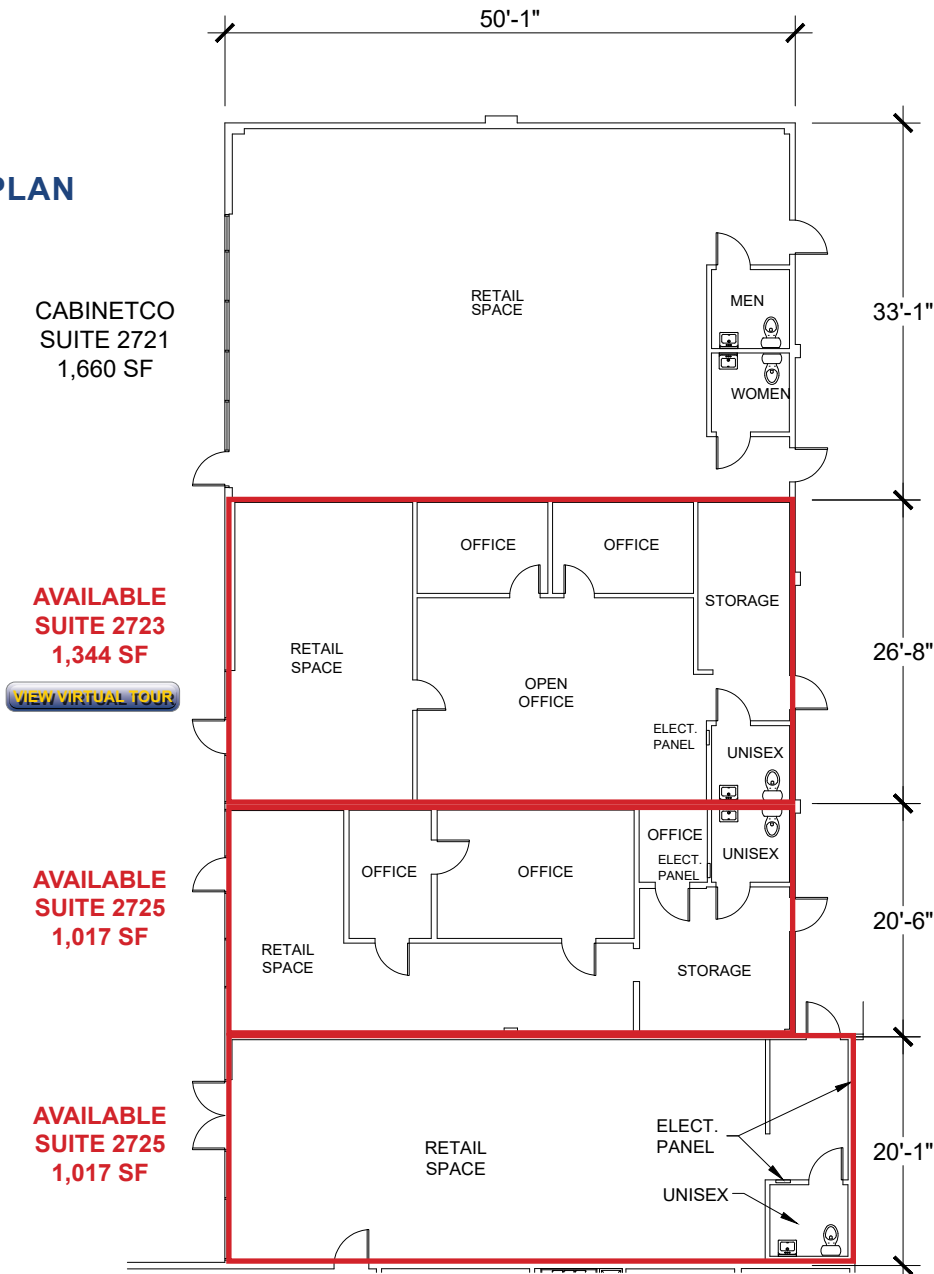
Suite	Tenant	SF	Lease Rate	Monthly Rent	Suite	Tenant	SF	Lease Rate	Monthly Rent
10303	Diamond Billards	7,305			10345C	Cricket Wireless	936		
10309	Kids Empire	12,506			10347	dd's Discount	24,845		
<b>10315</b>	<b>AVAILABLE</b>	<b>2,525</b>	<b>\$1.39 PSF</b>	<b>\$3,510.00</b>	10347A	Golden Nails	914		
<b>10319</b>	<b>AVAILABLE</b>	<b>2,465</b>	<b>\$2.35 PSF</b>	<b>\$5,793.00</b>	10349	Haze Vape and Smoke	1,169		
10321A	Western Dental	4,616			10351	Neveria Y Fruteria	1,224		
<b>10321B</b>	<b>AVAILABLE</b>	<b>2,897</b>	<b>\$1.89 PSF</b>	<b>\$5,475.00</b>	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		
<b>10327</b>	<b>AVAILABLE</b>	<b>3,005</b>	<b>\$1.35 PSF</b>	<b>\$4,057.00</b>	10359	Advanced America	1,627		
<b>10329</b>	<b>AVAILABLE</b>	<b>2,492</b>	<b>\$1.39 PSF</b>	<b>\$3,464.00</b>	<b>10361</b>	<b>AVAILABLE</b>	<b>4,555</b>	<b>\$1.15 PSF</b>	<b>\$ 5,538.00</b>
10331	H&R Block	2,002			10363*	Janitzio Western Wear	2,601	\$1.39 PSF	\$ 3,615.00
<b>10333</b>	<b>AVAILABLE</b>	<b>2,082</b>	<b>\$1.45 PSF</b>	<b>\$3,019.00</b>	10367	Jame's Beauty Supply	3,259		
10337	DollarTree	9,509			10373	Planet Fitness	20,798		
<b>10337B</b>	<b>AVAILABLE</b>	<b>8,920</b>	<b>\$1.09 PSF</b>	<b>\$9,723.00</b>	10375	Worldwide Foods LLC	3,576		
10339A	Subway	1,457			10377	Allen's Donuts	1,470		
10339B	Nichol's Hair Salon	1,350			<b>10379</b>	<b>AVAILABLE</b>	<b>24,967</b>	<b>\$0.99 PSF</b>	<b>\$24,717.00</b>
<b>10339C</b>	<b>AVAILABLE</b>	<b>2,809</b>	<b>\$1.89 PSF</b>	<b>\$5,309.00</b>	10385	Viva Supermarket	35,238		
10343A	Hope & Threads Shoppe	4,472			<b>10395</b>	<b>AVAILABLE</b>	<b>5,536</b>	<b>\$3.85 PSF</b>	<b>\$21,314.00</b>
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			<b>2723</b>	<b>AVAILABLE</b>	<b>1,344</b>	<b>\$1.45 PSF</b>	<b>\$ 1,949.00</b>
10345B	Total Wireless	1,292			<b>2725</b>	<b>AVAILABLE</b>	<b>1,017</b>	<b>\$1.45 PSF</b>	<b>\$ 1,475.00</b>
					<b>2727</b>	<b>AVAILABLE</b>	<b>1,106</b>	<b>\$1.39 PSF</b>	<b>\$ 1,537.00</b>
<p>NNN costs are approximately \$0.37 PSF. *Available with 30 days' notice.</p>					<p>Anchor Space NNN costs are approximately \$0.28 PSF.</p>				

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# FOR LEASE

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## 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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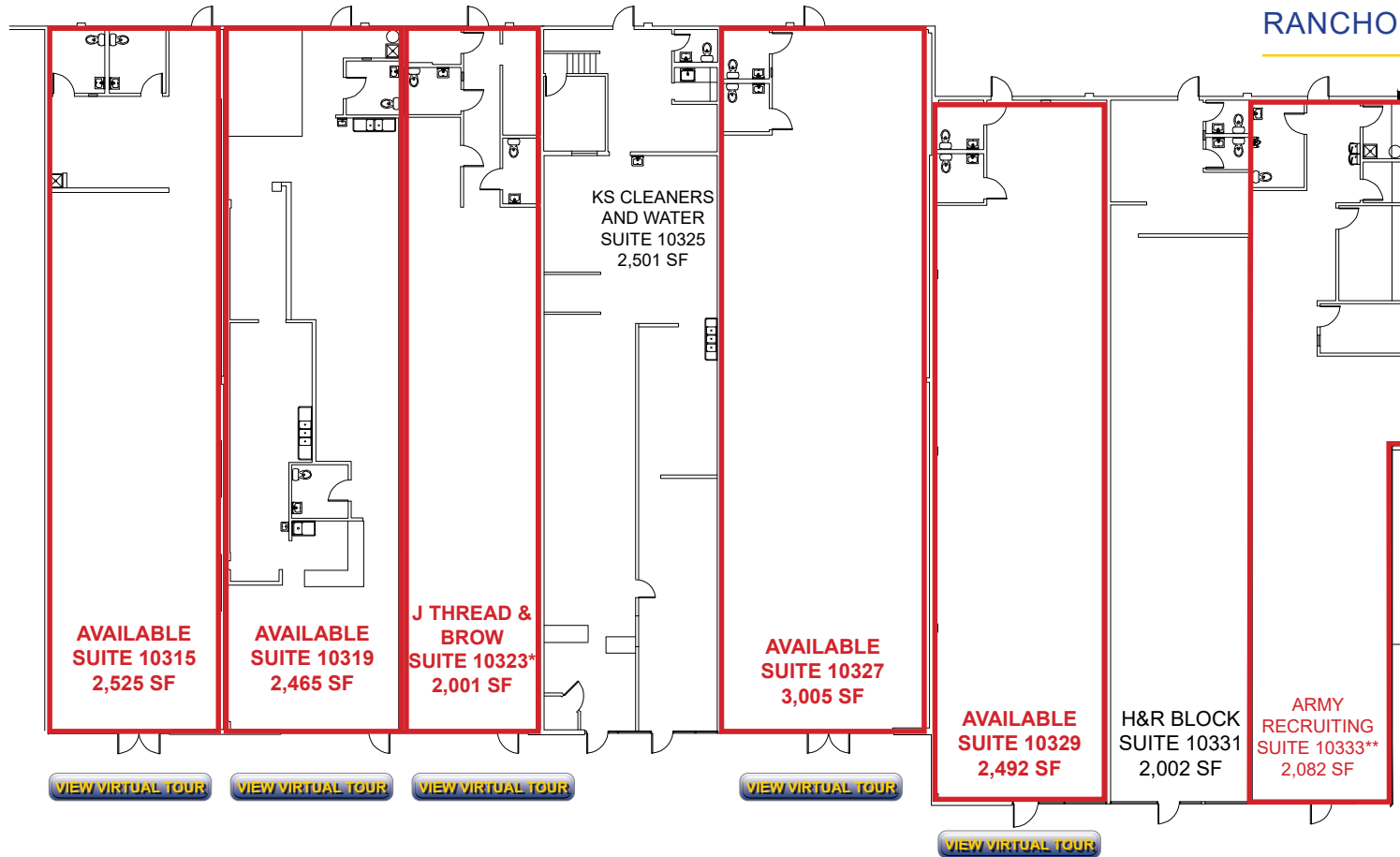
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Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
10315	2,525	\$1.39 PSF, NNN	\$3,510.00	10329	2,492	\$1.39 PSF, NNN	\$3,464.00
10319	2,465	\$2.35 PSF, NNN	\$5,793.00	10333**	2,082	\$1.45 PSF, NNN	\$3,019.00
10323*	2,001	\$1.45 PSF, NNN	\$2,901.00	<b>**Available 01/01/26.</b>			
10327	3,005	\$1.35 PSF, NNN	\$4,057.00				
<b>NNN costs are approximately \$0.37 PSF.</b>							

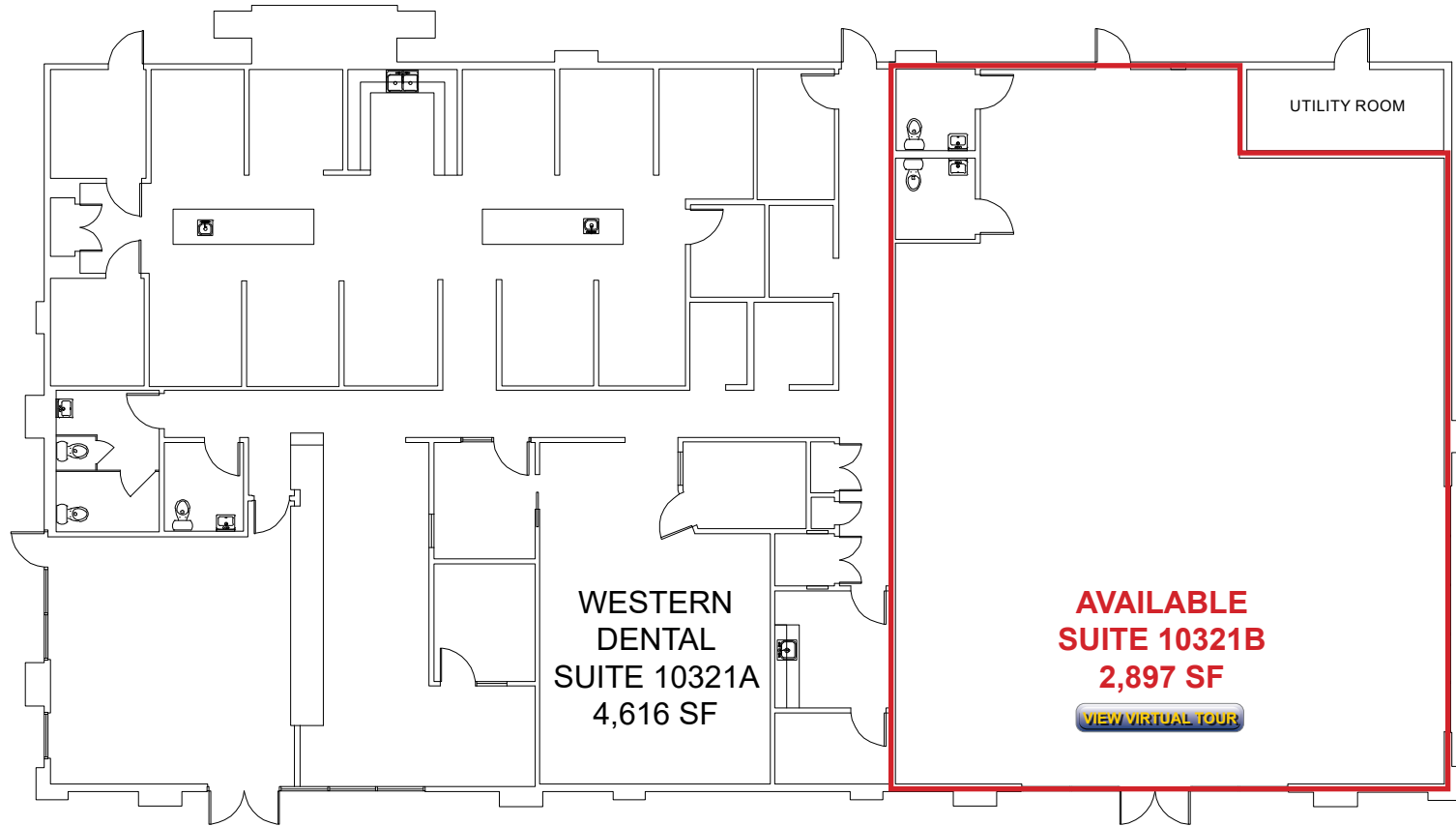
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**FLOOR PLAN**



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

**AVAILABLE  
 SUITE 10321B  
 2,897 SF**

[VIEW VIRTUAL TOUR](#)

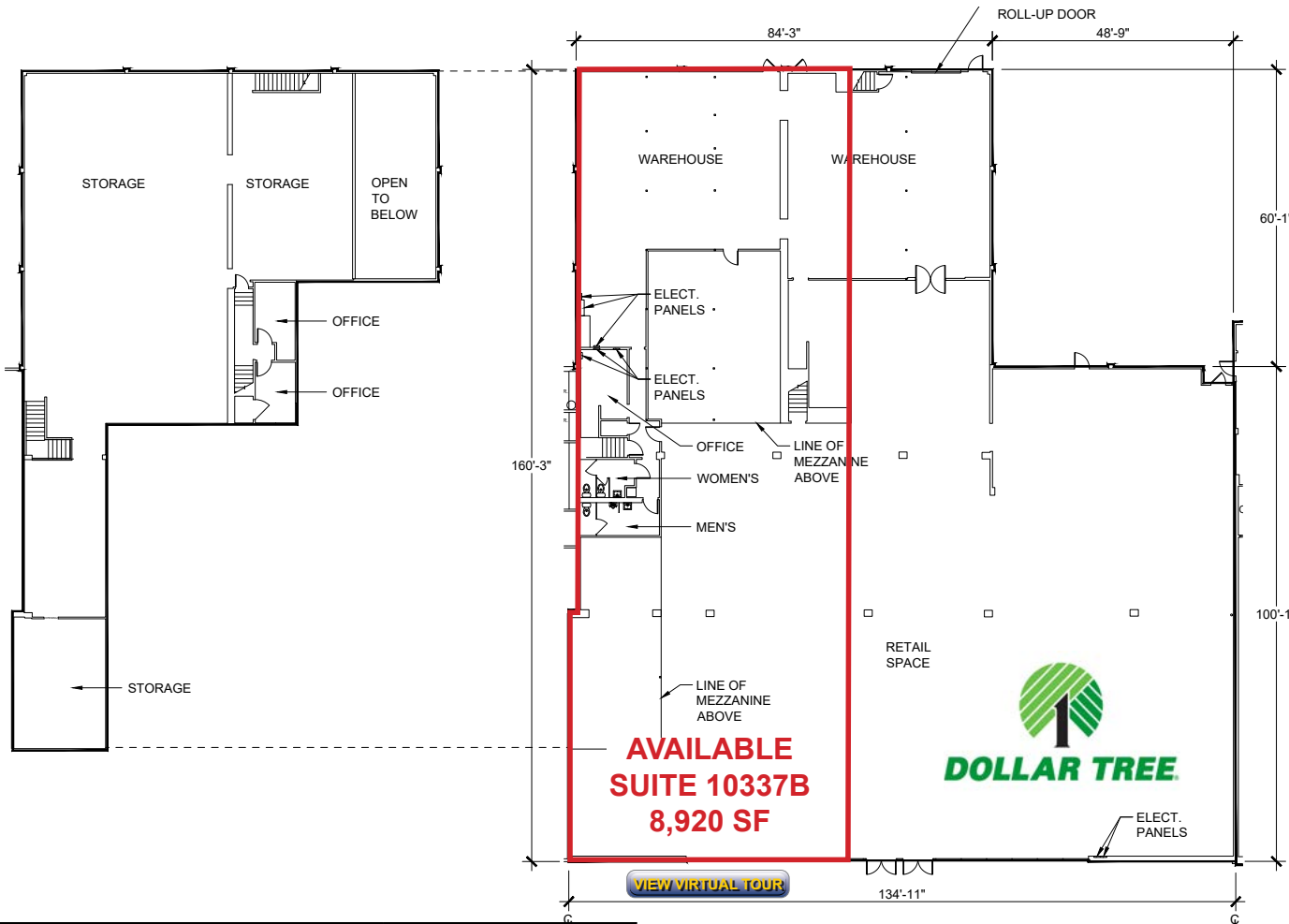
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FLOOR PLAN

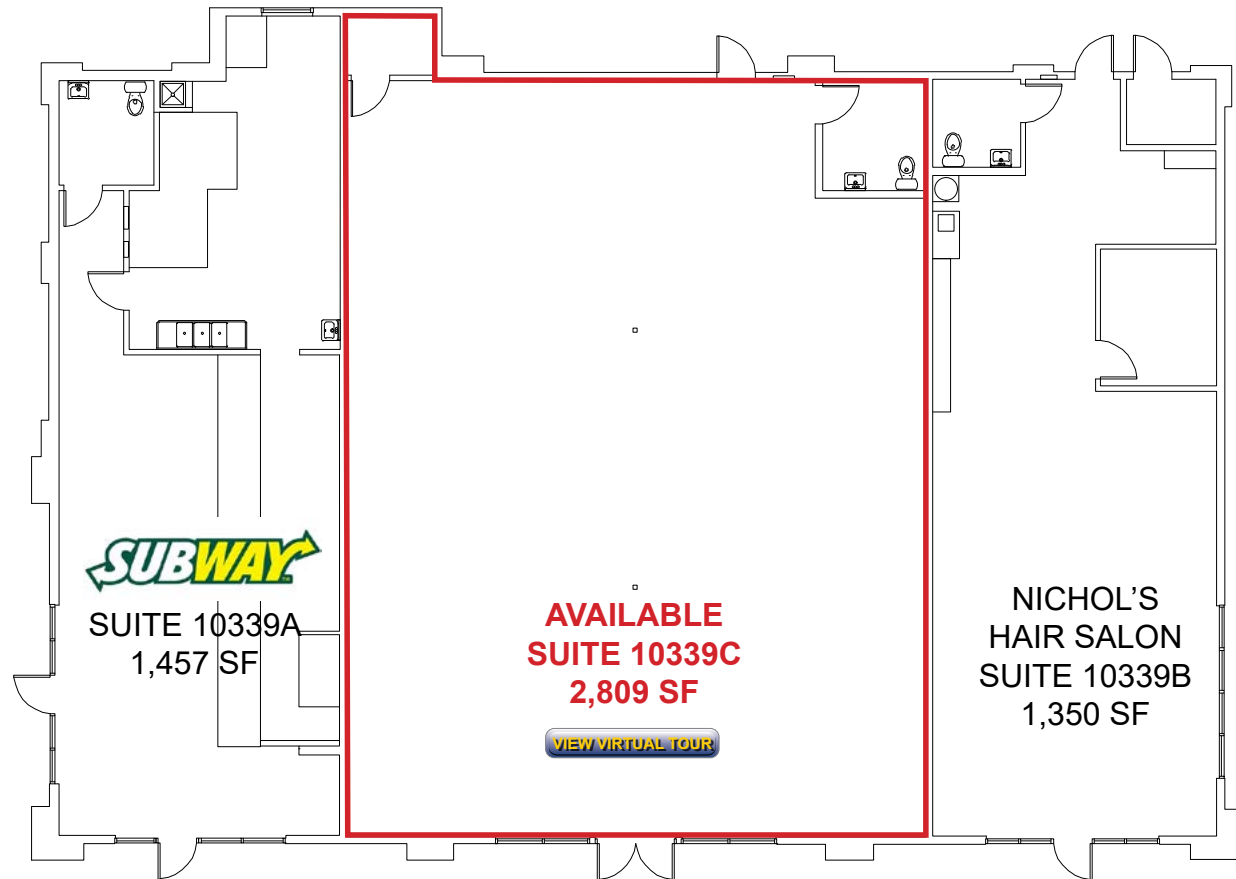


Suite	SF	Lease Rate	Monthly Rent
10337B	8,920	\$1.09 PSF, NNN	\$9,723.00
NNN costs are approximately \$0.37 PSF.			

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**FLOOR PLAN**



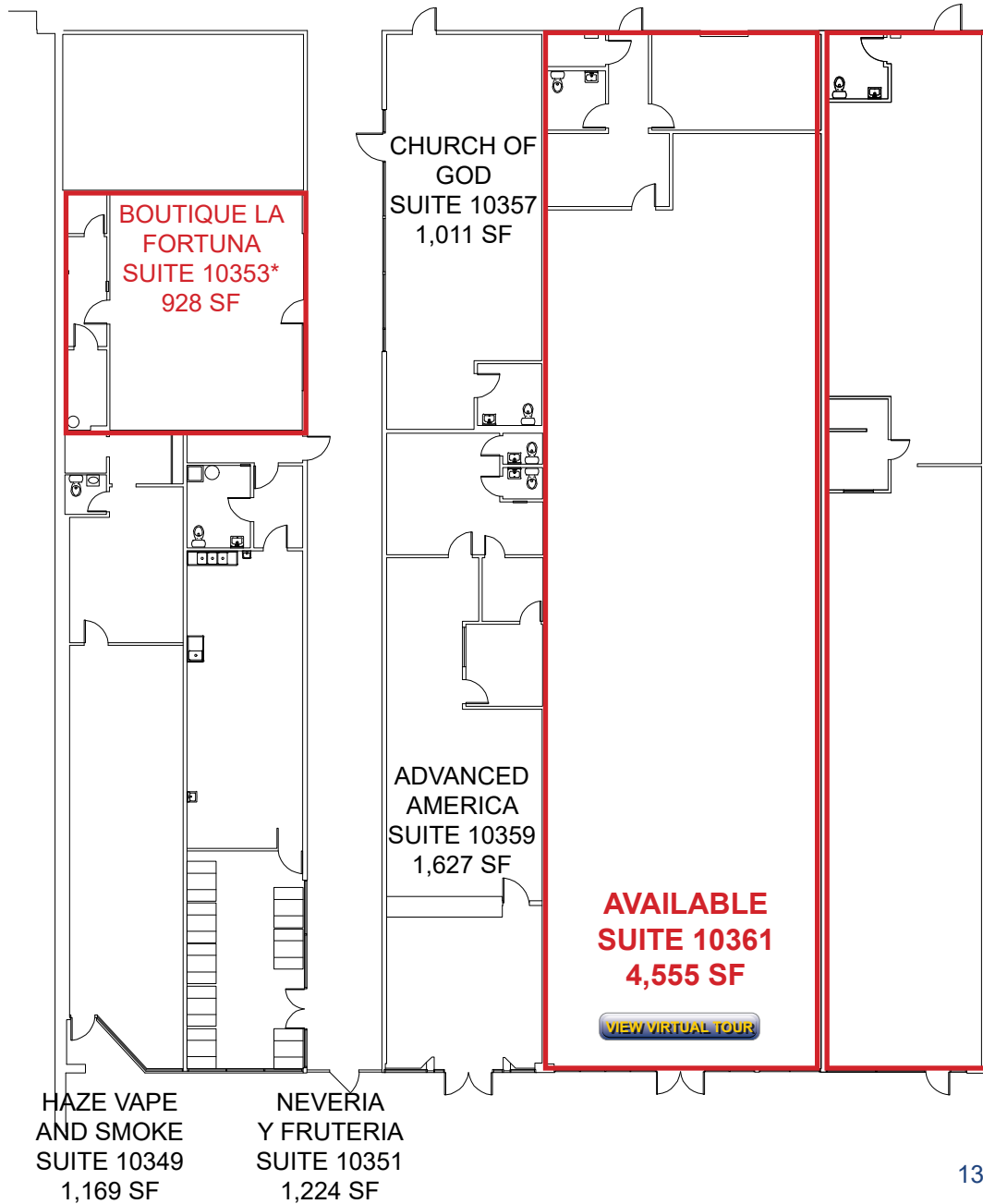
Suite	SF	Lease Rate	Monthly Rent
10339C	2,809	\$1.89 PSF, NNN	\$5,309.00
NNN costs are approximately \$0.37 PSF.			

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**JANITIZIO  
 WESTERN WEAR  
 SUITE 10363\*  
 2,601 SF**

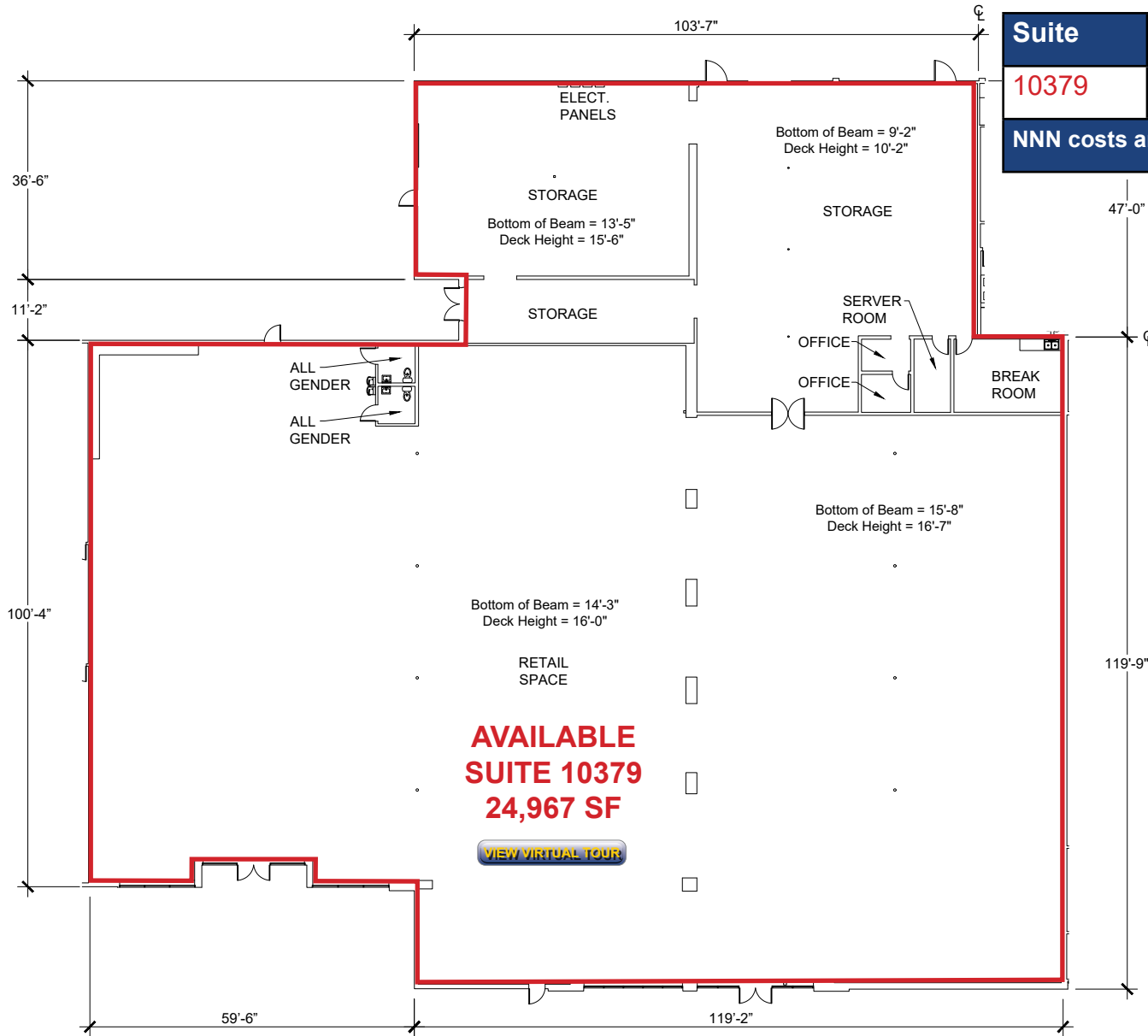
Suite	SF	Lease Rate	Monthly Rent
10353*	928	\$0.95 PSF, NNN	\$ 882.00
10361	4,555	\$1.15 PSF, NNN	\$5,538.00
10363*	2,601	\$1.39 PSF, NNN	\$3,615.00

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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.			

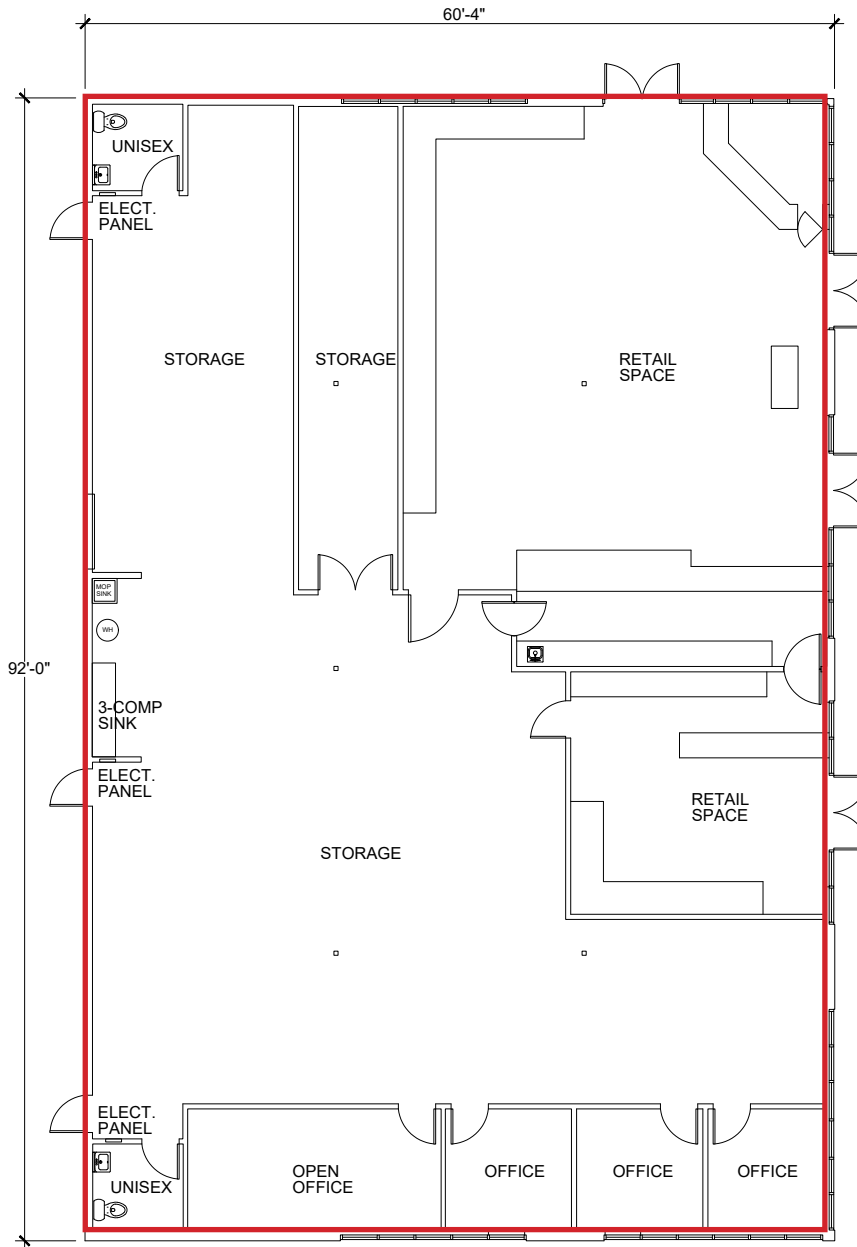
**AVAILABLE  
SUITE 10379  
24,967 SF**

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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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