

MILLS SHOPPING CENTER

10395 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

5,536 SF RETAIL BUILDING

W/ POTENTIAL DRIVE-THRU

ETHAN CONRAD

PROPERTIES INC.

NOW OPEN!

 **DOLLAR TREE**

 **KIDS EMPIRE**



VIEW VIRTUAL TOUR

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

916.779.1000

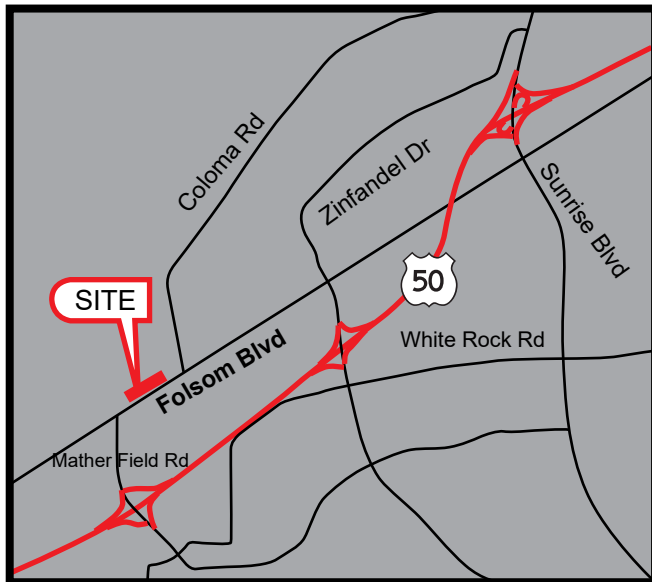
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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 RATE:

5,536 SF: \$21,314.00 (\$3.85 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		

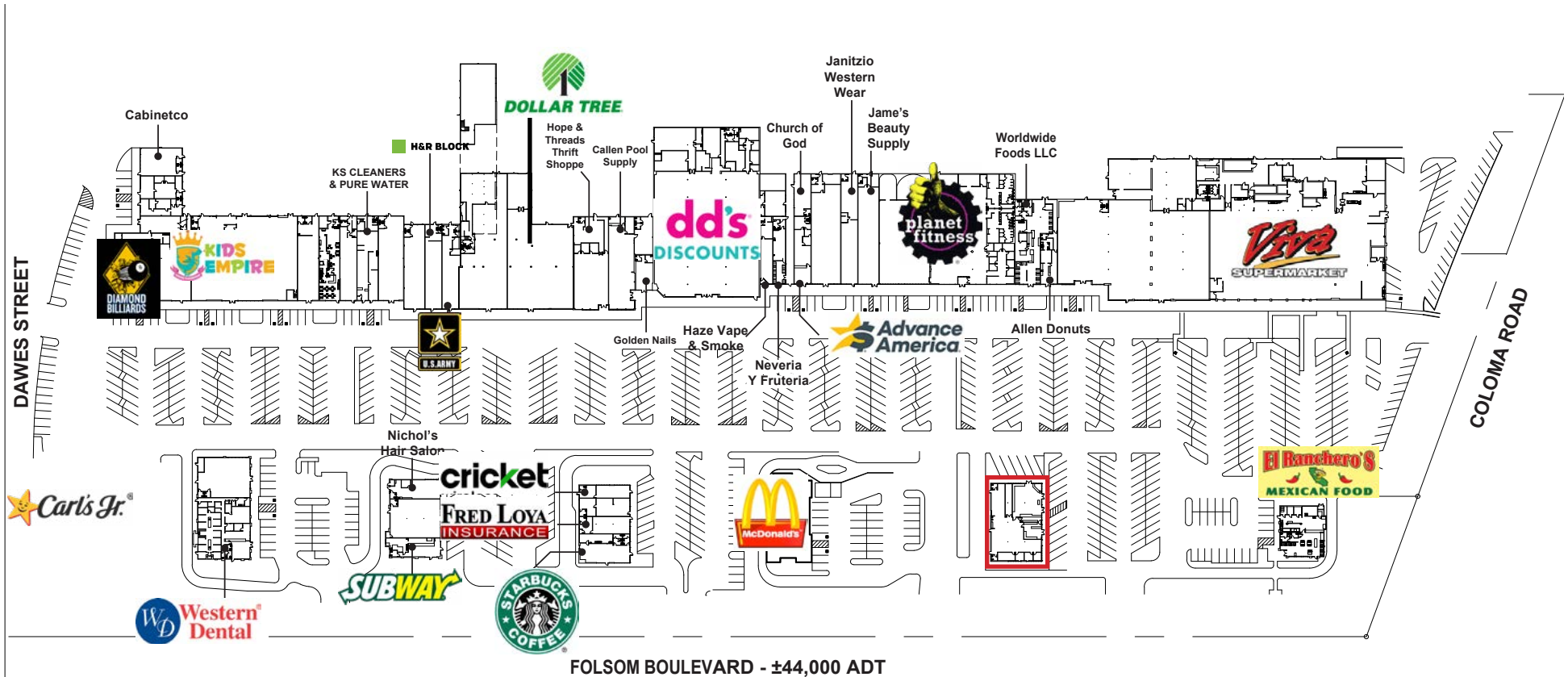
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SITE PLAN



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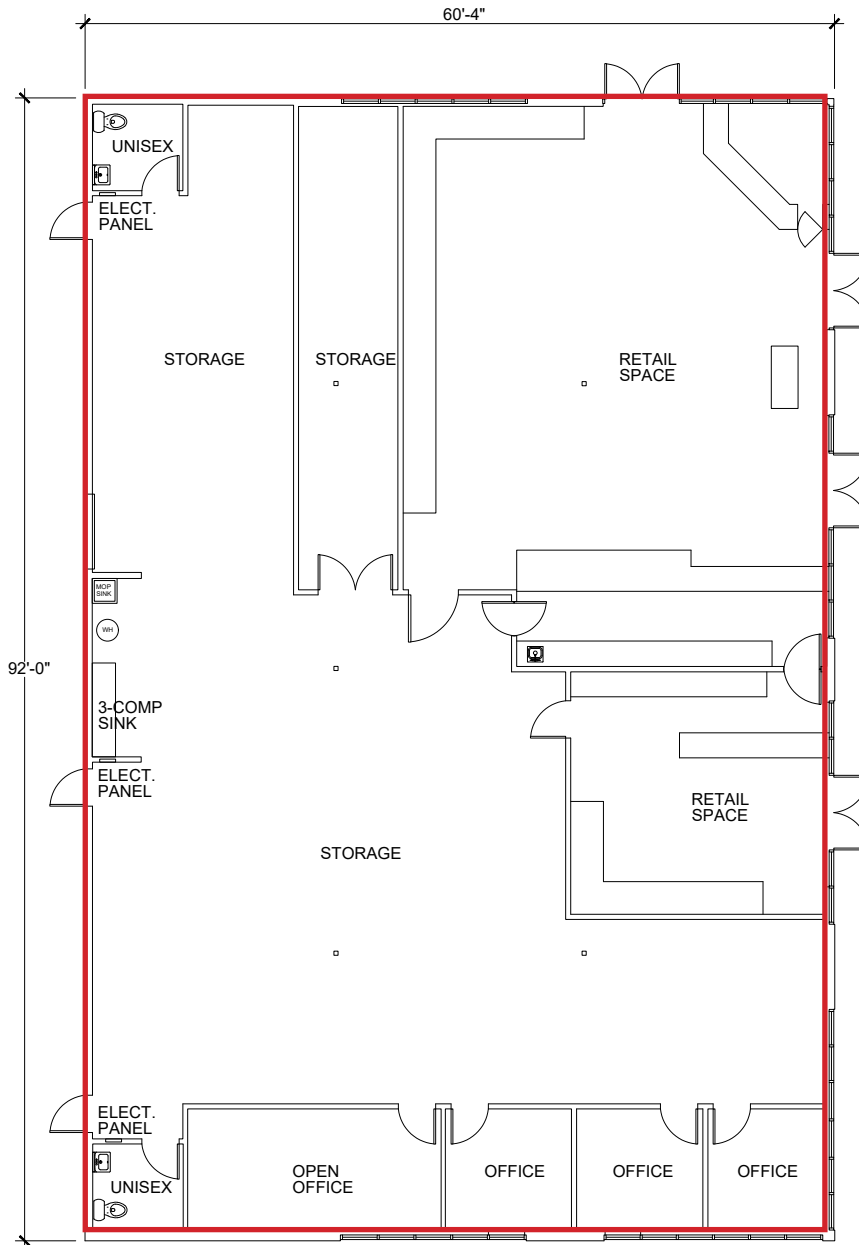
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FOR LEASE

MILLS SHOPPING CENTER
10395 FOLSOM BLVD
RANCHO CORDOVA, CA



Suite	SF	Lease Rate	Monthly Rent
10395	5,536	\$3.85 PSF, NNN	\$21,314.00
NNN costs are approximately \$0.37 PSF.			

[VIEW VIRTUAL TOUR](#)

**AVAILABLE
SUITE 10395
5,536 SF**

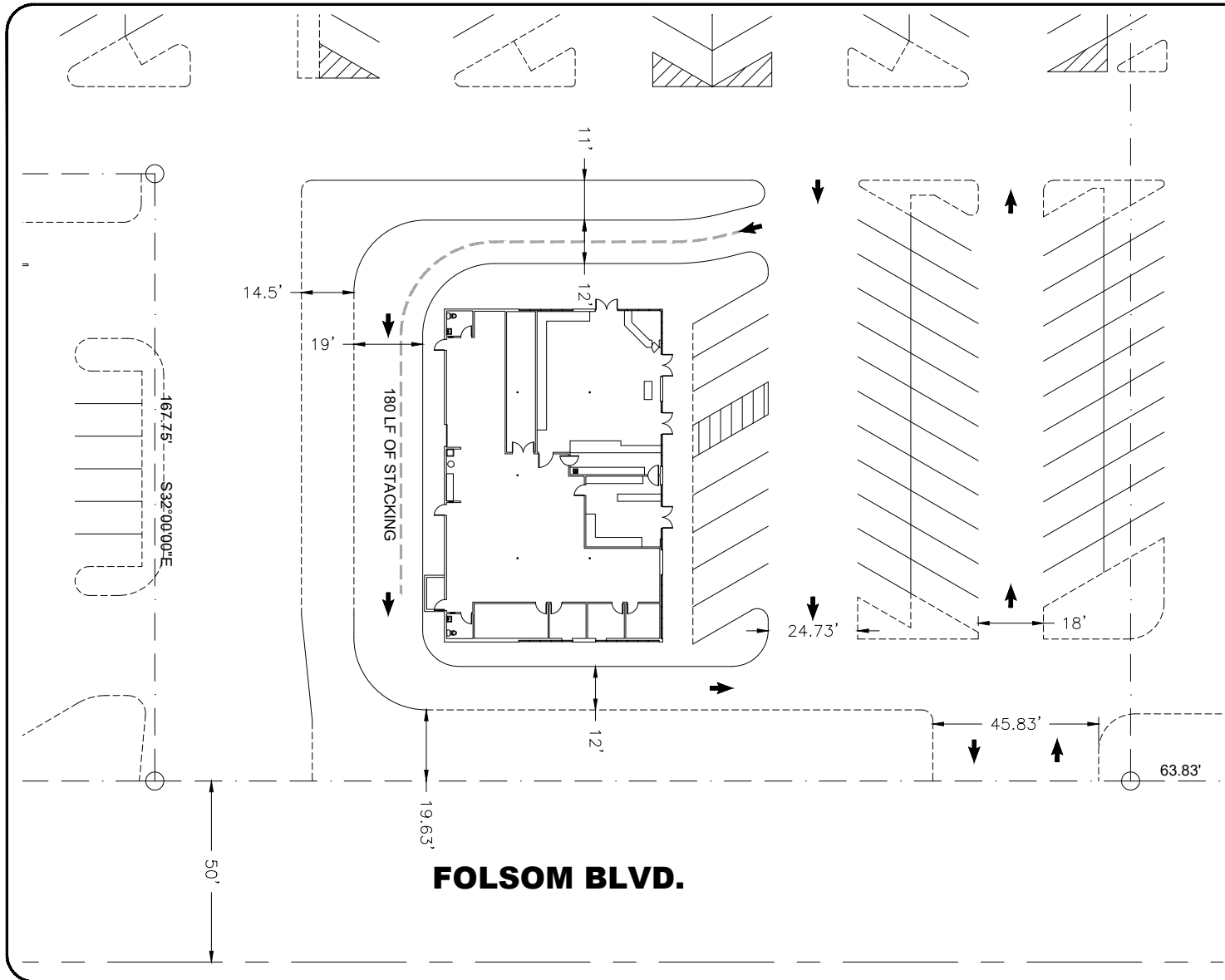
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POTENTIAL
DRIVE-THRU
PLAN





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