

# MILLS SHOPPING CENTER

10395 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

5,536 SF RETAIL BUILDING

W/ POTENTIAL DRIVE-THRU

# ETHAN CONRAD

PROPERTIES INC.

LEASE SIGNED!



**NOW REMODELED**

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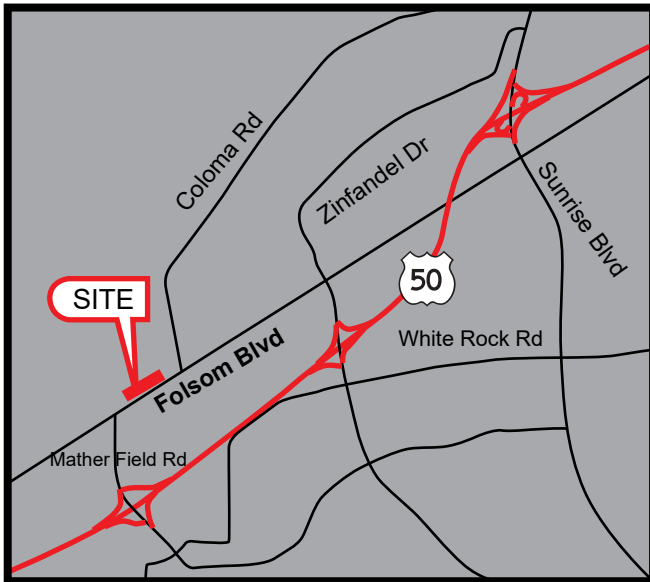
ETHAN CONRAD PROPERTIES, INC

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

[www.ethanconradprop.com](http://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
2023 Total Population (est):	24,850	101,026	246,449
2023 Average HH Income:	\$71,988	\$93,673	\$100,565
Traffic Count @ Folsom Blvd:	±42,000		

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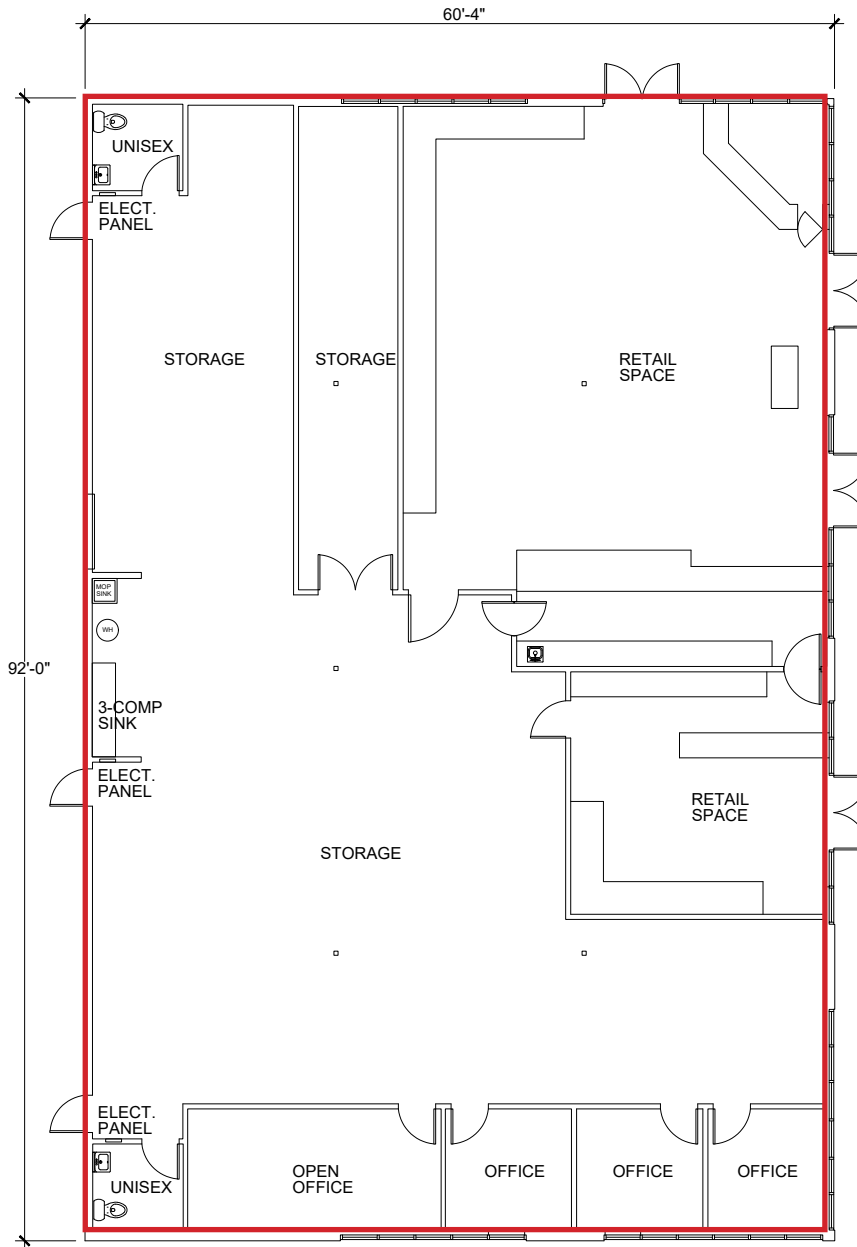
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10395 FOLSOM BLVD  
RANCHO CORDOVA, CA



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

**AVAILABLE  
SUITE 10395  
5,536 SF**

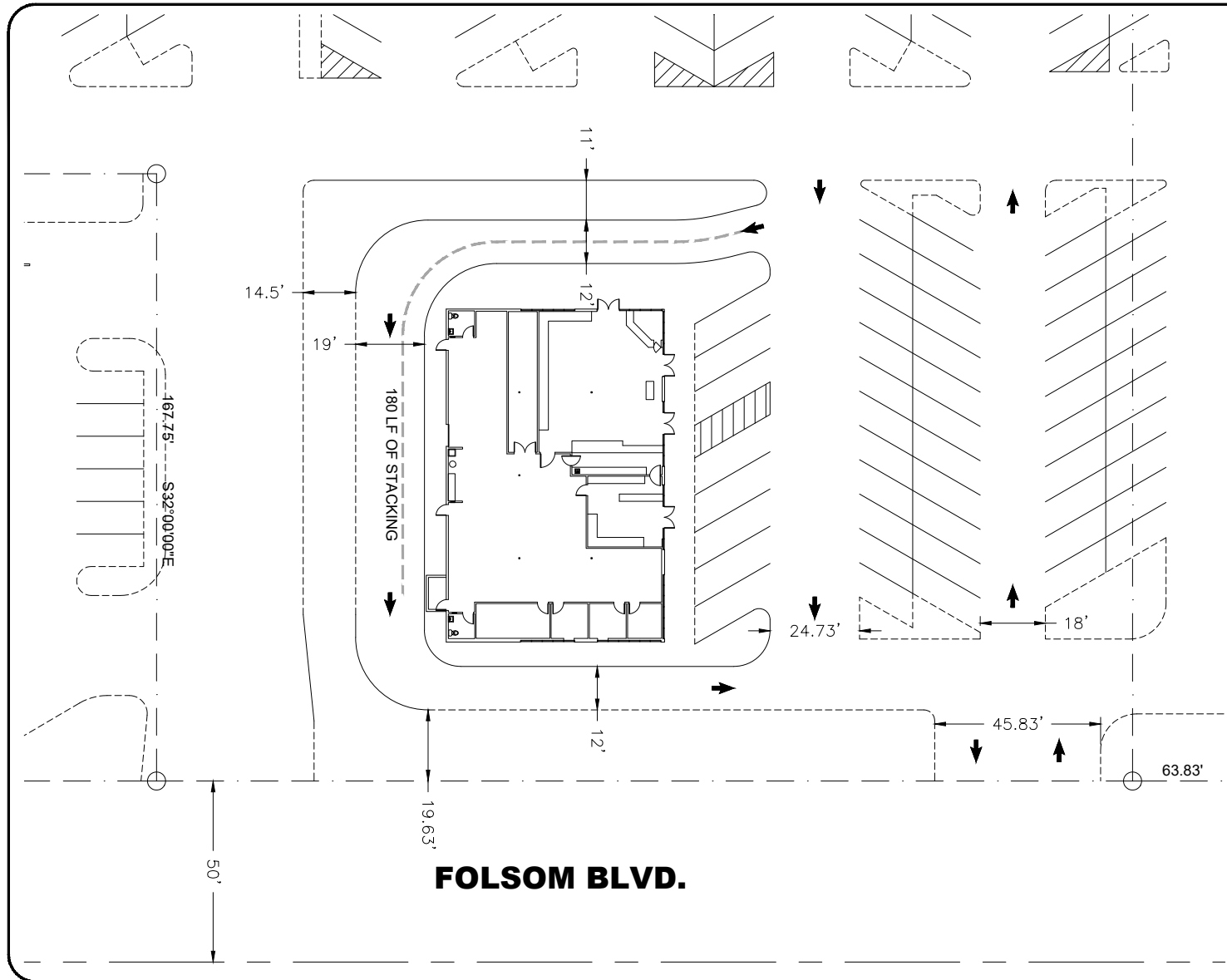
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POTENTIAL  
DRIVE-THRU  
PLAN

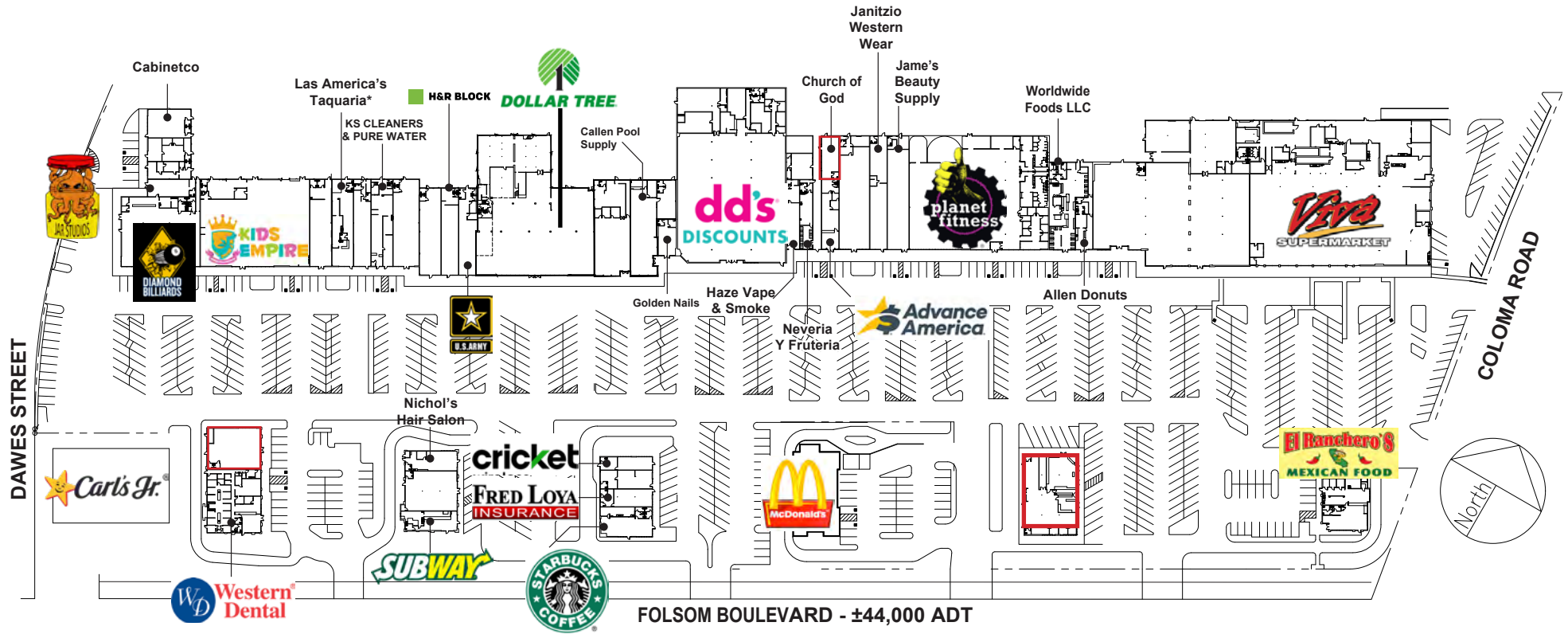


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## SITE PLAN



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