

MILLS SHOPPING CENTER
10301 - 10399 FOLSOM BLVD
RANCHO CORDOVA, CA

FOR LEASE
2,001 SF - 4,555 SF RETAIL SUITES
18,429 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.

dd's
DISCOUNTS
LADIES • KIDS • MEN • SHOES • HOME

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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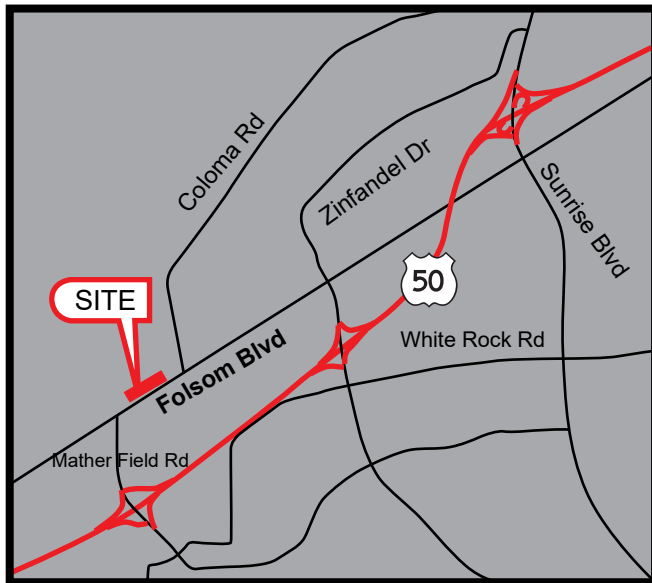
Joey Chiurazzi
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916.779.1000

FEATURES:

- Prominent exposure on Folsom Blvd with over 1,500 feet of frontage
- Excellent access to Hwy 50 at Mather Field Rd
- 18,429 SF anchor space available
- 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, Kids Empire, and DD's Discount. Other notable tenants such as: American Freight (Sears Outlet), Viva Supermarket, Starbucks, McDonald's, KFC, and Carl's Jr.

LEASE RATES:

Shop and Pad Space

\$0.88 - \$2.10 PSF, NNN

Anchor Space: \$0.88 - \$1.05 PSF, NNN

NNN costs are approximately \$0.42 PSF, Anchor (\$0.29 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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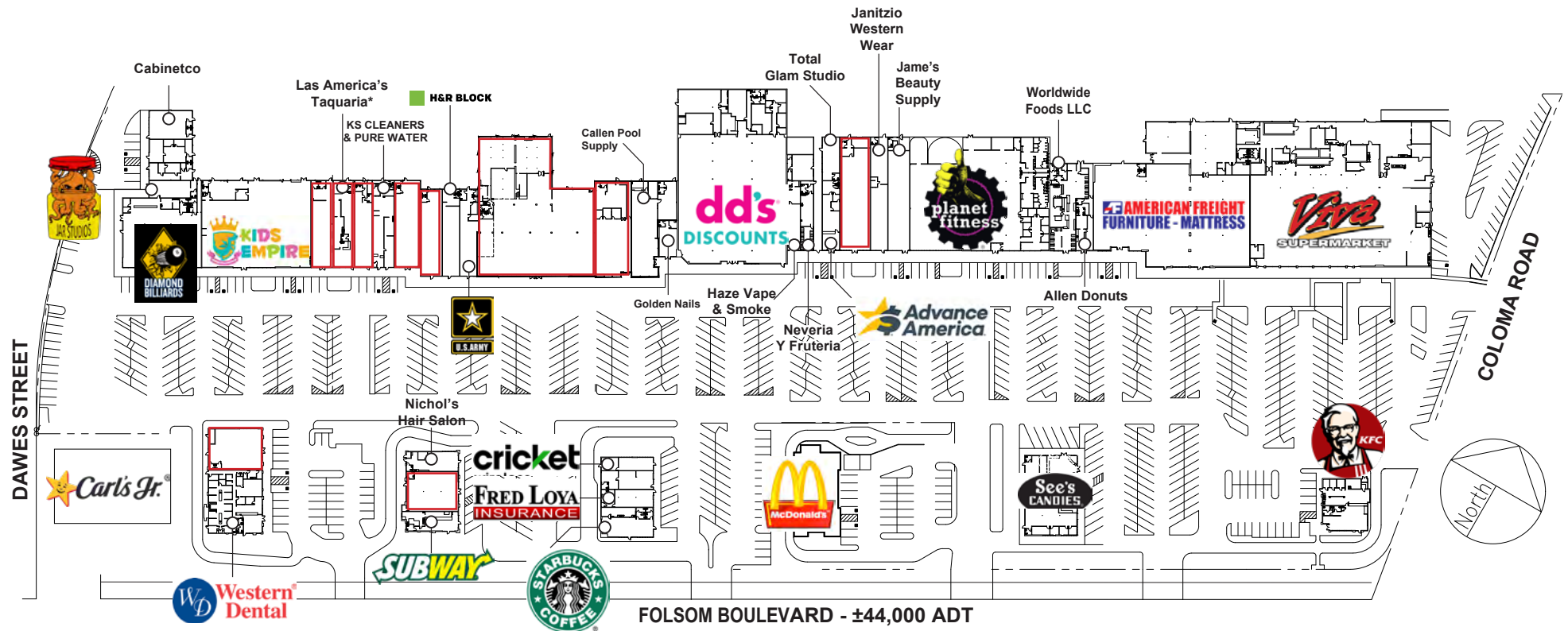
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SITE PLAN



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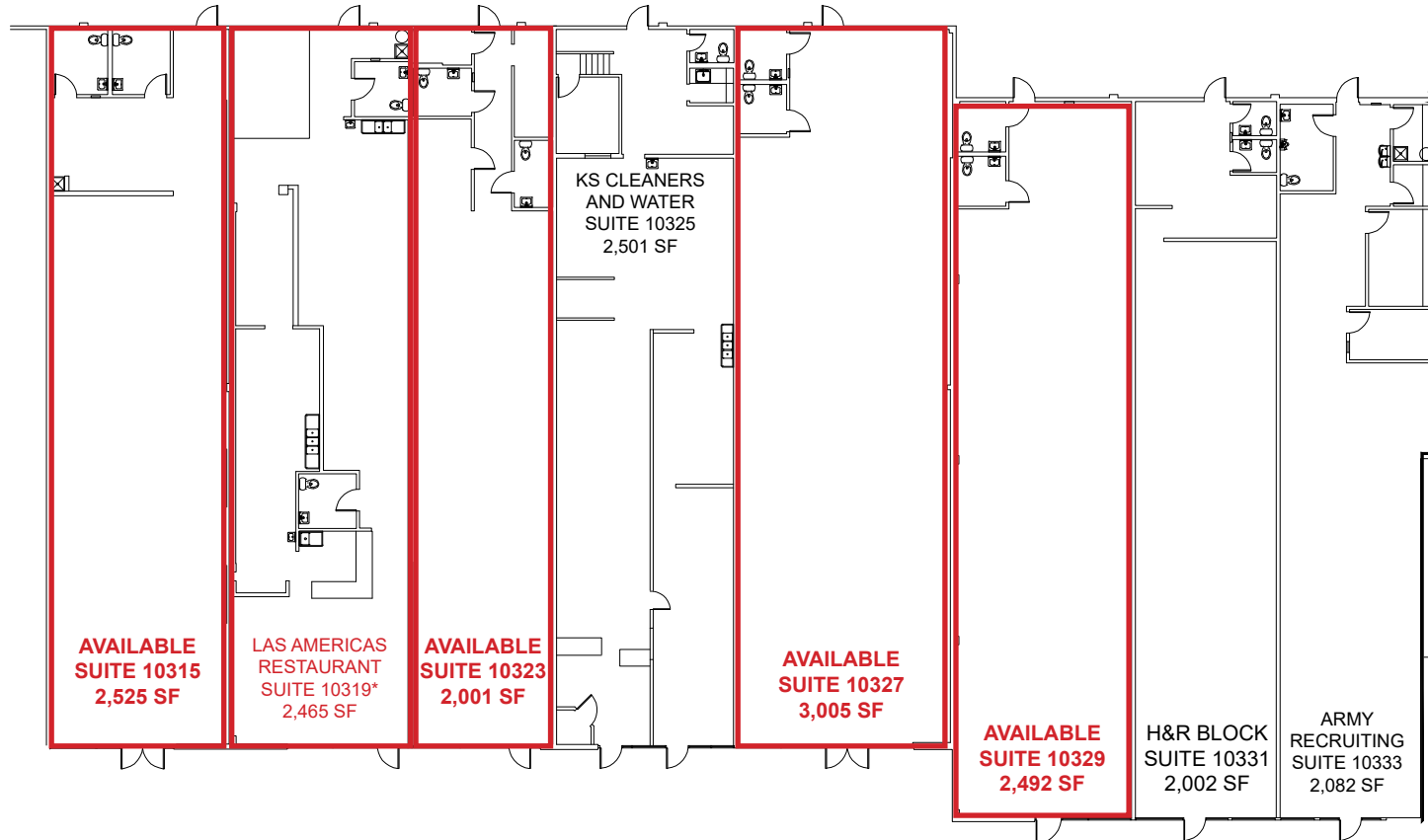
DIRECTORY/AVAILABILITIES

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		
10315	AVAILABLE	2,525	\$1.39 PSF	\$3,510.00	10347A	Golden Nails	914		
10319*	Las Americas Restaurant	2,465	\$2.35 PSF	\$5,793.00	10349	Haze Vape and Smoke	1,169		
10321A	Western Dental	4,616			10351	Neveria Y Fruteria	1,224		
10321B	AVAILABLE	2,897	\$1.89 PSF	\$5,475.00	10352	McDonald's	10,000		
10323	AVAILABLE	2,001	\$1.45 PSF	\$2,901.00	10353	Boutique La Fortuna	928		
10325	KS Cleaners and Water	2,501			10357	Total Glam Studio	1,011		
10327	AVAILABLE	3,005	\$1.35 PSF	\$4,057.00	10359	Advanced America	1,627		
10329	AVAILABLE	2,492	\$1.39 PSF	\$3,464.00	10361	AVAILABLE	4,555	\$1.15 PSF	\$5,538.00
10331	H&R Block	2,002			10363	Janitzio Western Wear	2,601		
10333	Army Recruiting	2,082			10367	Jame's Beauty Supply	3,259		
10337	AVAILABLE (Divisible ±14,000 SF)	18,429	\$0.88 - \$1.05 PSF	\$16,218.00	10373	Planet Fitness	20,798		
10339A	Subway	1,457			10375	Worldwide Foods LLC	3,576		
10339B	Nichol's Hair Salon	1,350			10377	Allen's Donuts	1,470		
10339C	AVAILABLE	2,809	\$1.89 PSF	\$5,309.00	10379	American Freight	24,967		
10343A	AVAILABLE	4,472	\$1.15 PSF	\$5,143.00	10385	Viva Supermarket	35,238		
10343B	Callen Pool Supply	4,366			10399	KFC	3,130		
10345	Starbucks	2,069			2721	Cabinetco	1,660		
10345A	Fred Loya Insurance	1,234			2723	Retail	1,344		
10345B	Adventus Education	1,292			2725	JAR Studios Escape	1,017		
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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	10327	3,005	\$1.35 PSF, NNN	\$4,057.00
10319*	2,465	\$2.35 PSF, NNN	\$5,793.00	10329	2,492	\$1.39 PSF, NNN	\$3,464.00
10323	2,001	\$1.45 PSF, NNN	\$2,901.00				

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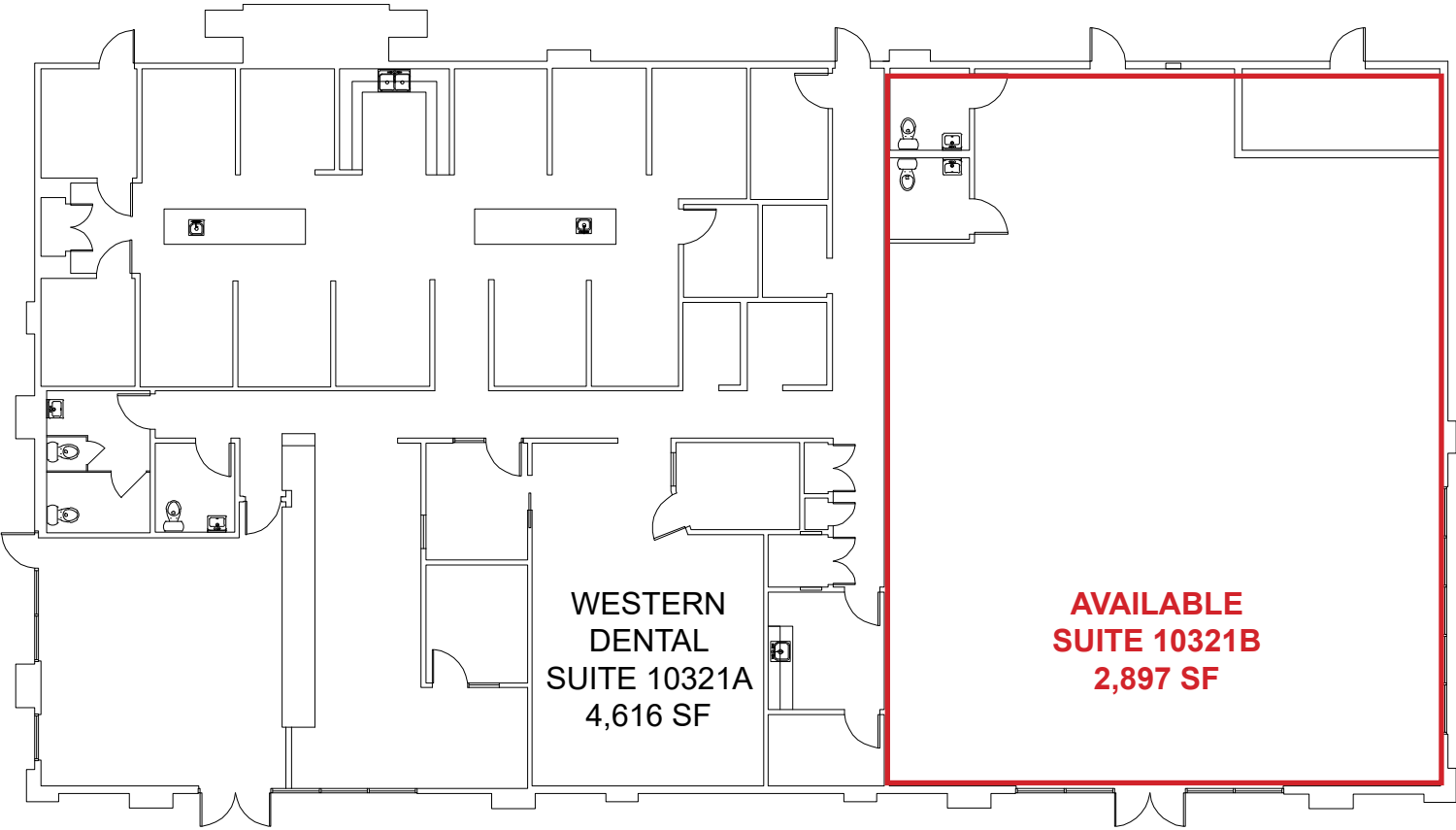
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Suite	SF	Lease Rate	Monthly Rent
10321B	2,897	\$1.89 PSF, NNN	\$5,475.00
NNN costs are approximately \$0.42 PSF.			

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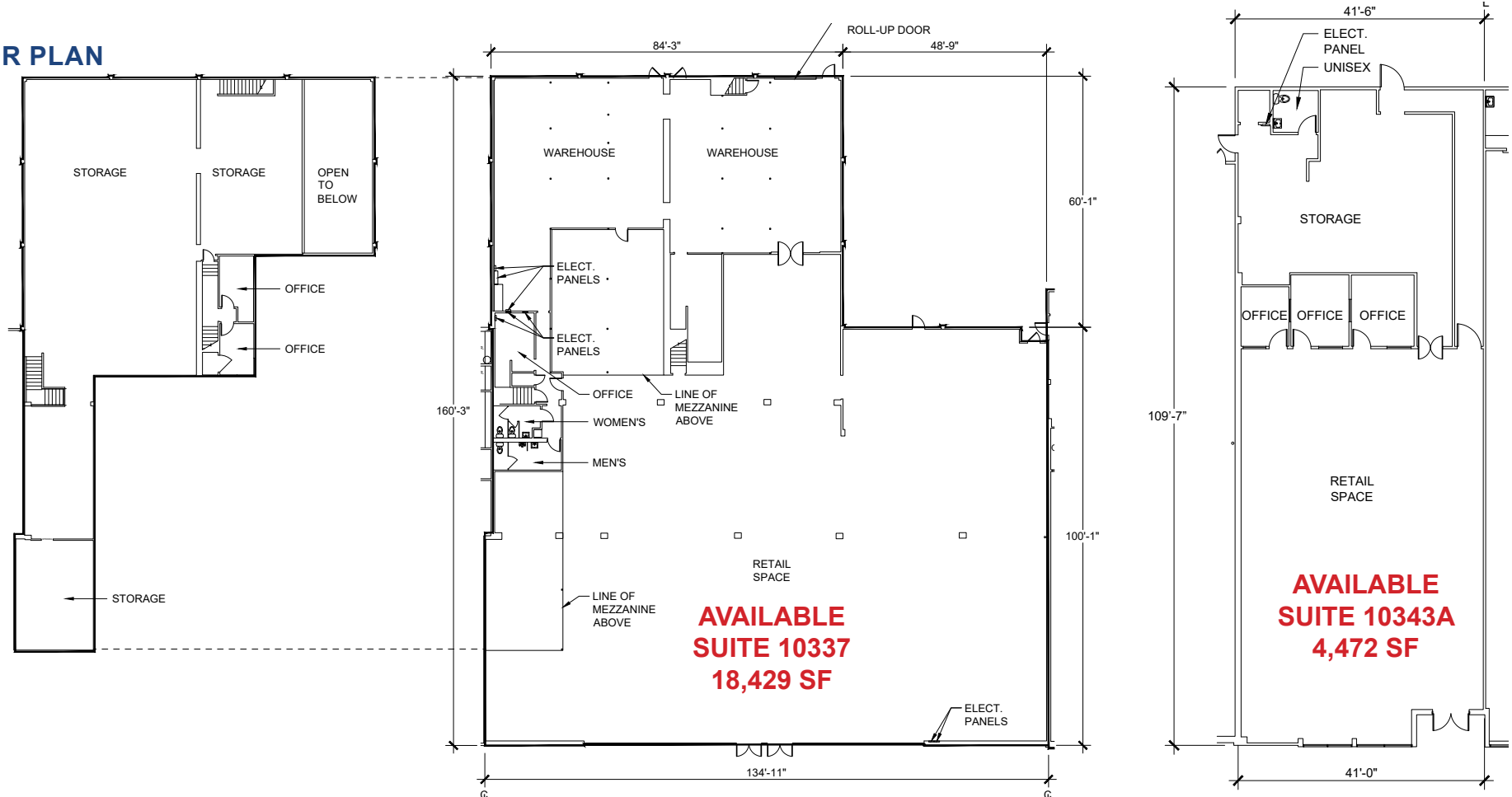
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Suite	SF	Lease Rate	Monthly Rent
10337	18,429	\$0.88 - \$1.05 PSF, NNN	\$16,218.00
10343A	4,472	\$1.15 PSF, NNN	\$5,143.00

NNN costs are approximately \$0.42 PSF, Anchor \$0.29 PSF.
Divisible to ±14,000 SF.

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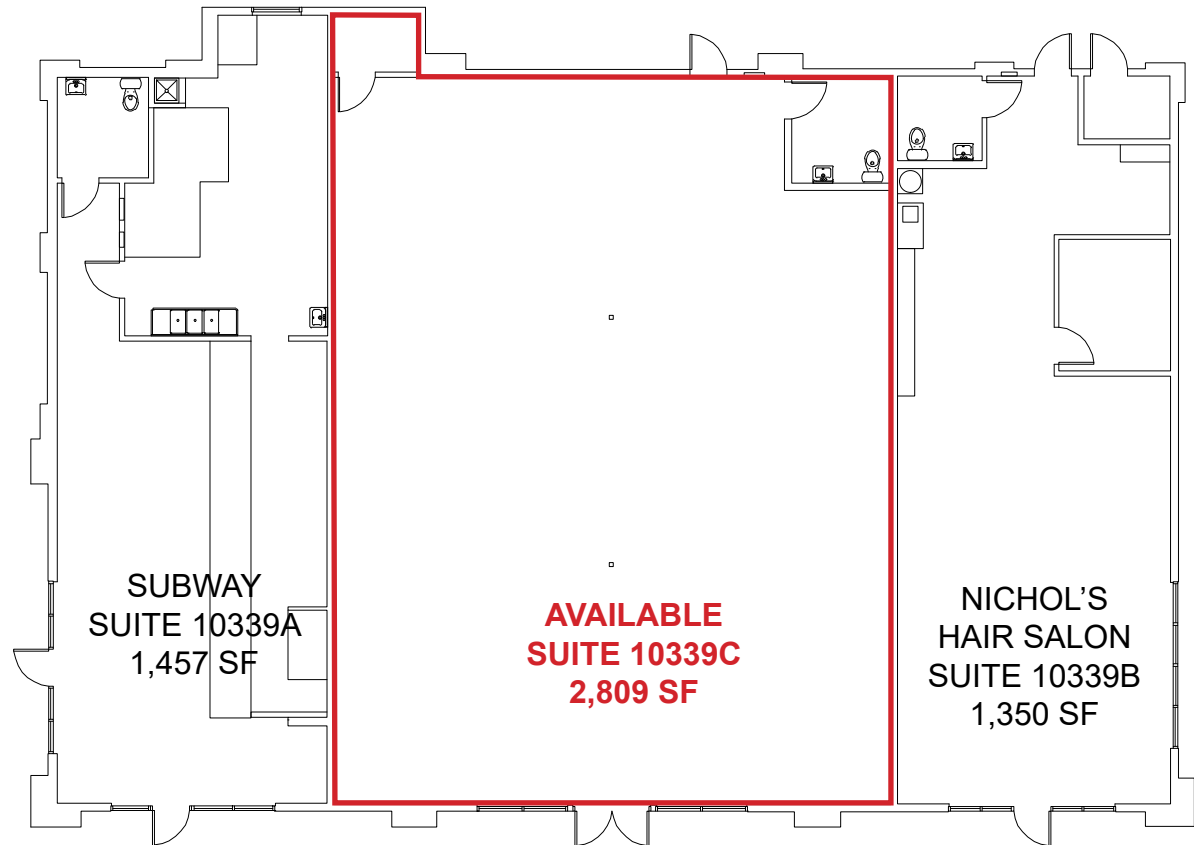
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Suite	SF	Lease Rate	Monthly Rent
10339C	2,809	\$1.89 PSF, NNN	\$5,309.00
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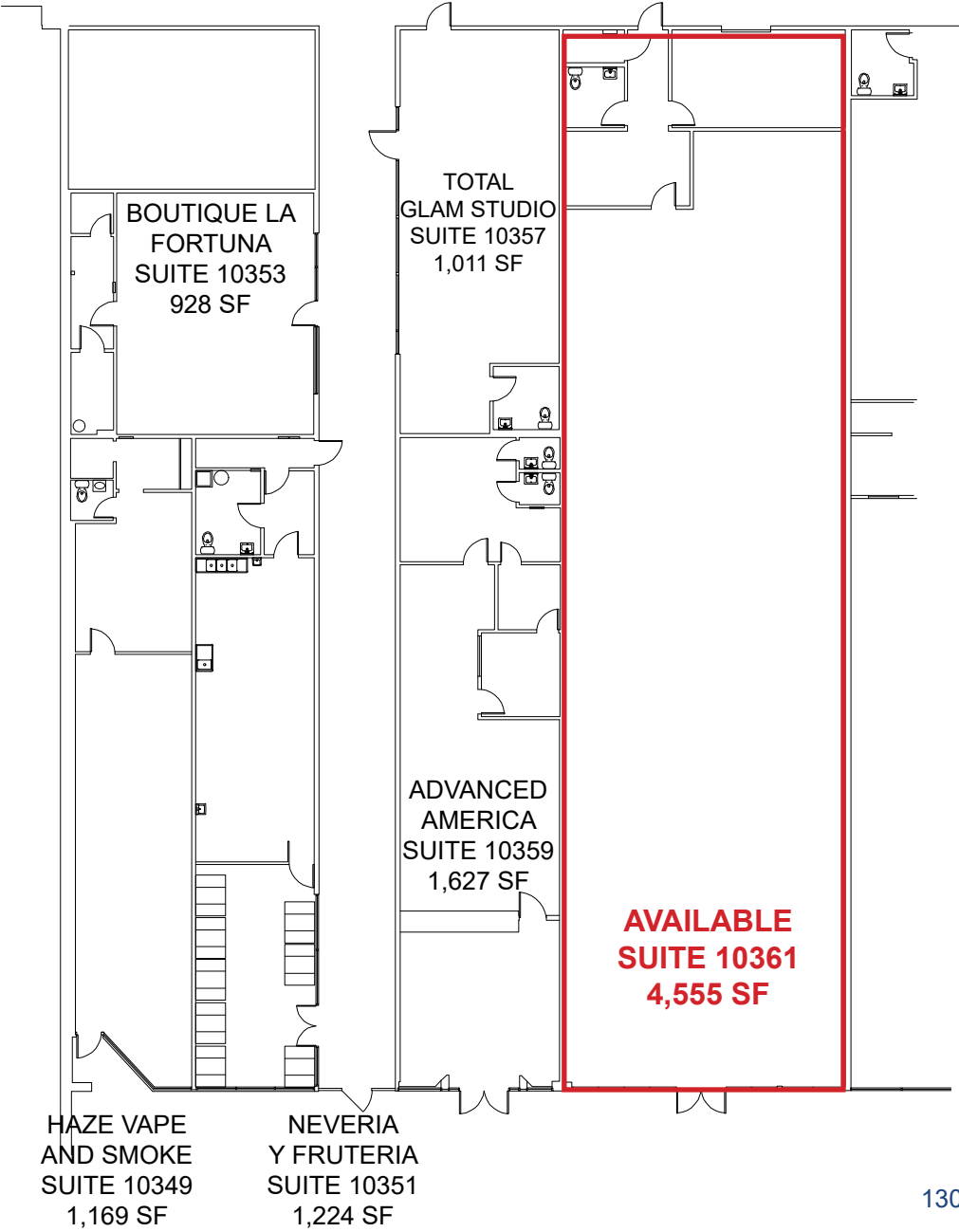
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Suite	SF	Lease Rate	Monthly Rent
10361	4,555	\$1.15 PSF, NNN	\$5,538.00
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