

**MILLS SHOPPING CENTER**  
**10319 FOLSOM BLVD**  
**RANCHO CORDOVA, CA**

**ETHAN CONRAD**  
PROPERTIES INC.

**FOR LEASE**  
**2,465 SF TURN-KEY RESTAURANT**  
**SPACE AVAILABLE**

**Las Americas**  
CARNICERIA AND PANADERIA

**CLEANERS WATER**

**NOW REMODELED**

**FOR MORE INFORMATION CONTACT:**

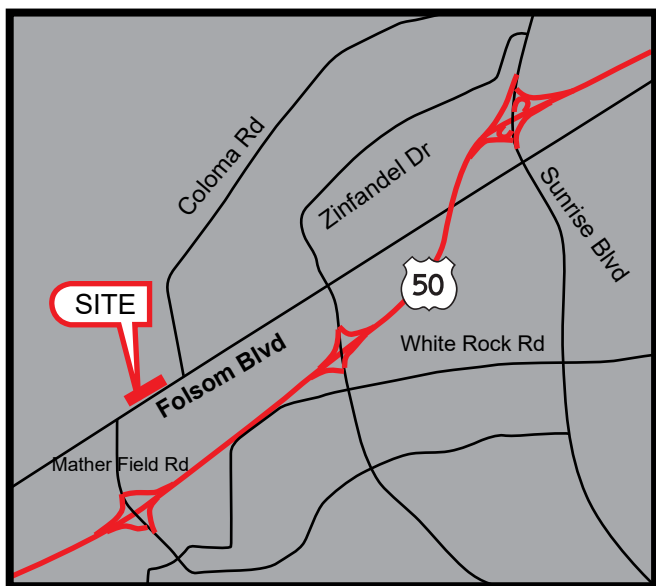
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**FEATURES:**

- 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, 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 RATE:**

2,465 SF     \$5,793.00 (\$2.35 PSF, NNN)

NNN costs are approximately \$0.42 PSF.  
 Available with 30 days notice. Currently in operation.

**DEMOGRAPHICS:**

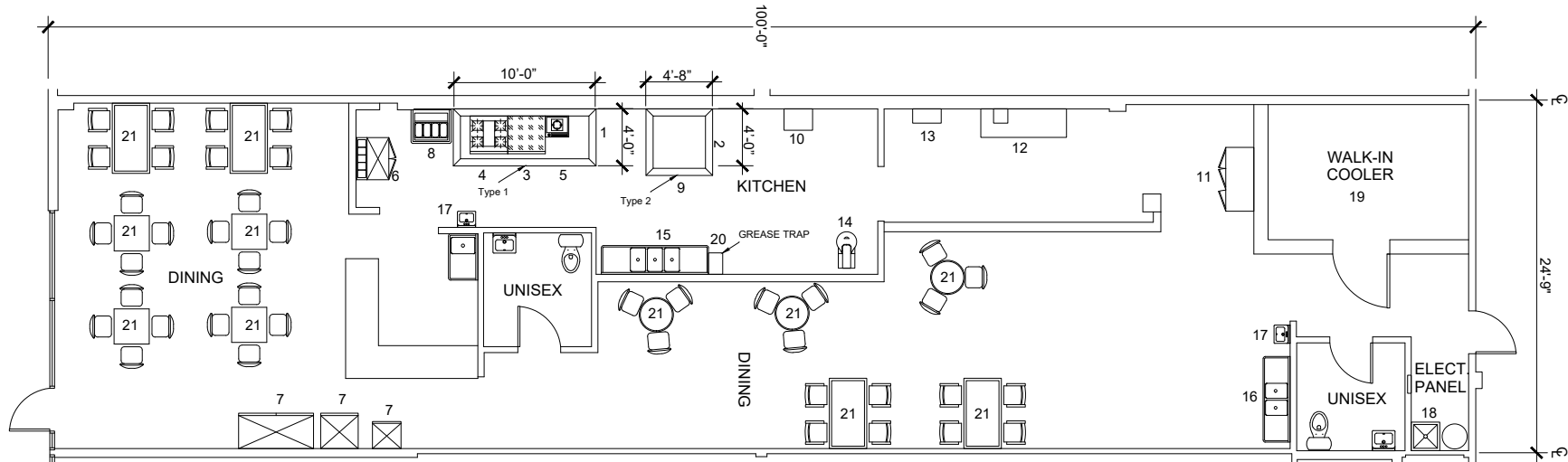
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	24,850	101,026	246,449
2023 Average HH Income:	\$71,988	\$93,673	\$100,565
Traffic Count @ Folsom Blvd:	±42,000		

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



LAS AMERICAS  
 RESTAURANT  
 SUITE 10319\*  
 2,465 SF

Suite	SF	Lease Rate	Monthly Rent
10319*	2,465	\$2.35 PSF, NNN	\$5,793.00
NNN costs are approximately \$0.42 PSF. *Available with 30 days' notice.			

FF&E			
Attached		Non-Attached	
Item Number	Item Name	Item Number	Item Name
1	Type 1 Hood	6	Saladette Counter
2	Type 2 Hood	7	Display
3	Flat Top Grill	8	Warmer
4	4 Burner Grill	9	Double Oven
5	Single Burner Grill	10	Heat Cabinet
15	3 Compartment Sink	11	Commercial Refridgerator
16	2 Compartment Sink	12	Meat Cutter
17	Hand	13	Bandsaw
18	Mop Snk	14	Mixer
19	Walk-In Cooler	21	Tables & Chairs
20	Grease Trap		

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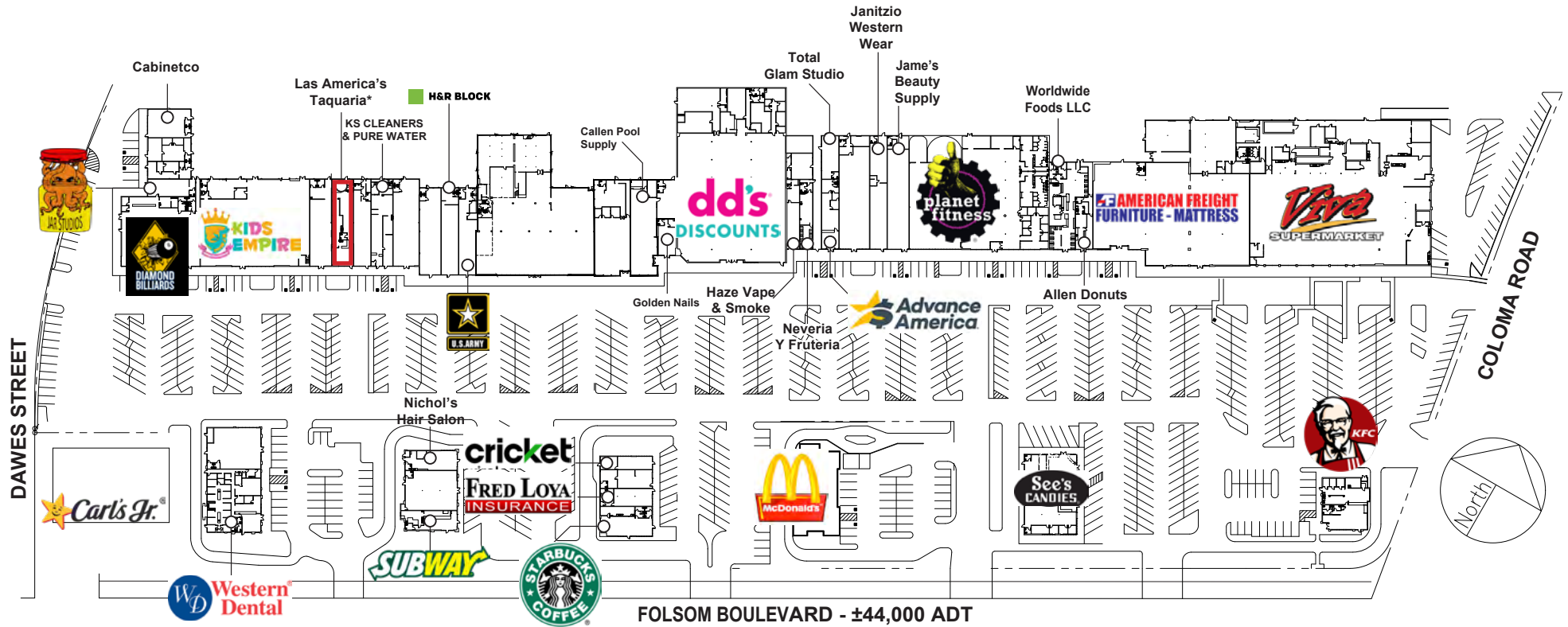
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## SITE PLAN



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