

MILLS SHOPPING CENTER
10379 FOLSOM BLVD
RANCHO CORDOVA, CA
FOR LEASE
24,967 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES, INC.

NOW OPEN!
DOLLAR TREE
KIDS EMPIRE

AMERICAN FREIGHT
APPLIANCE • FURNITURE • MATTRESS

NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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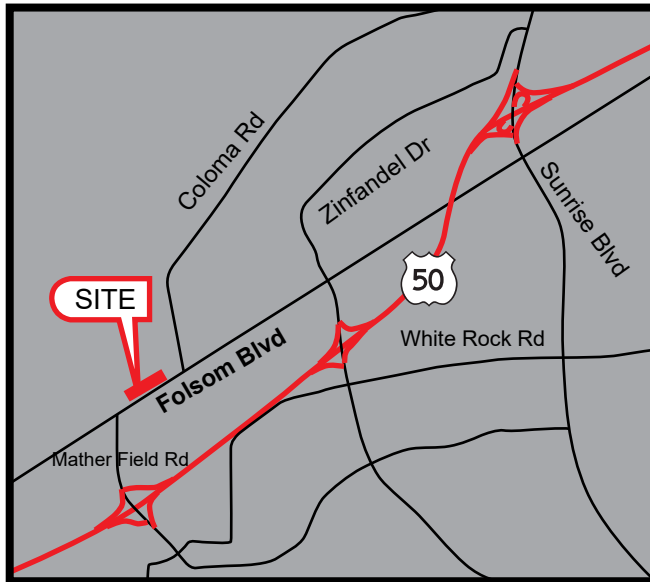
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Prime Anchor space - former American Freight
- 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.

Tesla Superchargers on-site.

LEASE RATE:

24,967 SF \$24,717.00 (\$0.99 PSF, NNN)

NNN costs are approximately \$0.28 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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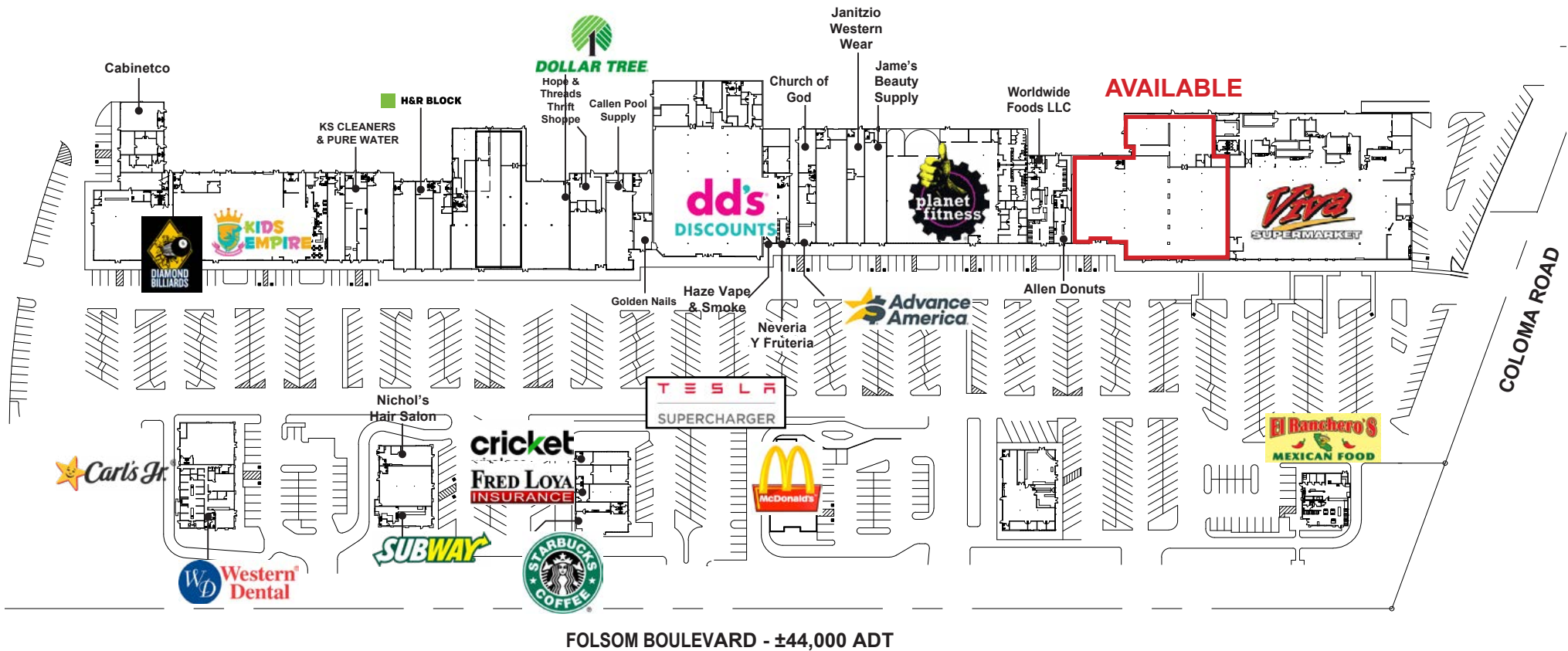
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SITE PLAN

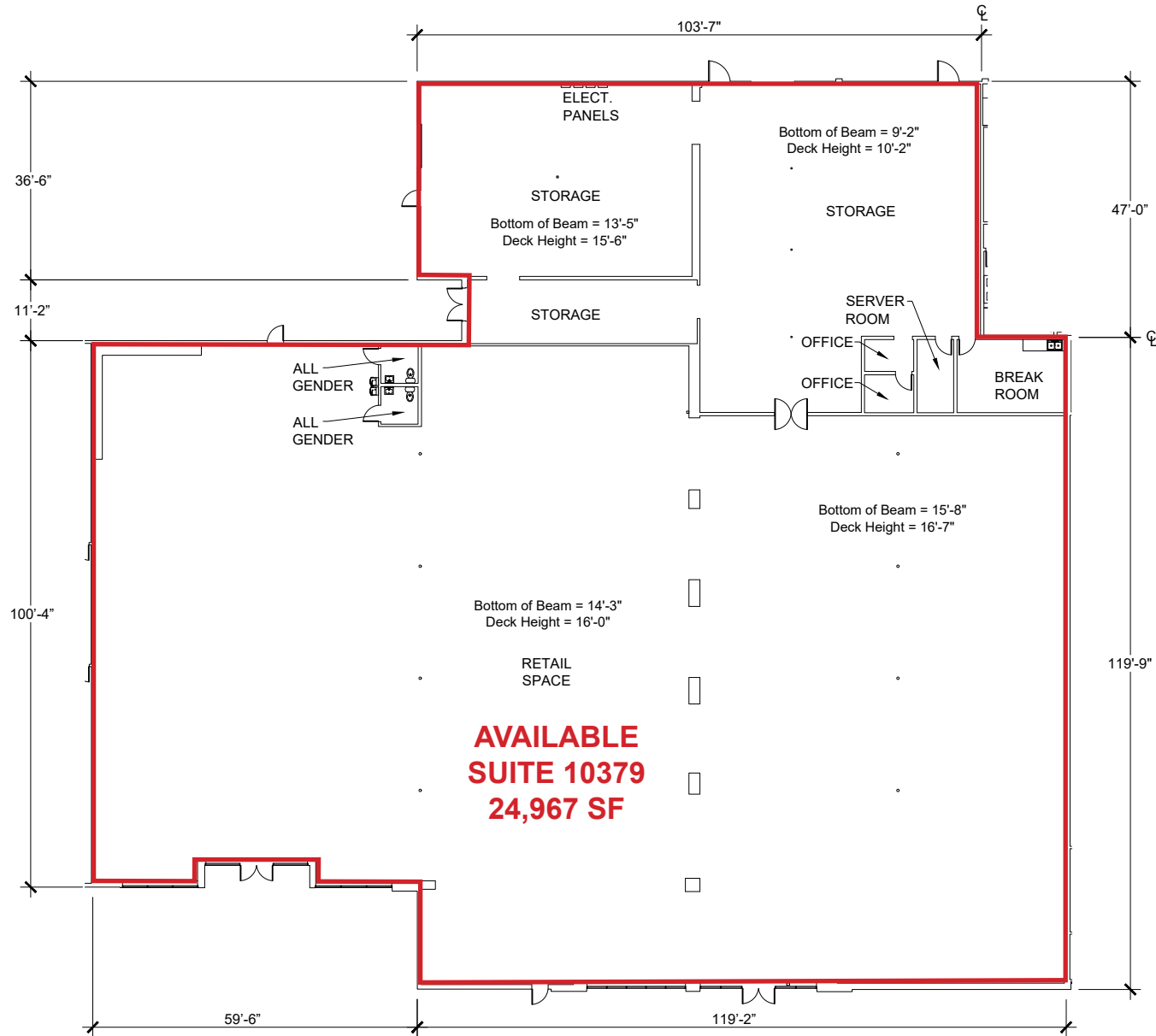


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FLOOR PLAN[VIEW VIRTUAL TOUR](#)

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