

MATHER FIELD/MILLS STATION

Mather Field/Mills Station

Fast Facts

Station Overview

Average Daily Boardings	2,273
Park & Ride Capacity	235
Station Amenities:	
Pedestrian shelters, bike lockers, information kiosks, and telephones.	

Station Area Characteristics

(¼ Mile Station Radius, 2000)

Resident Population	2,113
Median Age	30.1
Average Household Size	2.91
Population under 18	32.3%
Population 65 and older	8.6%

Median Household Income	\$35,852
Median Family Household Income	\$39,948
Per Capita Income	\$17,478

Total Employment	400-600
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Station Area Population and Employment Projections 2000-2010

Annual Population Growth Rate	0%
Annual Employment Growth Rate	0.3%

Asking Lease Rates

(January, 2001)

Retail	\$1.06 Per Sq. Ft., NNN
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Apartment Rents (January, 2001)

1-Bedrooms	\$550/month
2-Bedrooms	\$660/month

Recent Property Sales

(January – December, 2000)

Vacant (1 sale)	\$3.50/Sq. Ft.
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Retail Leakage Categories (2000)

Grocery Stores, Drug Stores and Proprietary Stores, and Eating Places

Auto Traffic Volumes (24 hour total)

37,941	Folsom Blvd., east of Mather Field Rd. (10/99)
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Sources: Claritas Inc., Sacramento RT, First American Real Estate Solutions Inc., Sacramento County, SACOG, and BAE.

STATION OVERVIEW

Mather Field/Mills Station is located on the south side of Folsom Boulevard, near the intersection with Mather Field Road. The station is currently the easternmost light rail station along Folsom Boulevard and it has a park and ride capacity of approximately 235 cars. The historic Mills Station Building is currently undergoing renovation and will have space available for approximately 3,000 square feet of convenience retail on the ground floor and another 3,000 square feet of community space on the second floor. Mather Field/Mills Station serves park and ride commuters from more eastern areas of the County, nearby residential neighborhoods to the north and southeast, and commercial properties along Folsom Boulevard. Sacramento RT owns a 2.76 acre park and ride lot to the south of the station platform.



Industrial properties are directly southwest of the station, while office and retail buildings lie on the north side of Folsom Boulevard. The commercial buildings along Folsom Boulevard are relatively low in building intensity with ample parking placed at the front of retail stores. The residential neighborhoods to the north of Folsom Boulevard contain multifamily units, duplexes, and conventional single-family units with greater proportions of higher density housing closer to Folsom Boulevard. The residential neighborhoods southeast of the station contain a small mobile home park, multifamily units, and single-family units that extend south to Highway 50.



Mather Field/Mills Station has several key ingredients that will potentially make convenience retail attractive at this site. The Station Area has a relatively high resident population. In addition, it has a high number of daily boardings and the adjacent commercial streets each carry large volumes of high drive-by traffic. Each of these factors represents a potential source of market support for convenience retail facilities that could be developed at the Station site. The leakage analysis identified a range of convenience retail and services categories with existing leakage that could be explored for development in the area. Although BAE did not identify any currently vacant sites for residential development in this Station Area, due to proximity to large employment centers to the south, and the availability of basic retail and services, this area could become attractive for redevelopment of existing low-intensity uses for multifamily housing in future. This area also appears to function as a hub for the Rancho Cordova area, meaning that it might be an appropriate location for local-serving office, civic, and community uses in the future.