Lease Availability Report

23575 Sunnymead Ranch Pky - Lakeshore Village Marketplace

Moreno Valley, CA 92557 - Moreno Valley/Perris Submarket





BUILDING								
Туре:	Retail							
Subtype:	Supermarket							
Center Type:	Neighborhood Ce							
Tenancy:	Multiple							
Year Built:	1993							
GLA:	45,750 SF							
Floors:	1							
Typical Floor:	45,750 SF							
Docks:	2 ext							

AVAILABILITY		
Min Divisble:	1,273 SF	
Max Contig:	33,750 SF	
Total Available:	33,750 SF	
Asking Rent:	\$1.50/FS	

EXPENSES

Taxes: \$0.88 (2021)

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term			
P 1st	Retail	Direct	1,273 - 33,750	33,750	33,750	\$1.50/FS	Vacant	Negotiable			
Re/Max Olympic - T.A. (Taffy) Bishara (626) 991-7787											

LEASING COMPANY

Company:	Re/Max Olympic
Contacts:	T.A. (Taffy) Bishara (626) 991-7787

SALE

Last Sale: Portfolio of 4 Properties in Moreno Valley, CA Sold on Jul 20, 2021 for \$8,300,000	of 4 Properties in Moreno Valley, CA Sold on Jul 20, 2021 for \$8,300,000
--	---

KEY TENANTS

Dollar Tree	12,000 SF	Movalsales	500 SF
Dollar Ticc	12,000 01	Movaldaics	300 01

TRAFFIC & FRONTAGE

TALL TO A LICOTAGE								
Traffic Volume:	15,081 on Sunnymead Ranch Pkwy & Village Rd (2022)							
	20,371 on Hillandale Rd & Pigeon Pass Rd (2022)							
Frontage:	273' on Sunnymead Ranch Pky (with 1 curb cut)							

Made with TrafficMetrix® Products



Lease Availability Report

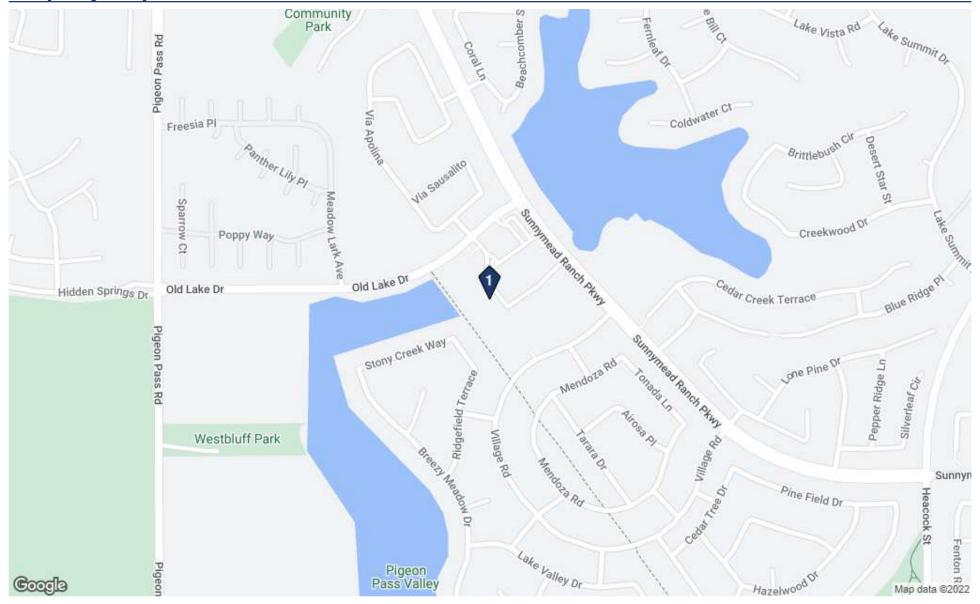
23575 Sunnymead Ranch Pky - Lakeshore Village Marketplace Moreno Valley, CA 92557 - Moreno Valley/Perris Submarket



TRANSPORTATION

Parking:	350 free Surface Spaces are available; Ratio of 7.65/1,000 SF
Commuter Rail:	17 minute drive to Riverside-Downtown Commuter Rail (Riverside, Inland Empire-Orange County, 91 Lines)
Airport:	36 minute drive to Ontario International Airport
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Minimal Transit (18)

Property Map Overview



Space Availability with Photo Report



23575 Sunnymead Ranch Pky - Lakeshore Village Marketplace

Lakeshore Village Marketplace Supermarket (Neighborhood Center) - Moreno Valley/Perris Submarket Moreno Valley, CA 92557

45,750 SF GLA 350,222 SF Lot 1993 Built 33,750 Max Contig SF 1,273 - 33,750 Available SF \$1.50 Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail- able	FIr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com- pany
P 1st		23575 Sunnymead Ranch Pky	Retail	Direct	1,273 - 33,750	33,750	33,750	\$1.50/FS	Available	Vacant	Negotiable	Re/Max Olympic

