

Lease Availability Report

23575 Sunnymead Ranch Pky - Lakeshore Village Marketplace

Moreno Valley, CA 92557 - Moreno Valley/Perris Submarket



BUILDING

Type:	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 Divisible:	1,273 SF
Max Contig:	33,750 SF
Total Available:	33,750 SF
Asking Rent:	\$1.50/FS

EXPENSES

Taxes:	\$0.88 (2021)
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SPACES

Floor	Use	Type	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
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KEY TENANTS

Dollar Tree	12,000 SF	Movalsales	500 SF
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TRAFFIC & FRONTAGE

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)

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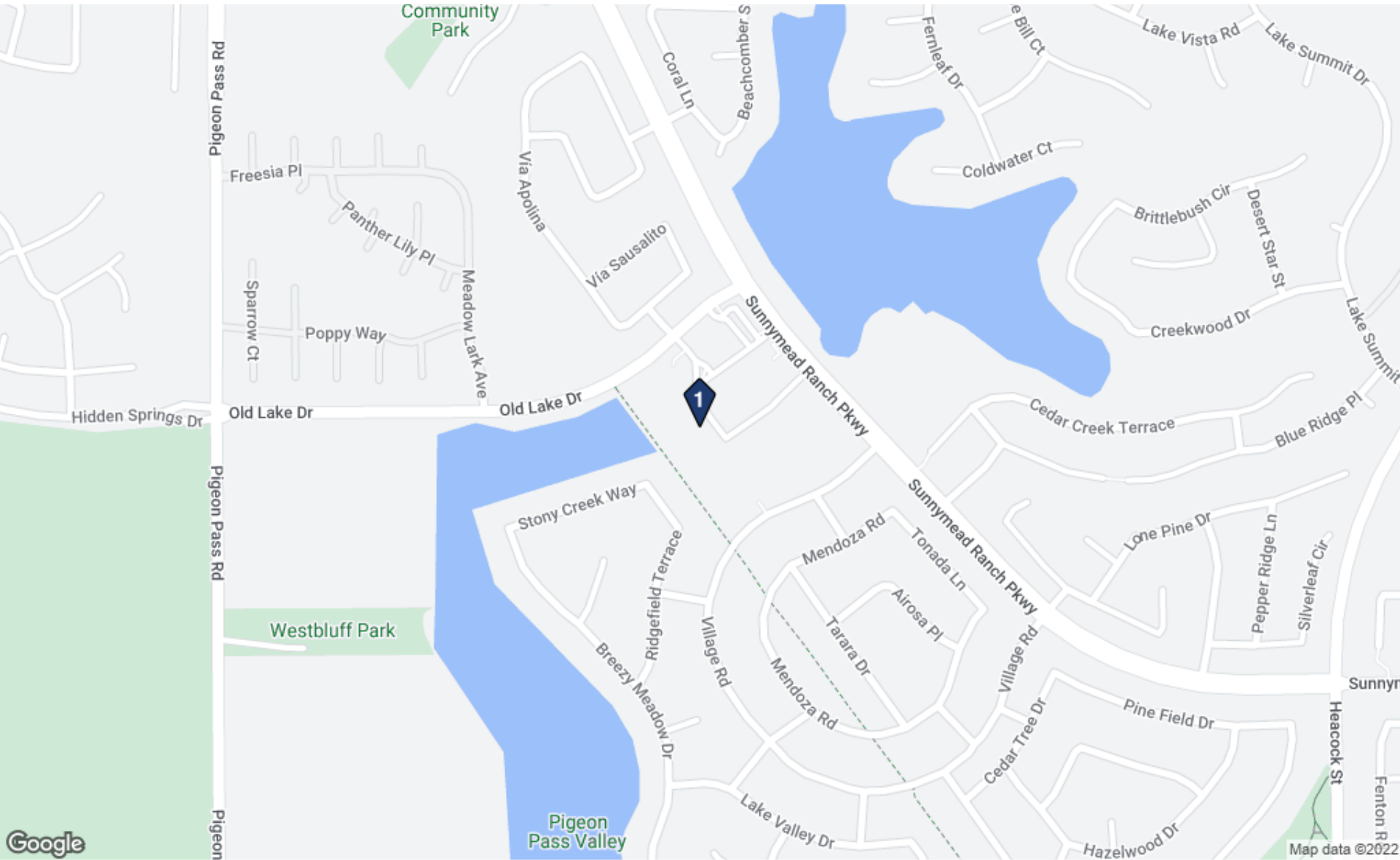


TRANSPORTATION

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	Flr 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