

IRONWOOD PLAZA

1,605 SF – 2,486 SF SHOP SPACE FOR LEASE

23900-23980 Ironwood Ave, Moreno Valley, CA 92557



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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PROPERTY OVERVIEW



HIGHLIGHTS

- Anchored by a high volume 99 Cents Only store
- Serves North Moreno Valley with average household income of \$81,369 within a 15-minute drive of the property
- Located on the NWC of Ironwood Ave and Heacock St with excellent visibility to **38,400 CPD** with direct access to the 60 Freeway
- 1,605 SF – 2,486 SF available for lease
- Monument signage available
- **National / Regional tenants within the trade area** include Stater Bros., Rite Aid, Sprouts, Floor & Décor, WSS, Starbucks and more

SITE PLAN

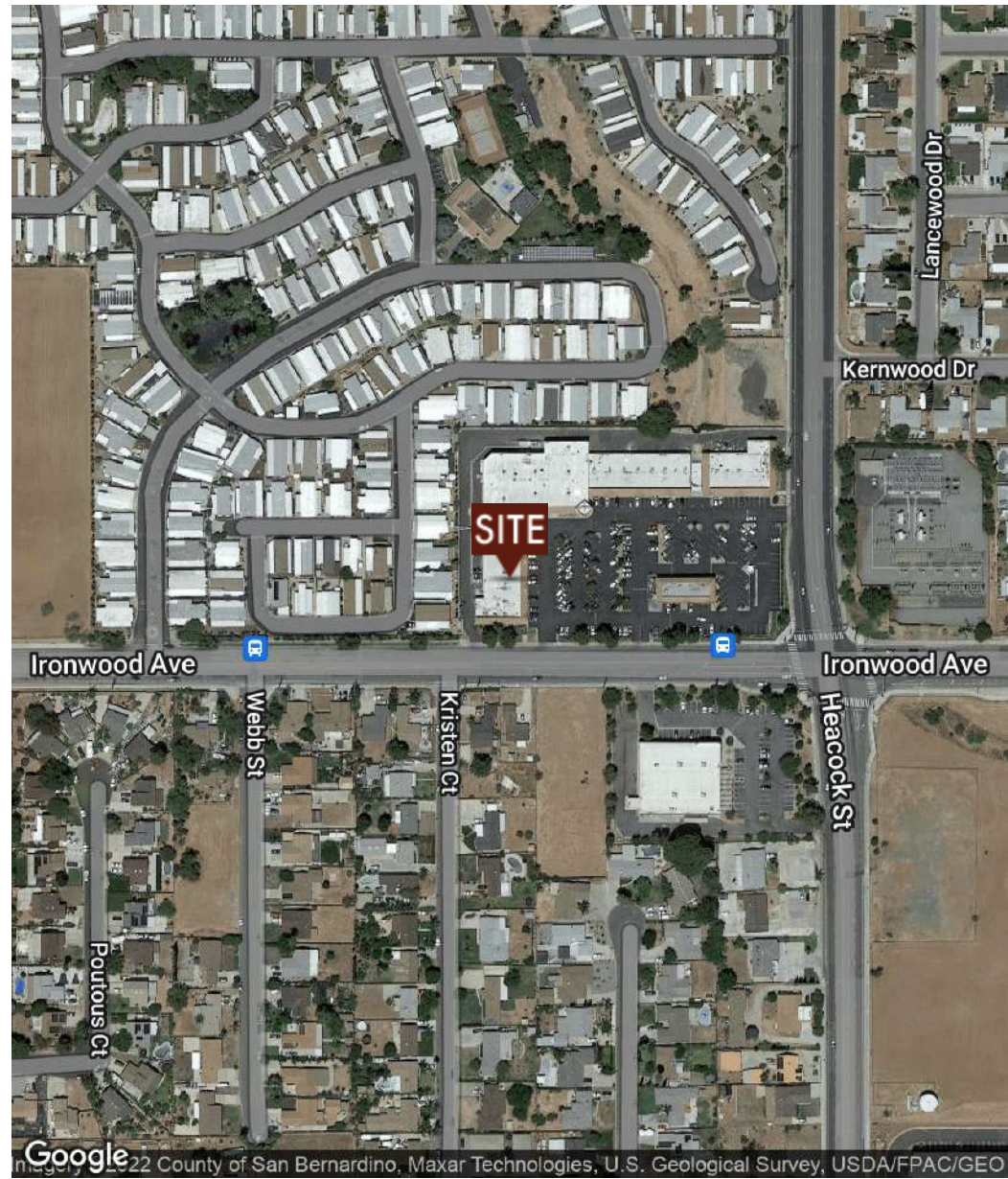
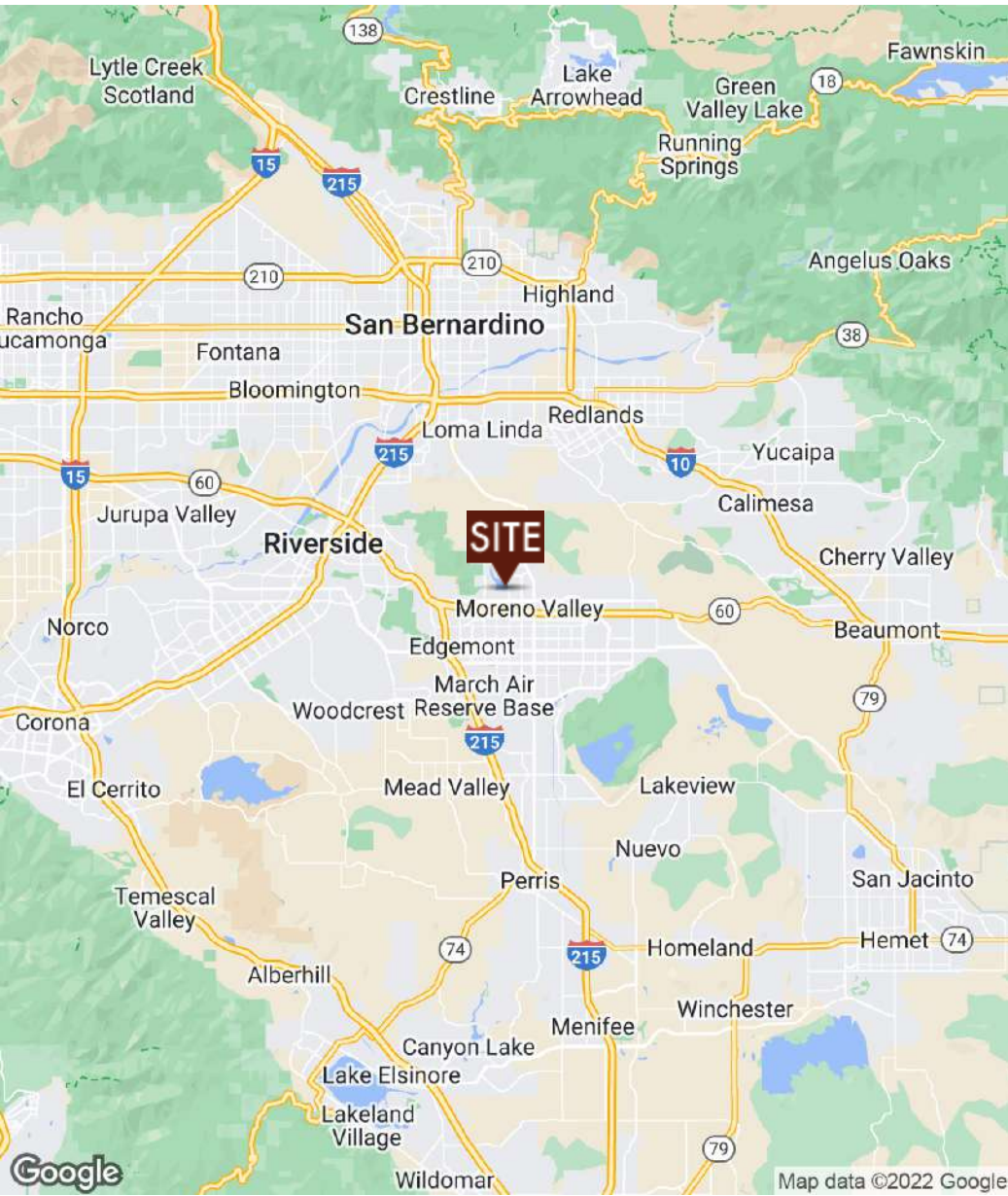


RETAILER MAP



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LOCATION MAP



DEMOGRAPHICS

	<u>5 minute</u>	<u>10 minute</u>	<u>15 minute</u>
<u>POPULATION</u>			
2022 Total Population	77,065	188,803	280,974
2022 Median Age	32.1	31.5	31.9
2022 Total Households	21,310	51,988	79,826
2022 Average Household Size	3.6	3.6	3.4
<u>INCOME</u>			
2022 Average Household Income	\$75,095	\$75,579	\$81,369
2022 Median Household Income	\$72,052	\$73,307	\$75,472
2022 Per Capita Income	\$20,809	\$20,863	\$23,315
<u>BUSINESS SUMMARY</u>			
2022 Total Businesses	1,781	3,835	6,649
2022 Total Employees	14,917	40,012	71,794