



## RETAIL SPACE FOR LEASE

25900-25970 IRIS AVE., MORENO VALLEY, CA 92551

# 1,786 SF

For Leasing Information, please contact:

### SOUTHERN CALIFORNIA RETAIL SERVICES

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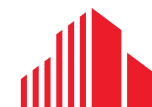
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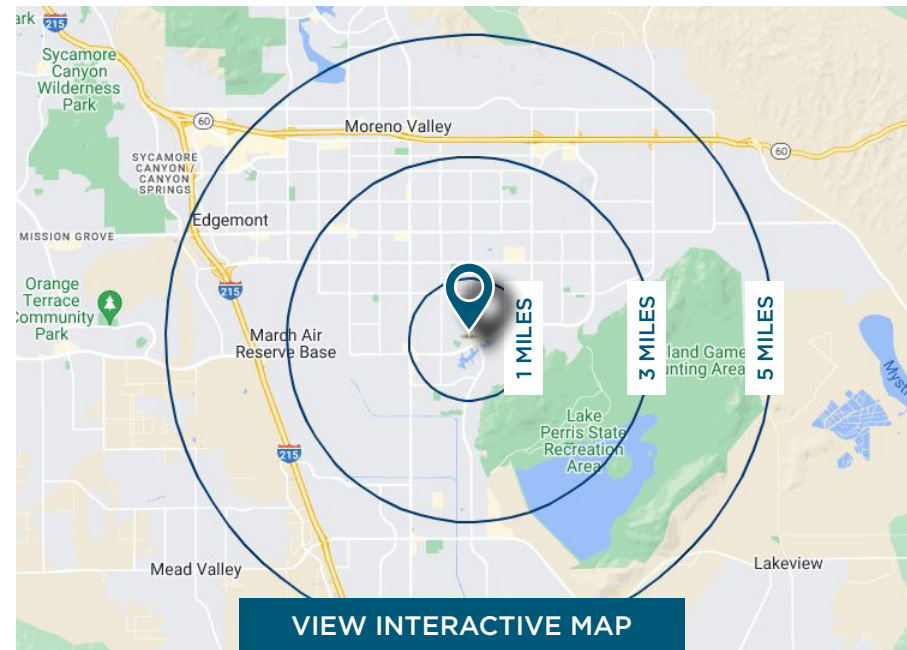
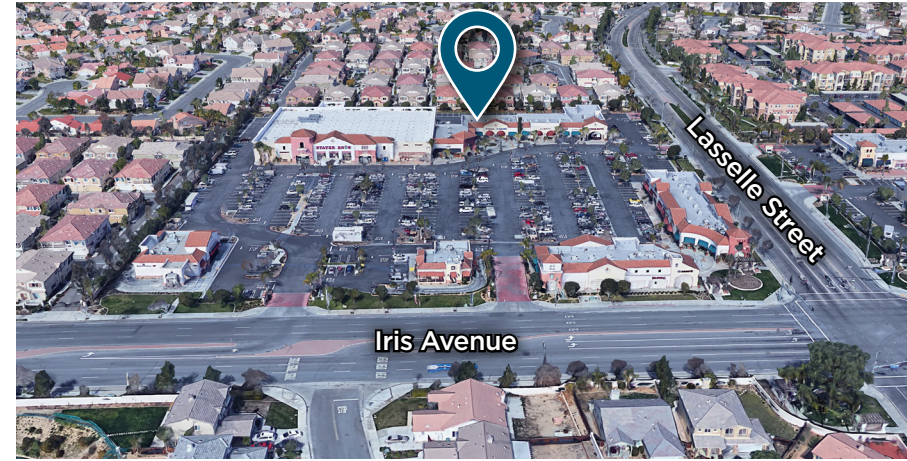


# PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

| LEASE RATE | AVAILABLE SF | LOT SF  |
|------------|--------------|---------|
| Negotiable | 1,786        | 337,154 |

- Prime Anchor Store:**  
 Lakeside Plaza boasts a Stater Bros. Grocery Store as its anchor tenant, drawing substantial foot traffic and ensuring a bustling environment for shoppers and visitors.
- Diverse Tenant Mix:**  
 The center offers a dynamic range of tenants, including popular names like Starbucks, Jack in the Box, Subway, AT&T, Panda Express, and Baskin Robbins. This diverse selection of businesses caters to a wide variety of tastes and preferences, creating a vibrant atmosphere.
- Convenient Location:**  
 Situated in Moreno Valley, Lakeside Plaza enjoys a strategic location that's in close proximity to hospitals, freeways, schools, and numerous other amenities. This accessible location makes it a convenient stop for both locals and commuters.
- High Foot Traffic:**  
 With Stater Bros. Grocery Store as the anchor, the plaza experiences consistently high foot traffic. This makes it an attractive location for businesses to establish a presence and reach a large and diverse customer base.
- Community Hub:**  
 Lakeside Plaza acts as a community hub, offering a central gathering place for residents to shop, dine, and enjoy leisure activities. Its diverse tenant mix ensures there's something for everyone, promoting a sense of belonging and community engagement.



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## PROPERTY EXTERIOR



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MAJOR RETAILER AERIAL





## 2022 DEMOGRAPHICS

Download the  
CoStar Report

| Source: Costar    | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Population  | 24,082   | 104,047  | 213,650  |
| Total Households  | 6,380    | 27,015   | 56,929   |
| Average HH Income | \$87,184 | \$88,475 | \$87,552 |

LASSELLE ST. | 14,607+ VPD

IRIS AVE | 17,987+ VPD

**Local Services:**

Beyond its retail and dining offerings, Lakeside Plaza enhances its appeal by being conveniently located near hospitals, schools, and other essential services. This makes it a one-stop destination for various needs.

**Easy Accessibility:**

The plaza's strategic location near freeways ensures easy access for both local residents and those passing through. Its proximity to major transportation routes adds to its convenience and attractiveness as a shopping and dining destination.

**Entertainment and Dining Options:**

Lakeside Plaza's tenant mix includes a variety of eateries, from fast food to casual dining, offering a range of culinary experiences. This makes it an appealing destination for individuals and families looking to enjoy a meal or treat themselves.

**Overall, Lakeside Plaza  
in Moreno Valley, California**

stands out as a bustling retail and dining destination with its well-known anchor store, varied tenant mix, strategic location, and role as a community hub. Its blend of accessibility and offerings make it a prime choice for both business owners and those seeking a vibrant shopping and dining experience.

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# RETAIL SPACE FOR SUBLEASE

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