



# RETAIL SPACE FOR LEASE LAKESIDE PLAZA

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

# 1,786 SF

For Leasing Information, please contact:

## SOUTHERN CALIFORNIA RETAIL SERVICES

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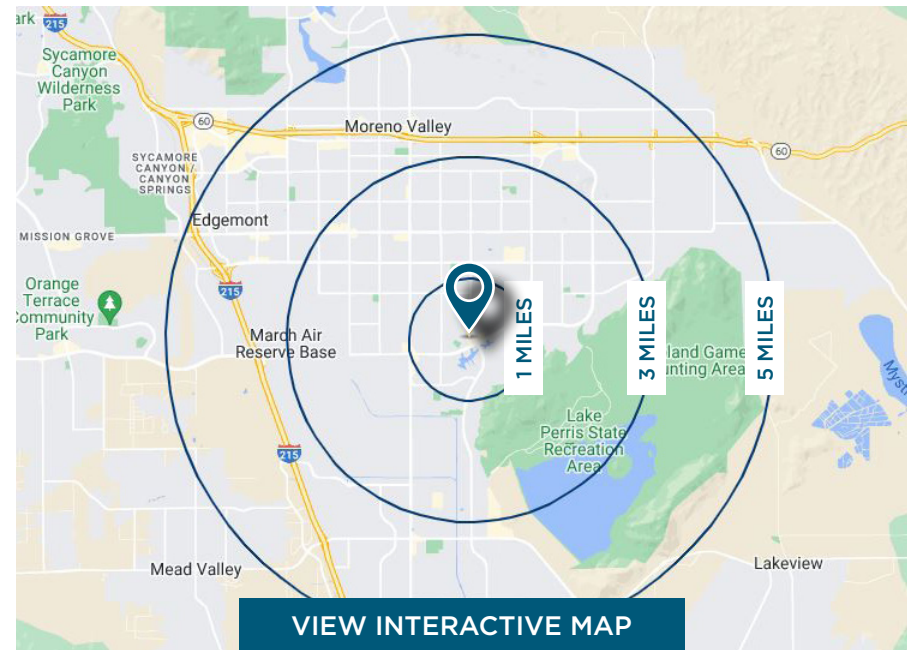
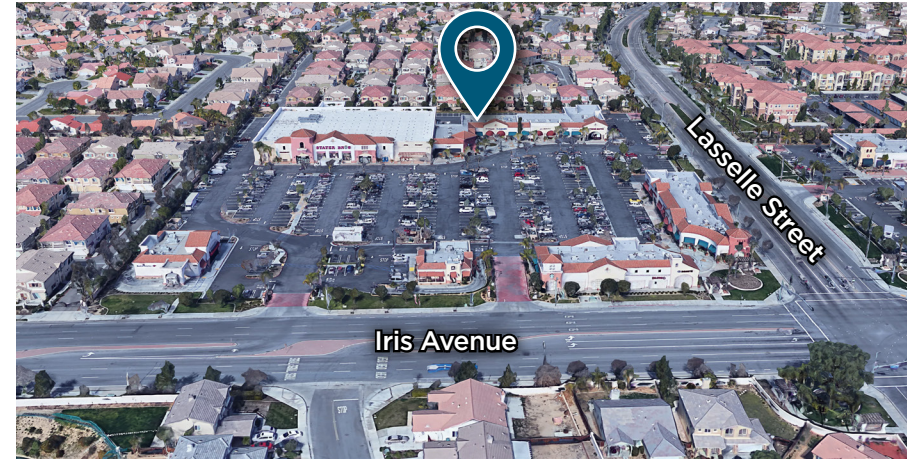


# PROPERTY HIGHLIGHTS

## 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



ARCO

W

7 ELEVEN

HARBOR FREIGHT TOOLS

McDonald's

Mobil

Jack In the box

SUBWAY

DQ

PIZZA HUT

WING STOP

PHO HOA

Domino's

DEL TACO

CHICKEN LOCO

Sinclair

TACO BELL

Starbucks

ARCO

CVS

McDonald's

DOLLAR TREE

edible arrangements

FarmerBoys

THE HOME DEPOT

SUBWAY

COLD STONE CREAMERY

MOUNTAIN MIKE'S

LAKESIDE PLAZA

STATER BROS. markets.

Starbucks

Jack In the box

IRIS AVE

25900-25970 Iris Ave

CIRCLE K

IN-N-OUT BURGER

Jersey Mike's SUBS

CHIPOTLE MEXICAN GRILL

Auto Zone

IHOP

W

LA FAENA

ExtraSpace Storage

Carl's Jr.

DUNKIN' DONUTS

ARCO

RED MAPLE PIZZA

Jack In the box

CIRCLE K

FarmerBoys

LOWE'S

Shell

SUBWAY

McDonald's

Starbucks

PIZZA PAPA JOHN'S

RAMONA EXPY

CIRCLE K

Mobil

DEL TACO

FarmerBoys

Whirlpool

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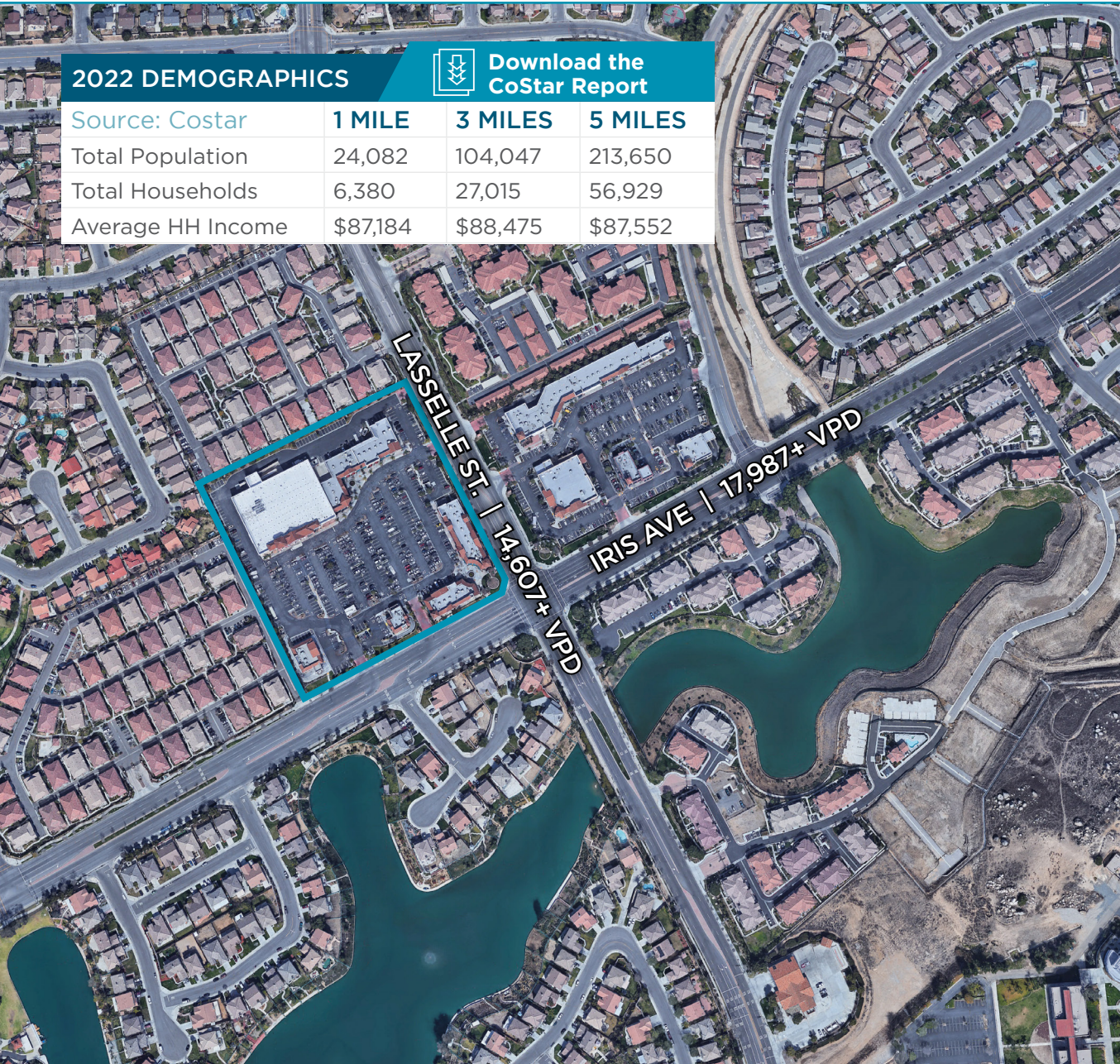


2022 DEMOGRAPHICS



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



**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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