

RETAIL SPACE AVAILABLE

### 26150 -26220 IRIS AVENUE | MORENO VALLEY, CA







#### **TRADE AREA HIGHLIGHTS:**

- 2,027sf Retail/
  Restaurant Space
  Available for
  Immediate Occupancy
- 1,159 sf Retail Space Available with 60 days notice
- 657 840 sf Retail Spaces Available
- Excellent co-tenancy with national credit tenants
- Located in high-end neighborhood of Rancho Belago

- Join Stater Bros., Bank of America, Starbucks and McDonald's
- Ideal Uses such as desert/ice cream shop, yogurt shop or juice store
- High traffic intersection, large daytime population and well established neighborhoods
- Close proximity to Moreno Valley College, Vista Del Lago High School and Vista Verde Middle School

#### JOIN:















<b>DEMOGRAPHICS</b>	1 mile	3 mile	5 mile
Average Income	\$79,243	\$75,084	\$71,982
Medium Income	\$71,814	\$69,011	\$66,699
Population	22,305	104,795	209,490
Daytime Population	1,199	16,723	48,786

# TRAFFIC COUNTS 43,000 CPD

Corner of Iris Ave and Lasselle St

\*Source: Regis Online



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615	) Iris Ave			
/lore	no Valley, CA 92555	1 mi radius	3 mi radius	5 mi radius
	2019 Estimated Population	22,305	104,795	209,490
POPULATION	2024 Projected Population	24,038	112,473	224,952
	2010 Census Population	20,822	95,722	191,22
	2000 Census Population	10,206	61,182	126,299
	Projected Annual Growth 2019 to 2024	1.6%	1.5%	1.5%
<u>~</u>	Historical Annual Growth 2000 to 2019	6.2%	3.8%	3.5%
	2019 Median Age	30.1	30.7	30.6
	2019 Estimated Households	5,939	27,028	55,138
ноиѕеногрѕ	2024 Projected Households	6,210	28,162	57,47
ğ	2010 Census Households	5,478	24,557	50,03
S	2000 Census Households	2,763	16,147	34,66
o P	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.89
	Historical Annual Growth 2000 to 2019	6.0%	3.5%	3.19
	2019 Estimated White	34.4%	37.3%	39.29
	2019 Estimated Black or African American	23.5%	20.1%	18.39
E	2019 Estimated Asian or Pacific Islander	8.4%	8.0%	7.29
ETHNICITY	2019 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.89
	2019 Estimated Other Races	33.1%	33.8%	34.49
	2019 Estimated Hispanic	52.2%	56.3%	58.29
	2019 Estimated Average Household Income	\$79,243	\$75,084	\$71,98
NCOME	2019 Estimated Median Household Income	\$71,814	\$69,011	\$66,69
Ž	2019 Estimated Per Capita Income	\$21,125	\$19,406	\$18,98
	2019 Estimated Elementary (Grade Level 0 to 8)	11.4%	12.7%	12.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	9.0%	11.7%	12.29
2+)	2019 Estimated High School Graduate	29.8%	28.8%	28.89
(AGE 2	2019 Estimated Some College	23.3%	23.6%	23.5%
\AG	2019 Estimated Associates Degree Only	9.8%	8.0%	8.39
ш	2019 Estimated Bachelors Degree Only	11.6%	10.2%	10.19
	2019 Estimated Graduate Degree	5.0%	5.0%	4.69
SS	2019 Estimated Total Businesses	164	1,202	3,82
<b>11</b>	2019 Estimated Total Employees	1,199	16,723	48,78
BUSINESS	2019 Estimated Employee Population per Business	7.3	13.9	12.
m	2019 Estimated Residential Population per Business	135.8	87.2	54.



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### **ACCELERATING OPPORTUNITIES**

#### **DYNAMICRETAIL**DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

#### **STRATEGICLOCATION**

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 53.7 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

#### PRO-BUSINESSPHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

#### **DEMOGRAPHICSTRENGTH**

Average household income of \$67,990 with more than 16,000 at \$75,000 or more; possess a highly educated workforce with 51% of residents in white collar jobs.













20-mile radius population 2,302,607













TRANSPORTATION CALIFORNIA STATE ROUTE 60 | INTERSTATE 215

MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT



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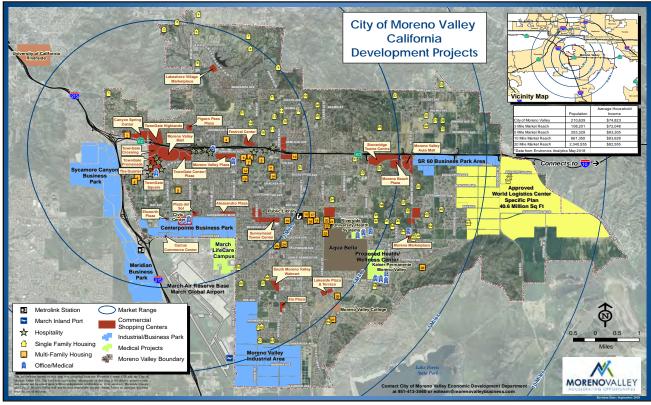
ATE OF THE OWNER OW
Commercial Centers

		_	
Center Name	Size (sq. ft.)	Traffic Co East/West	ounts (ADT) North/South
TownGate Highlands	251,900	270,000	24,200
Moreno Valley Mall	1,200,000	270,000	38,000
Stoneridge Towne Centre	579,295	163,000	20,100
TownGate Center/Plaza	465,000	257,000	33,700
Moreno Beach Plaza	350,000	139,000	14,900
Moreno Valley Plaza	341,000	15,300	24,900
TownGate Square	136,000	16,200	38,000
TownGate Crossing	237,000	270,000	38,000
TownGate Promenade	200,000	270,000	36,000
Moreno Beach Marketplace	175,000	8,400	17,300
Lakeside Plaza & Terrace	143,000	18,800	13,300
Lakeshore Village	140,000	9,400	
*Alessandro & Lasselle	140,000	17,500	13,300
Moreno Marketplace	93,788	6,400	15,900
Iris Plaza	87,120	18,800	20,300
Elsworth Plaza	30,000	27,700	-
Cactus Commerce Center	16,000	36,100	-
Festival Center	1,327,645	103,000	33,500

Office/Medical 🛢 🛹						
Map #	Name	Size (sq. ft.)				
1	TownGate Square	170,000				
2	Olivewood Plaza	22,758				
3	Centerpointe Office Area	258,000				
4	Moreno Valley Medical Plaza	217,000				
5	Moreno Valley Medical Overlay Area	122,250				
6	Renaissance Village	98,400				
7	Riverside County Office Building	52,000				
8	Fresenius Medical Care	12,000				
9	Integrated Care Communities	44,000				
10	Riverside University Health System Expansion	34,749				
11	Kaiser Permanente Moreno Valley Emergency Room Expansion	8,500				



	R	<b>ESIDENT</b>	ĪΑ	L	53	36436	KB Homes	159	Under Construct
	d e	velopm	е	n t	54	30268	Pacific Communities "High Pointe" and "Pacific Iris"	83	Under Construct
_		ingle-Family			55	32556	Invermex, Inc.	32	Approved
е	w 5	ingle-ramily			56	34748	Rados	135	Approved
е	veld	pment: 4,672	! Ur	its 🚹	57	36760	Mission Pacific Land Co	221	Plan Ches
	Tract	Builder/Applicant		ts Status	58	22180	RSI	140	Under
ь.	RECESSES	Kincald Development	25	Approved	59	36401	Continental East Fund III, LLC	92	Approved
f	29343	Professor's Fund IV	58	Approved	60	PENIS.	Ada Deturcios	2	In Proces
	32365	Waterman Investmt Grp	78	In Process		0042		-	
	31394 24203	Pigeon Pass Ltd. KB Home	78	Approved	61	33024	Adam Wisler	8	Approved
	24203	KB Home	99	Construction	62	32716 31442	Bob Rogers SKG Pacific Enterprises Inc	57 63	Approved
	32515	Lennar Homes - Meadow Creek	148	Under Construction	00	UITTE	Divor acino cina processio	00	причес
	32005	Red Hill Village, LLC	214	Annoved	N	N/	Multi-Family		
	33388	SCH Development LLC	15	Approved	1 17	. ** :	viditi i dililiy		1
	31592	KB Homes	139	Under	De	evel	opment: 2,96	ט ט	nits 🖣
-		Issar Genah	6	Construction					
	32710	Issac Genah Salvarior Torres	35	Approved Approved	Мар		Builder/Applicant		its Status
1	36761	Right Solutions, LLC	7	Approved	1	35414	Oak Park Partners	266	Under Construc
	31621	Victoria Homes- "Skyline"	12	Plan Check	2	PEN16	- Apollo III Dev Grp	18	In Proces
	35606	Metric Homes	16	Under Construction		0064	Latco SC Inc.	112	Hester
	36983	Construction Specialist Group LLC	53	In Process	3	PA15- 0042	Latico oci Inc.		Under Construc
Ī	PEN17-		4	In Process	4	PA14- 0027	Design Concepts	39	Plan Che
	35956	Mr. Saloedo	0	to Donner	5	32215	Winchester Associates	194	Approve
		Randy McFarland	7	In Process Approved			"Scottish Village"		
	35262	FDC & Associates	3	In Process	6	33771	Jian Qiang Liu	12	Approve
	31517	Winchester Associates	83	Approved	7	PEN16	- Cal Choice Inv. Inc.	20	In Proces
	33436	Winchester Associates	105	Plan Check	8	35663	.limmy I ee	12	Annrove
	34603 31206	Wolverine Properties Curtis Development	26	Approved	9	PEN16	- Frederick Homes	24	In Proces
	PA15-	Global Investment & DEV LLC	272	In Process		0060			
	0039				10	31814 35369		60 12	Approve
_	32460	Sussex Capital Group Pacific Scene Homes	31	Approved Approved	12	35769	Tason Myers Property Michael Chen	16	Approve
	32459	Sussey Canital Group	11	Approved	13	PA09-	Jim Nydam	15	Approve
	30411	Pacific Communities	24	Approved		0006			
	30998	Pacific Communities	47	Approved	14		Jimmy Lee	12	Approve
	34043 33256	RM3 Building and Development Pacific Communities	12	Approved	15	PEN16 0039	- Latco SC Inc.	272	Approved
	33256	Pacific Communities	100	Construction	16	34216	Creative Design Assoc.	39	Approved
	31305	RSI	87	Under Construction	17	35429	Creative Design Assoc.	58	Approved
	26022	Beazer Homes	275	Linder	18	35304	Jimmy Lee	24	Approved
				Construction	19	34681	Perris Pacific Company - City of Moreno Valley "Boulder Ridge	49	Approved In Proces
		Macjones Holdings	16	Approved	20	0064	- City of Moreno Valley "Boulder Hidge	141	In Proces
	35823	Lansing Companies Winchester Associates	562	In Process Approved	21	PA13-	Rancho Belago Developers, Inc.	141	Approve
į	32408	Dev West Engineering	80	Approved	22	PA15-	Rocas Grandes	426	Approve
Ī	32645	Winchester Associates	54	Approved	"	0046	Notice Cremond	74.0	Approve
	31618	Frontier Homes	56	Under	23	PEN16	MV Bella Vista GP, LLC	220	Approve
	32548	Gabel, Cook and Associates	107	Construction Approved	24	22507	Mo Ghiassi TL Group	52	Approve
	32218	Winchester Associates	63	Approved	25	38708	Nova Homes	122	Approve
ľ	32284	Joe Anderson	32	Approved	26	32142	GHA	62	Approve
	31590	Mike McKnight Planning Const	96	Approved	27	36401	Continental East	125	In Plan Cl
	36882	Frontier Homes	40	Under Construction	28	PEN16	- ROCIII CA Belago, LLC	417	Approve
	0080	- Hakan Buvan	8	In Process		0130			
	PEN18	Michael De La Torre	6	In Process			not yet approved by Planning Commiss	ion	
	37424	Sid Chan	7	In Process	Pla	Check =	Planning Commission approval Approved plus construction documen	ts in revie	w
ľ		Motlagh Family Trust	25	In Process	Uni	der Consti	uction		
	36719	Kuo Ming Lee	34	In Process	1		17		
	35377	Michael Dillard	9	Approved		/	951.413.3460		
	33222 DEMIO.	26th Corp Cantebury	235 45	In Process In Process	M	OREN	OVALLEY edteam@more		





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