

LAKESIDE TERRACE SHOPPING CENTER

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
- 840 sf Retail Space 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:



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Average Income	\$75,492	\$74,243	\$69,951
Medium Income	\$62,145	\$64,764	\$61,311
Population	21,069	100,553	206,761
Daytime Population	1,070	15,824	46,971

TRAFFIC COUNTS

43,000 CPD

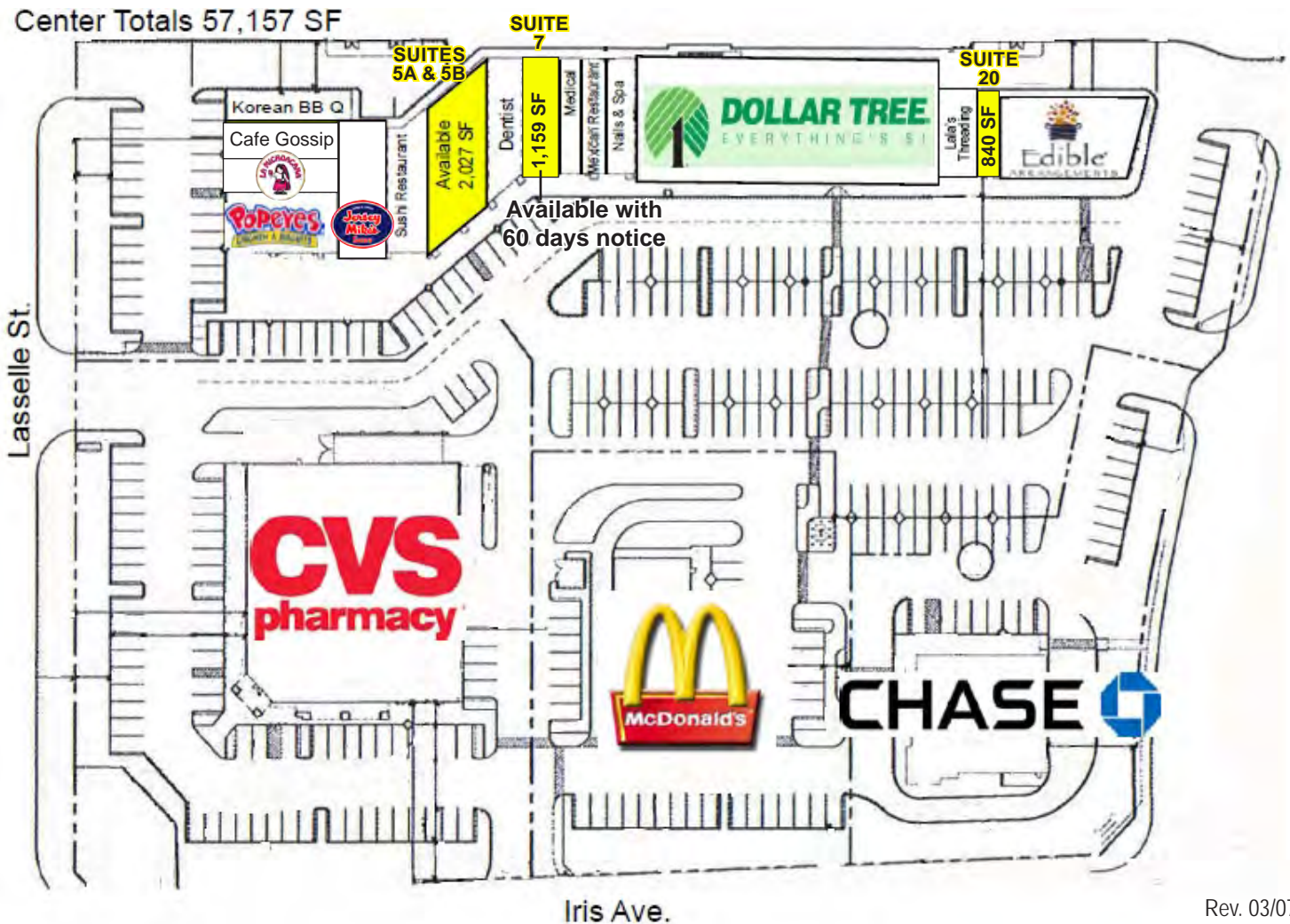
Corner of Iris Ave and Lasselle St

*Source: Regis Online

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26150 Iris Ave		1 mi radius	3 mi radius	5 mi radius
Moreno Valley, CA 92555				
POPULATION	2017 Estimated Population	21,069	100,553	206,761
	2022 Projected Population	22,662	107,644	221,584
	2010 Census Population	19,842	91,961	190,017
	2000 Census Population	9,287	58,249	124,752
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	7.5%	4.3%	3.9%
2017 Median Age	29.5	30.2	30.1	
HOUSEHOLDS	2017 Estimated Households	5,577	25,688	53,847
	2022 Projected Households	5,882	26,978	56,594
	2010 Census Households	5,234	23,586	49,652
	2000 Census Households	2,517	15,370	34,191
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	7.2%	3.9%	3.4%
RACE AND ETHNICITY	2017 Estimated White	33.3%	36.9%	38.9%
	2017 Estimated Black or African American	24.4%	20.7%	18.8%
	2017 Estimated Asian or Pacific Islander	9.2%	8.2%	7.3%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2017 Estimated Other Races	32.4%	33.4%	34.2%
	2017 Estimated Hispanic	51.1%	55.4%	57.8%
INCOME	2017 Estimated Average Household Income	\$75,492	\$74,243	\$69,951
	2017 Estimated Median Household Income	\$62,145	\$64,764	\$61,311
	2017 Estimated Per Capita Income	\$20,018	\$19,027	\$18,274
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	10.0%	11.9%	12.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.3%	12.9%	13.7%
	2017 Estimated High School Graduate	28.9%	27.3%	27.2%
	2017 Estimated Some College	24.1%	24.6%	24.0%
	2017 Estimated Associates Degree Only	9.5%	8.2%	8.3%
	2017 Estimated Bachelors Degree Only	12.4%	10.4%	9.9%
	2017 Estimated Graduate Degree	5.8%	4.7%	4.3%
BUSINESS	2017 Estimated Total Businesses	131	1,055	3,536
	2017 Estimated Total Employees	1,070	15,824	46,971
	2017 Estimated Employee Population per Business	8.2	15.0	13.3
	2017 Estimated Residential Population per Business	161.2	95.4	58.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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ACCELERATING OPPORTUNITIES

DYNAMIC RETAIL 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!

PRO-BUSINESS PHILOSOPHY

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

STRATEGIC LOCATION

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.

DEMOGRAPHIC STRENGTH

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.

2nd largest city in Riverside County	21st largest city in CALIFORNIA	513 square MILES	5.76% annual growth RATE
207,675 Moreno Valley Population 2016	20-mile radius population 2,302,607	Median AGE: 30.8	
Inland Empire ONE OF THE FASTEST GROWING REGIONS IN THE US	Home to numerous Fortune 500 AND INTERNATIONAL COMPANIES	4500 businesses STRONG	
TRANSPORTATION SERVED BY			
CALIFORNIA STATE ROUTE 60 INTERSTATE 215 METROLINK MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT			

