

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:

















<b>DEMOGRAPHICS</b>	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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				RS1	
2615	) Iris Ave	1 mi radius	3 mi radius	5 mi radius	
More	no Valley, CA 92555	i i i i i i i i i i i i i i i i i i i			
	2017 Estimated Population	21,069	100,553	206,761	h t
۱ _	2022 Projected Population	22,662	107,644	221,584	r war:
POPULATION	2010 Census Population	19,842	91,961	190,017	o noite
	2000 Census Population	9,287	58,249	124,752	resent
	Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.4%	re r
💆	Historical Annual Growth 2000 to 2017	7.5%	4.3%	3.9%	d with
	2017 Median Age	29.5	30.2	30.1	This never was enrollised using data from ensure and novement sources deemed to be reliable. The information berein is nowided without renresentation or warranty
	2017 Estimated Households	5,577	25,688	53,847	herein
DS	2022 Projected Households	5,882	26,978	56,594	nation
로	2010 Census Households	5,234	23,586	49,652	inforr
HOUSEHOLDS	2000 Census Households	2,517	15,370	34,191	Th,
호	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%	<u>i</u>
	Historical Annual Growth 2000 to 2017	7.2%	3.9%	3.4%	had to b
	2017 Estimated White	33.3%	36.9%	38.9%	adb sa
l <sub>□≻</sub>	2017 Estimated Black or African American	24.4%	20.7%	18.8%	STI IOS
RACE AND ETHNICITY	2017 Estimated Asian or Pacific Islander	9.2%	8.2%	7.3%	uomu
U Z Z	2017 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%	ayou
윤	2017 Estimated Other Races	32.4%	33.4%	34.2%	ate and
	2017 Estimated Hispanic	51.1%	55.4%	57.8%	wing mon
¥	2017 Estimated Average Household Income	\$75,492	\$74,243	\$69,951	doto p
INCOME	2017 Estimated Median Household Income	\$62,145	\$64,764	\$61,311	d iei
Ž	2017 Estimated Per Capita Income	\$20,018	\$19,027	\$18,274	ou bord
	2017 Estimated Elementary (Grade Level 0 to 8)	10.0%	11.9%	12.7%	100
z -	2017 Estimated Some High School (Grade Level 9 to 11)	9.3%	12.9%	13.7%	i o
CATION SE 25+)	2017 Estimated High School Graduate	28.9%	27.3%	27.2%	F
ĕÿ	2017 Estimated Some College	24.1%	24.6%	24.0%	
EDUCA (AGE	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%	
SS	2017 Estimated Total Businesses	131	1,055	3,536	
Ÿ	2017 Estimated Total Employees	1,070	15,824	46,971	
BUSINESS	2017 Estimated Employee Population per Business	8.2	15.0	13.3	
m	2017 Estimated Residential Population per Business	161.2	95.4	58.5	



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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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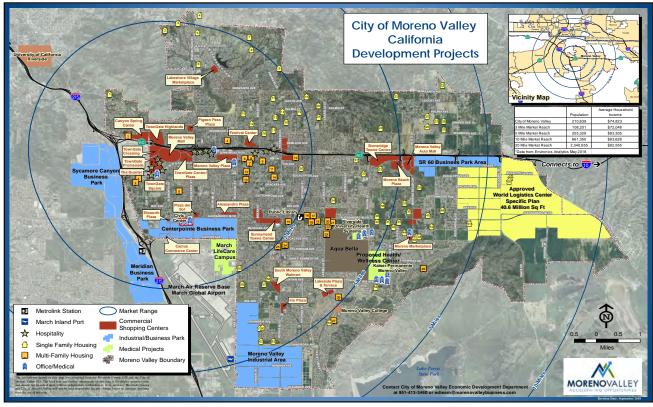
Commerci	al Center	in Onemic	*
Center Name	Size (sq. ft.)	Traffic C	Counts (ADT) North/South
TownGate Highlands	251,900	270,000	24,200
Moreno Valley Mall	1 200 000	270.000	29 000

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	135,000	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	









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