

25900-25970 Iris Avenue

Moreno Valley, California 92551

Property Features

- Shopping hub for newer neighborhoods of Eastern Moreno Valley and golf communities of Moreno Valley Ranch
- Central location nearby Riverside Community College Moreno Valley Campus, Moreno Valley community Hospital, Kaiser Hospital, and Rancho Belago Community
- Traffic Counts: Iris Avenue @ Lasselle Street – 23,600; Lasselle Street @ Iris Avenue – 20,700 (ESRI)



Demographics	1 Mile	3 Miles	5 Miles
Total Population	24,363	94,035	203,924
Avg. HH Income	\$70,439	\$66,508	\$65,927

Source: ESRI

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FOR LEASE

Lakeside Plaza

2,351 SF Retail Space



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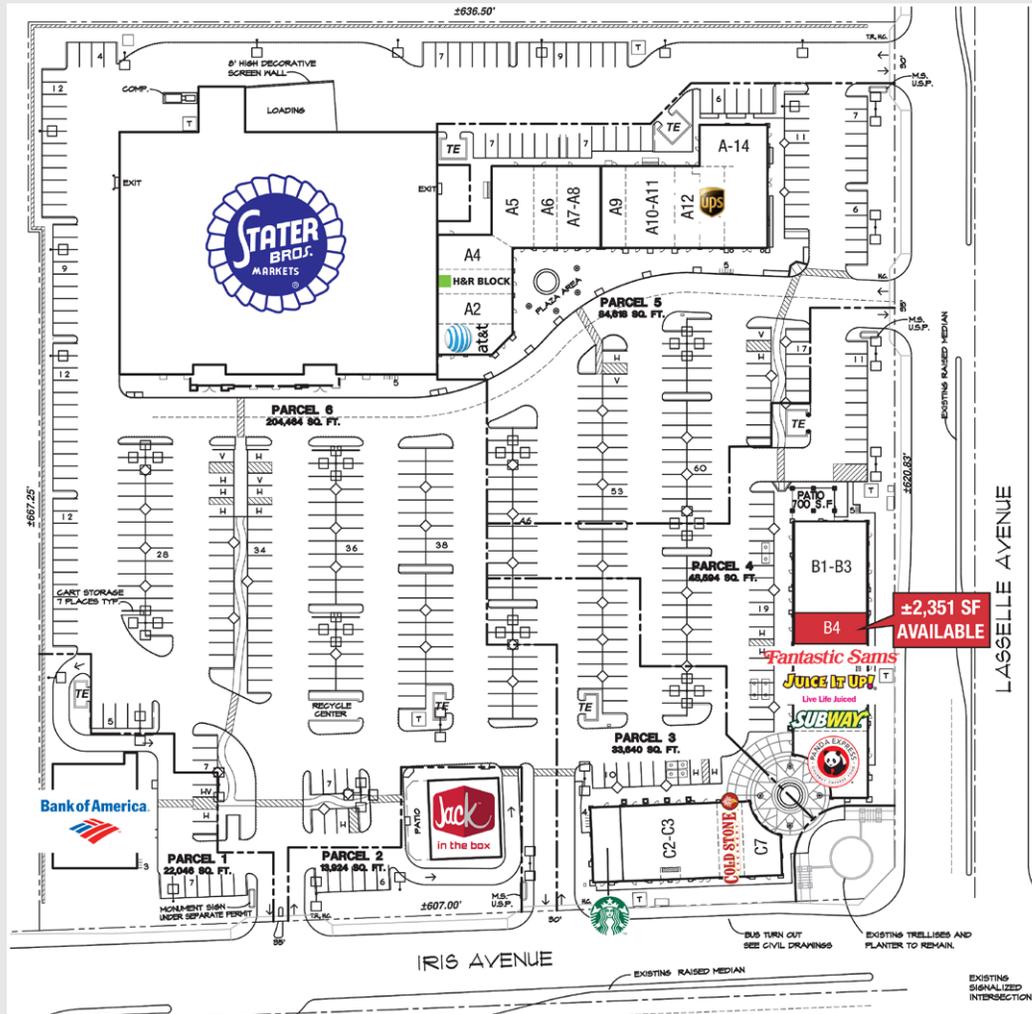


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SPACE	SUITE #	SIZE (SF)
Stater Bros.	PAD	44,054
Jack In The Box	PAD	2,755
Bank of America	4862	44,054
AT&T	A1	1,132
Advance Vision Care	A2	1,210
H&R Block	A3	990
Q Nails & Spa	A2	1,322
Moreno Valley Taekwando Academy	A5	1,786
Nameste Salon	A6	1,020
Palm Cleaners	A7-A8	1,920
Her's Fitness Studio	A9	1,080
House of Beauty	A10-A11	2,160
Tobacco Leaf	A12	1,078
The UPS Store	A13	1,108
Lakeside Dental Group	A14	3,426
Pizza Factory	B1-B3	2,585
AVAILABLE	B4	2,351
Fantastic Sams	B5	1,147
Panda Express	B8	2,014
Starbucks	C1	1,574
Ranchito's Tacos Al Carbon	C4-C5	1,500
Hello Iris Beauty Supply	C2-C3	1,688
Cold Stone Creamery	C6	1,000
Better Be Donuts	C7	1,239

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