

Lakeside Terrace Shopping Center

26150 Iris Ave., Moreno Valley, CA 92555 / NEC Iris & Lasselle



Available Space: 2,027 SF

Features:

- Located in the upscale Rancho Belago area of Moreno Valley
- 2005 construction
- Approximately 43,000 cars per day
- Signalized corner
- Population of over 94,000 within 3 miles
- 1/4 mile from Moreno Valley Community College
- 1/2 mile from Kaiser Hospital
- 1/2 mile from high school
- Corporate tenants include:



Traffic Counts*

Iris Ave. @ Lasselle St. 23,800 CPD
Lasselle St. @ Iris Ave. 20,700 CPD

*Source: City of Moreno Valley



| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|-----------------|----------|----------|
| Average Income | \$82,664 | \$78,794 | \$74,461 |
| Population | 21,304 | 94,613 | 192,594 |
| Daytime Population | 13,467 | 69,168 | 143,971 |

Pablo Velasco

909-230-4500 office
951-961-1883 cell
pablo@progressiverep.com
DRE# 01755526

PROGRESSIVE

REAL ESTATE PARTNERS

9471 Haven Ave., Ste 110, Rancho Cucamonga, CA 91730

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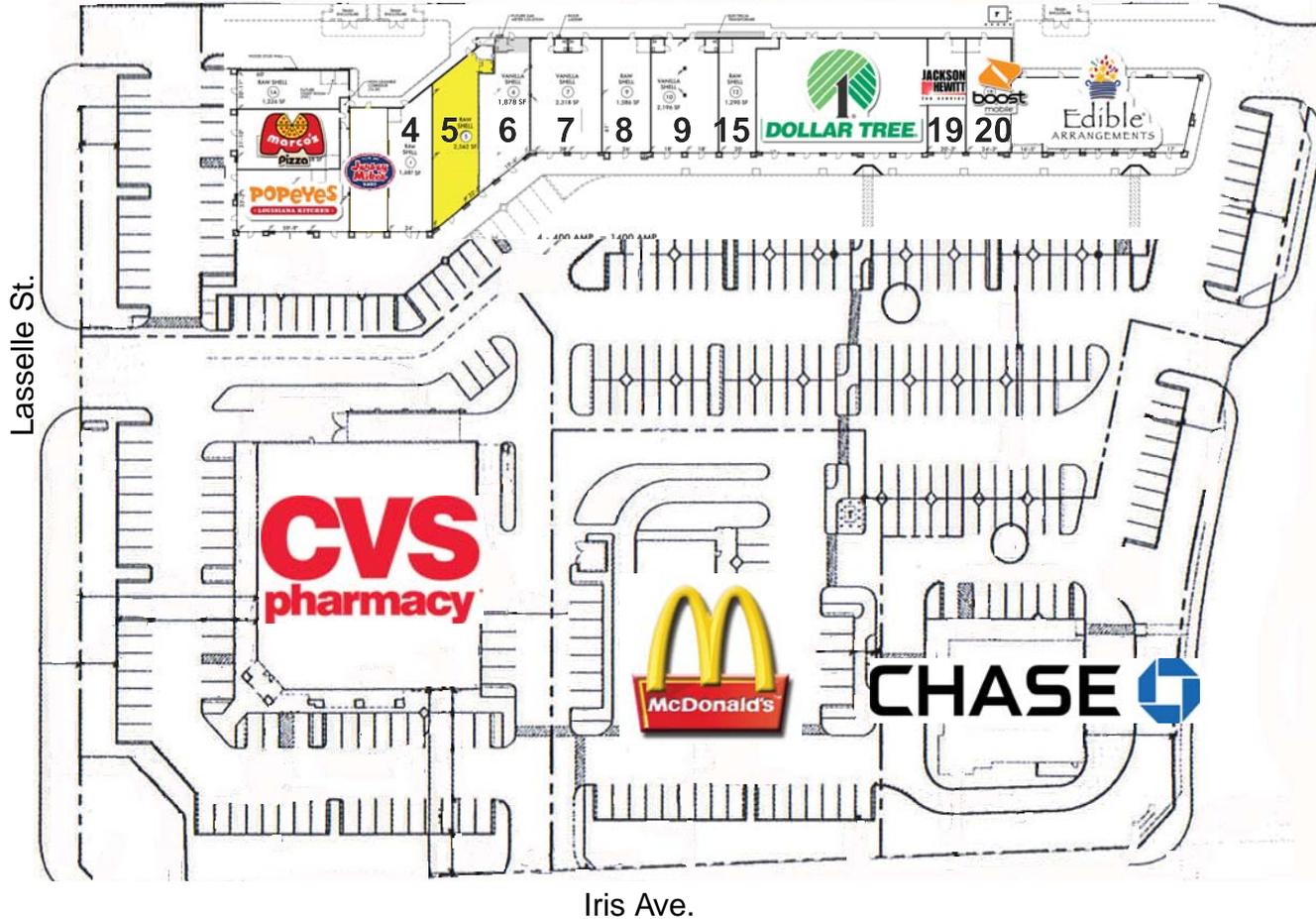
9471 Haven Avenue, Suite 110, Rancho Cucamonga, CA 91730

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Center Totals 57,157 SF



| TENANTS | UNIT # | SIZE |
|----------------------|----------|-----------------|
| Korean BBQ | 1-A | |
| Marcos Pizza | 1-B | |
| Popeye's Chicken | 2 | |
| Jersey Mike's | 3 | |
| Sushi Restaurant | 4 | |
| Available | 5 | 2,027 SF |
| Dentist | 6 | |
| Medical/Medical | 7/8 | |
| Mexican Restaurant | 9 | |
| Nails & Spa | 15 | |
| Dollar Tree | 16 | |
| Jackson Hewitt | 19 | |
| Boost Mobile | 20 | |
| Edible Arrangements | 23 | |
| CVS Pharmacy | Pad | |
| McDonalds | Pad | |
| Chase Bank | Pad | |

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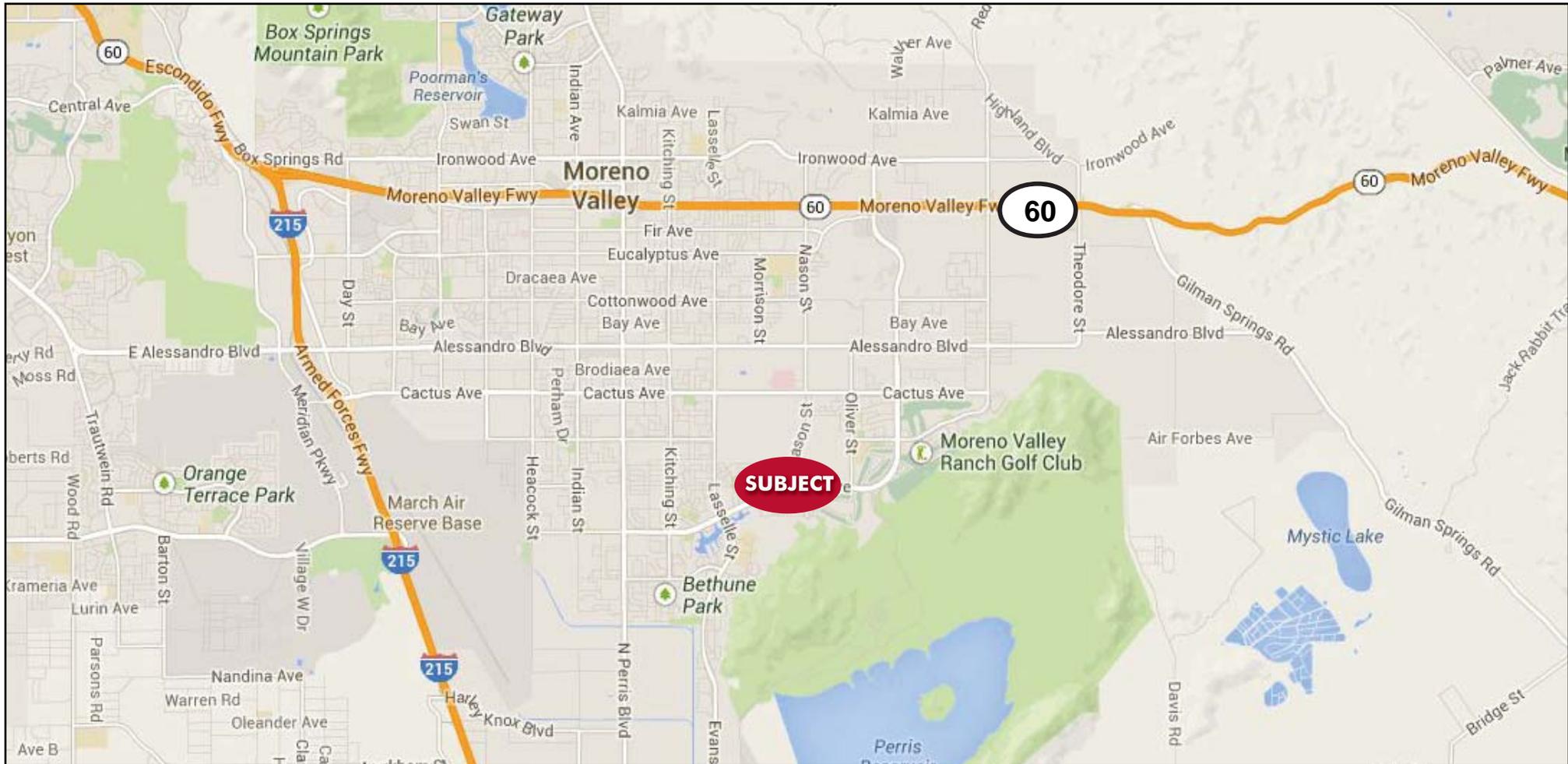
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