

# LAKESIDE TERRACE SHOPPING CENTER

## RETAIL SPACE AVAILABLE

26150 -26220 IRIS AVENUE | MORENO VALLEY, CA



### TRADE AREA HIGHLIGHTS:

- 840 - 2,027 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, 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	\$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**

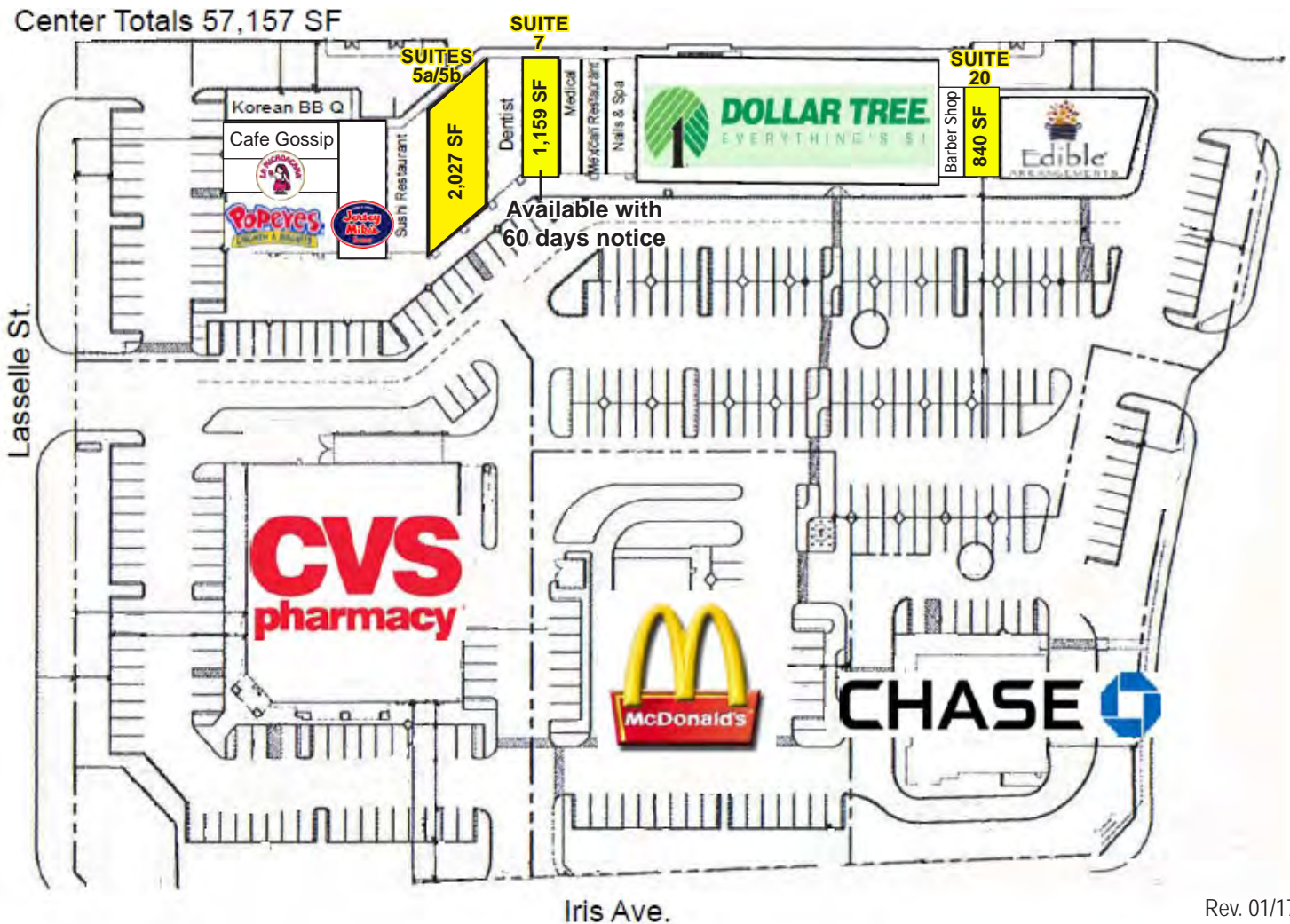
Corner of Iris Ave and Lasselle St

\*Source: Regis Online

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Rev. 01/17/20

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<b>26150 Iris Ave</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Moreno Valley, CA 92555</b>				
<b>POPULATION</b>	2019 Estimated Population	22,305	104,795	209,490
	2024 Projected Population	24,038	112,473	224,952
	2010 Census Population	20,822	95,722	191,227
	2000 Census Population	10,206	61,182	126,299
	Projected Annual Growth 2019 to 2024	1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019	6.2%	3.8%	3.5%
	2019 Median Age	30.1	30.7	30.6
<b>HOUSEHOLDS</b>	2019 Estimated Households	5,939	27,028	55,138
	2024 Projected Households	6,210	28,162	57,474
	2010 Census Households	5,478	24,557	50,038
	2000 Census Households	2,763	16,147	34,669
	Projected Annual Growth 2019 to 2024	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	6.0%	3.5%	3.1%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	34.4%	37.3%	39.2%
	2019 Estimated Black or African American	23.5%	20.1%	18.3%
	2019 Estimated Asian or Pacific Islander	8.4%	8.0%	7.2%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
	2019 Estimated Other Races	33.1%	33.8%	34.4%
	2019 Estimated Hispanic	52.2%	56.3%	58.2%
<b>INCOME</b>	2019 Estimated Average Household Income	\$79,243	\$75,084	\$71,982
	2019 Estimated Median Household Income	\$71,814	\$69,011	\$66,699
	2019 Estimated Per Capita Income	\$21,125	\$19,406	\$18,986
<b>EDUCATION (AGE 25+)</b>	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%	12.2%
	2019 Estimated High School Graduate	29.8%	28.8%	28.8%
	2019 Estimated Some College	23.3%	23.6%	23.5%
	2019 Estimated Associates Degree Only	9.8%	8.0%	8.3%
	2019 Estimated Bachelors Degree Only	11.6%	10.2%	10.1%
	2019 Estimated Graduate Degree	5.0%	5.0%	4.6%
<b>BUSINESS</b>	2019 Estimated Total Businesses	164	1,202	3,829
	2019 Estimated Total Employees	1,199	16,723	48,786
	2019 Estimated Employee Population per Business	7.3	13.9	12.7
	2019 Estimated Residential Population per Business	135.8	87.2	54.7

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.

<b>2nd</b> largest city in Riverside County	<b>21st</b> largest city in CALIFORNIA	<b>51.3</b> square MILES	<b>5.76%</b> annual growth RATE
<b>207,675</b> Moreno Valley Population 2016	<b>20-mile</b> radius population <b>2,302,607</b>	Median <b>AGE: 30.8</b>	
<b>Inland Empire</b> ONE OF THE FASTEST GROWING REGIONS <b>IN THE US</b>	Home to numerous <b>Fortune 500</b> AND INTERNATIONAL COMPANIES	<b>4500</b> businesses <b>STRONG</b>	
<b>TRANSPORTATION</b> <b>SERVED BY</b>			
CALIFORNIA STATE ROUTE 60   INTERSTATE 215 METROLINK MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT			

