

for lease

# PLAZA at LAKESIDE

**STATER BROS.**  
markets

25900

us bank

FULL SERVICE FRESH LOCAL

25900-25970 IRIS AVENUE | MORENO VALLEY, CA | 92551

EXCLUSIVE BROKER





# ± 87,183 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- Plaza at Lakeside boasts a Stater Bros. grocery store at its anchor tenant, drawing substantial foot traffic and ensuring a bustling environment for shoppers & visitors
- Situated in Moreno Valley, Plaza at Lakeside enjoys a strategic location in close proximity to hospitals, freeways, schools and numerous other amenities
- Plaza at Lakeside acts as a community hub, offering a central gathering place for residents to shop, dine and enjoy leisure activities. Its diverse tenant mix ensures there is something for everyone

## TRAFFIC COUNTS

- Iris Ave: ±17,987 ADT
- Lasselle St: ±14,607 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	22,916	103,591	214,220
AHH Income	\$105,038	\$106,196	\$104,481
Daytime Pop.	1,966	17,765	49,836

## TENANTS



# AVAILABILITIES

SUITE	TENANT	SQ. FT.
25900	Stater Bros.	44,054
25910A-1	AT&T	1,132
25910A-2	Ronald Wise	1,210
25910A-3	H&R Block	990
25910A-4	Q Nails & Spa	1,322
25910A-5	AVAILABLE	1,786
25910A-6	Threading	1,020
25910A-7	Palm Dry Cleaners	1,920
25910A-9	Allstate Insurance	1,080
25920A-10	High Seasons	2,160
25920A-12	Tobacco Leaf	1,078
25920A-13	The UPS Store	1,108
25920A-14	Lakeside Dental	3,426
25930	Jack in the Box	2,755
25940	Bank of America	4,862
25960C-1	Starbucks	1,574
25960C-2	Yes Beauty Supply	1,550
25960C-4	Odalberto's Mexican Food	1,500
25960C-6	Coldstone Creamery	1,100
25960C-7	Better Be Donuts	1,239
25970B-1	Mountain Mike's Pizza	2,585
25970B-3	Apple Urgent Care	2,351
25970B-5	Fantastic Sam's	1,147
25970B-6	Juice it Up	1,120
25970B-7	Subway	1,100
25970B-8	Panda Express	2,014



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# AERIAL



# GALLERY

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# DEMOGRAPHICS

1 Mile

3 Mile

## Demographic and Income Profile

25900 Iris Ave, Moreno Valley, California, 92551 4

25900 Iris Ave, Moreno Valley, California, 92551

Ring: 1 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010	Census 2020	2024	2029		
Population	20,769	22,009	22,916	23,720		
Households	5,408	5,673	5,928	6,190		
Families	4,551	-	4,963	5,181		
Average Household Size	3.83	3.87	3.86	3.82		
Owner Occupied Housing Units	3,818	-	4,103	4,311		
Renter Occupied Housing Units	1,591	-	1,825	1,880		
Median Age	27.8	-	33.1	34.2		
<b>Trends: 2023-2028 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.69%	0.09%	0.30%			
Households	0.87%	0.38%	0.49%			
Families	0.86%	0.37%	0.44%			
Owner HHs	0.99%	0.58%	0.66%			
Median Household Income	2.30%	2.70%	2.57%			
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>		
	Number	Percent	Number	Percent		
<\$15,000	254	4.3%	223	3.6%		
\$15,000 - \$24,999	174	2.9%	127	2.1%		
\$25,000 - \$34,999	252	4.3%	192	3.1%		
\$35,000 - \$49,999	412	7.0%	327	5.3%		
\$50,000 - \$74,999	1,108	18.7%	966	15.6%		
\$75,000 - \$99,999	996	16.8%	992	16.0%		
\$100,000 - \$149,999	1,710	28.8%	1,963	31.7%		
\$150,000 - \$199,999	666	11.2%	893	14.4%		
\$200,000+	356	6.0%	507	8.2%		
Median Household Income	\$92,734		\$103,917			
Average Household Income	\$105,038		\$121,520			
Per Capita Income	\$27,327		\$31,862			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2024</b>		<b>2029</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,779	8.6%	1,542	6.7%	1,584	6.7%
5 - 9	1,751	8.4%	1,576	6.9%	1,554	6.6%
10 - 14	1,999	9.6%	1,741	7.6%	1,646	6.9%
15 - 19	2,201	10.6%	1,873	8.2%	1,692	7.1%
20 - 24	1,718	8.3%	1,860	8.1%	1,736	7.3%
25 - 34	3,173	15.3%	3,578	15.6%	3,954	16.7%
35 - 44	2,849	13.7%	3,250	14.2%	3,475	14.6%
45 - 54	2,636	12.7%	2,779	12.1%	2,874	12.1%
55 - 64	1,584	7.6%	2,371	10.3%	2,366	10.0%
65 - 74	666	3.2%	1,528	6.7%	1,797	7.6%
75 - 84	329	1.6%	629	2.7%	833	3.5%
85+	84	0.4%	189	0.8%	211	0.9%

## Demographic and Income Profile

25900 Iris Ave, Moreno Valley, California, 92551 4

25900 Iris Ave, Moreno Valley, California, 92551

Ring: 3 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010	Census 2020	2024	2029		
Population	92,816	99,575	103,591	108,832		
Households	23,457	25,221	26,345	27,937		
Families	20,072	-	22,151	23,461		
Average Household Size	3.94	3.93	3.92	3.88		
Owner Occupied Housing Units	16,336	-	17,839	18,964		
Renter Occupied Housing Units	7,121	-	8,506	8,973		
Median Age	28.1	-	33.3	34.3		
<b>Trends: 2023-2028 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	0.99%	0.09%	0.30%			
Households	1.18%	0.38%	0.49%			
Families	1.16%	0.37%	0.44%			
Owner HHs	1.23%	0.58%	0.66%			
Median Household Income	3.01%	2.70%	2.57%			
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>		
	Number	Percent	Number	Percent		
<\$15,000	1,261	4.8%	1,101	3.9%		
\$15,000 - \$24,999	814	3.1%	602	2.2%		
\$25,000 - \$34,999	1,227	4.7%	957	3.4%		
\$35,000 - \$49,999	2,246	8.5%	1,820	6.5%		
\$50,000 - \$74,999	5,027	19.1%	4,508	16.1%		
\$75,000 - \$99,999	4,220	16.0%	4,318	15.5%		
\$100,000 - \$149,999	6,370	24.2%	7,376	26.4%		
\$150,000 - \$199,999	3,244	12.3%	4,520	16.2%		
\$200,000+	1,936	7.3%	2,734	9.8%		
Median Household Income	\$88,566		\$102,712			
Average Household Income	\$106,196		\$124,033			
Per Capita Income	\$27,121		\$31,955			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2024</b>		<b>2029</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,877	8.5%	6,640	6.4%	6,898	6.3%
5 - 9	8,029	8.7%	7,050	6.8%	7,073	6.5%
10 - 14	9,006	9.7%	7,968	7.7%	7,569	7.0%
15 - 19	9,699	10.4%	8,532	8.2%	7,916	7.3%
20 - 24	7,499	8.1%	8,581	8.3%	8,359	7.7%
25 - 34	13,331	14.4%	15,521	15.0%	17,691	16.3%
35 - 44	12,781	13.8%	14,244	13.8%	14,958	13.7%
45 - 54	11,811	12.7%	12,720	12.3%	13,371	12.3%
55 - 64	7,340	7.9%	10,954	10.6%	11,073	10.2%
65 - 74	3,407	3.7%	7,260	7.0%	8,595	7.9%
75 - 84	1,568	1.7%	3,060	3.0%	4,082	3.8%
85+	467	0.5%	1,060	1.0%	1,248	1.1%

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Source: Esri, U.S. Census

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

**25900 Iris Ave, Moreno Valley, California, 92551 4**

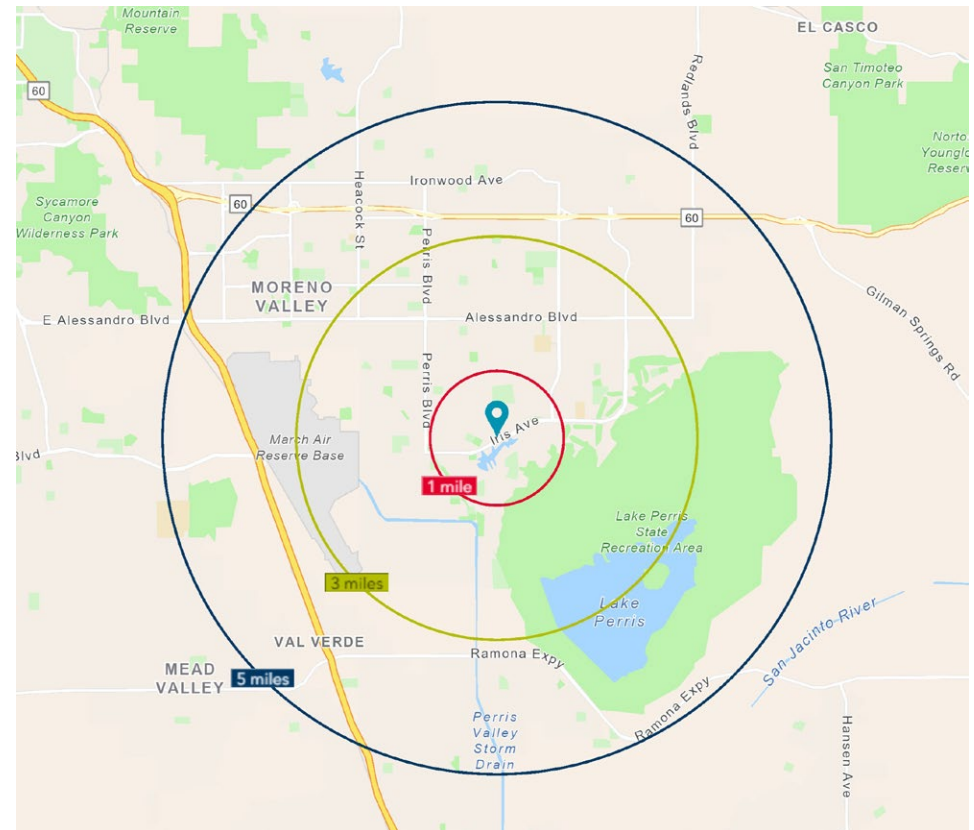
25900 Iris Ave, Moreno Valley, California, 92551

Ring: 5 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010	Census 2020	2024	2029		
Population	192,418	209,280	214,220	221,344		
Households	50,391	54,887	56,367	58,653		
Families	42,232	-	46,483	48,343		
Average Household Size	3.80	3.80	3.79	3.76		
Owner Occupied Housing Units	32,216	-	35,198	37,186		
Renter Occupied Housing Units	18,175	-	21,169	21,467		
Median Age	28.1	-	33.1	34.0		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.66%	0.09%	0.30%			
Households	0.80%	0.38%	0.49%			
Families	0.79%	0.37%	0.44%			
Owner HHS	1.10%	0.58%	0.66%			
Median Household Income	3.35%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,154	5.6%	2,755	4.7%		
\$15,000 - \$24,999	2,109	3.7%	1,561	2.7%		
\$25,000 - \$34,999	3,074	5.5%	2,442	4.2%		
\$35,000 - \$49,999	5,220	9.3%	4,238	7.2%		
\$50,000 - \$74,999	10,848	19.2%	9,761	16.6%		
\$75,000 - \$99,999	8,460	15.0%	8,713	14.9%		
\$100,000 - \$149,999	12,379	22.0%	14,216	24.2%		
\$150,000 - \$199,999	6,724	11.9%	9,033	15.4%		
\$200,000+	4,398	7.8%	5,934	10.1%		
Median Household Income	\$84,368		\$99,461			
Average Household Income	\$104,481		\$121,760			
Per Capita Income	\$27,477		\$32,247			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,921	8.8%	14,147	6.6%	14,459	6.5%
5 - 9	17,099	8.9%	14,597	6.8%	14,506	6.6%
10 - 14	18,293	9.5%	16,279	7.6%	15,117	6.8%
15 - 19	19,192	10.0%	17,574	8.2%	15,972	7.2%
20 - 24	15,744	8.2%	17,936	8.4%	17,446	7.9%
25 - 34	28,446	14.8%	32,734	15.3%	36,590	16.5%
35 - 44	26,245	13.6%	29,321	13.7%	30,382	13.7%
45 - 54	23,709	12.3%	25,995	12.1%	26,659	12.0%
55 - 64	15,061	7.8%	22,108	10.3%	22,088	10.0%
65 - 74	7,127	3.7%	14,862	6.9%	17,221	7.8%
75 - 84	3,422	1.8%	6,444	3.0%	8,390	3.8%
85+	1,157	0.6%	2,223	1.0%	2,514	1.1%



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Source: Esri, U.S. Census



# PLAZA at LAKESIDE

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