

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



CUSHMAN &  
WAKEFIELD





# ± 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 (2025)	23,407	104,298	214,198
AHH Income	\$110,458	\$113,421	\$110,074
Daytime Pop.	1,879	22,383	54,162

## 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	Edge Wise Barbershop	1,786
25910A-6	Threading	1,020
25910A-7	Palm Dry Cleaners	1,920
25910A-9	Allstate Insurance	1,080
25920A-10	AVAILABLE	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

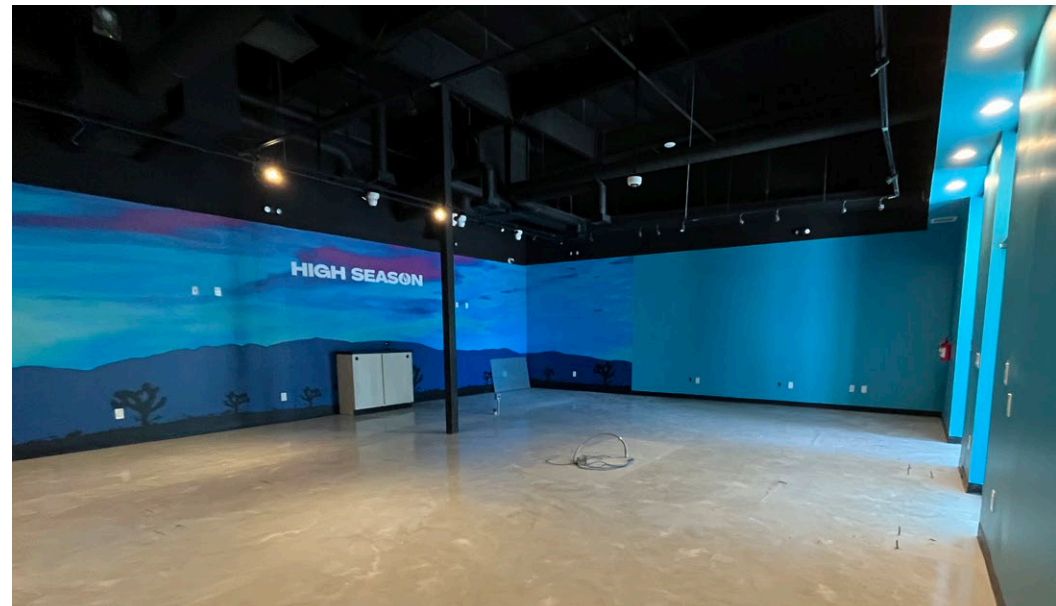
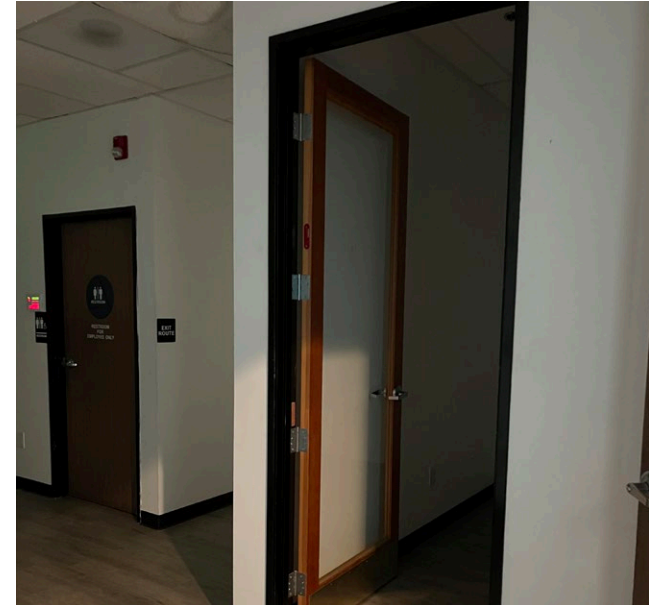


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# SUITE A-10

- SUITE A-10
- 2,160 SF
- AVAILABLE NOW!





# AERIAL





# PROPERTY GALLERY



# DEMOGRAPHICS

1Mile

## Demographic and Income Profile

### 25900 Iris Ave, Moreno Valley, California, 92551 6

25900 Iris Ave, Moreno Valley, California, 92551

Ring: 1 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010	Census 2020	2025	2030			
Population	20,769	22,009	23,407	24,271			
Households	5,408	5,673	6,133	6,442			
Families	4,551	-	5,136	5,397			
Average Household Size	3.83	3.87	3.81	3.76			
Owner Occupied Housing Units	3,818	-	4,264	4,477			
Renter Occupied Housing Units	1,591	-	1,869	1,965			
Median Age	27.8	-	32.9	34.4			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.73%	0.07%	0.30%				
Households	0.99%	0.33%	0.49%				
Families	1.00%	0.32%	0.44%				
Owner HHs	0.98%	0.49%	0.66%				
Median Household Income	1.63%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	324	5.3%	307	4.8%		
	\$15,000 - \$24,999	219	3.6%	184	2.9%		
	\$25,000 - \$34,999	253	4.1%	211	3.3%		
	\$35,000 - \$49,999	428	7.0%	382	5.9%		
	\$50,000 - \$74,999	1,017	16.6%	953	14.8%		
	\$75,000 - \$99,999	937	15.3%	956	14.8%		
	\$100,000 - \$149,999	1,668	27.2%	1,825	28.3%		
	\$150,000 - \$199,999	757	12.3%	899	14.0%		
	\$200,000+	531	8.7%	726	11.3%		
	Median Household Income	\$96,255		\$104,380			
Average Household Income	\$110,458		\$120,860				
Per Capita Income	\$29,167		\$32,313				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,779	8.6%	1,568	6.7%	1,607	6.6%
	5 - 9	1,751	8.4%	1,651	7.1%	1,606	6.6%
	10 - 14	1,999	9.6%	1,694	7.2%	1,679	6.9%
	15 - 19	2,201	10.6%	1,794	7.7%	1,612	6.6%
	20 - 24	1,718	8.3%	1,769	7.6%	1,638	6.7%
	25 - 34	3,173	15.3%	4,008	17.1%	4,271	17.6%
	35 - 44	2,849	13.7%	3,282	14.0%	3,573	14.7%
	45 - 54	2,636	12.7%	2,734	11.7%	2,869	11.8%
	55 - 64	1,584	7.6%	2,408	10.3%	2,388	9.8%
	65 - 74	666	3.2%	1,655	7.1%	1,911	7.9%
	75 - 84	329	1.6%	666	2.8%	885	3.6%
	85+	84	0.4%	177	0.8%	228	0.9%

3Mile

## Demographic and Income Profile

### 25900 Iris Ave, Moreno Valley, California, 92551 6

25900 Iris Ave, Moreno Valley, California, 92551

Ring: 3 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010		Census 2020		2025	2030
Population	92,816		99,575		104,298	110,457
Households	23,457		25,221		26,908	28,899
Families	20,072		-		22,604	24,250
Average Household Size	3.94		3.93		3.86	3.81
Owner Occupied Housing Units	16,336		-		18,326	19,345
Renter Occupied Housing Units	7,121		-		8,582	9,553
Median Age	28.1		-		33.3	34.9
Trends: 2024-2029 Annual Rate		Area		State		National
Population	1.15%				0.07%	0.30%
Households	1.44%				0.33%	0.49%
Families	1.42%				0.32%	0.44%
Owner HHs	1.09%				0.49%	0.66%
Median Household Income	2.27%				2.33%	2.57%
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			1,493	5.5%	1,401	4.8%
\$15,000 - \$24,999			830	3.1%	689	2.4%
\$25,000 - \$34,999			1,251	4.6%	1,051	3.6%
\$35,000 - \$49,999			2,112	7.8%	1,853	6.4%
\$50,000 - \$74,999			4,287	15.9%	4,040	14.0%
\$75,000 - \$99,999			4,296	16.0%	4,379	15.2%
\$100,000 - \$149,999			6,359	23.6%	7,017	24.3%
\$150,000 - \$199,999			3,391	12.6%	4,281	14.8%
\$200,000+			2,890	10.7%	4,188	14.5%
Median Household Income			\$94,051		\$105,236	
Average Household Income			\$113,421		\$126,741	
Per Capita Income			\$29,398		\$33,295	
Census 2010			2025		2030	
Population by Age			Number	Percent	Number	Percent
0 - 4			7,877	8.5%	6,713	6.4%
5 - 9			8,029	8.7%	6,961	6.7%
10 - 14			9,006	9.7%	7,552	7.2%
15 - 19			9,699	10.4%	8,262	7.9%
20 - 24			7,499	8.1%	8,068	7.7%
25 - 34			13,331	14.4%	17,532	16.8%
35 - 44			12,781	13.8%	14,068	13.5%
45 - 54			11,811	12.7%	12,206	11.7%
55 - 64			7,340	7.9%	10,996	10.5%
65 - 74			3,407	3.7%	7,792	7.5%
75 - 84			1,568	1.7%	3,200	3.1%
85+			467	0.5%	948	0.9%



# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

**25900 Iris Ave, Moreno Valley, California, 92551 6**

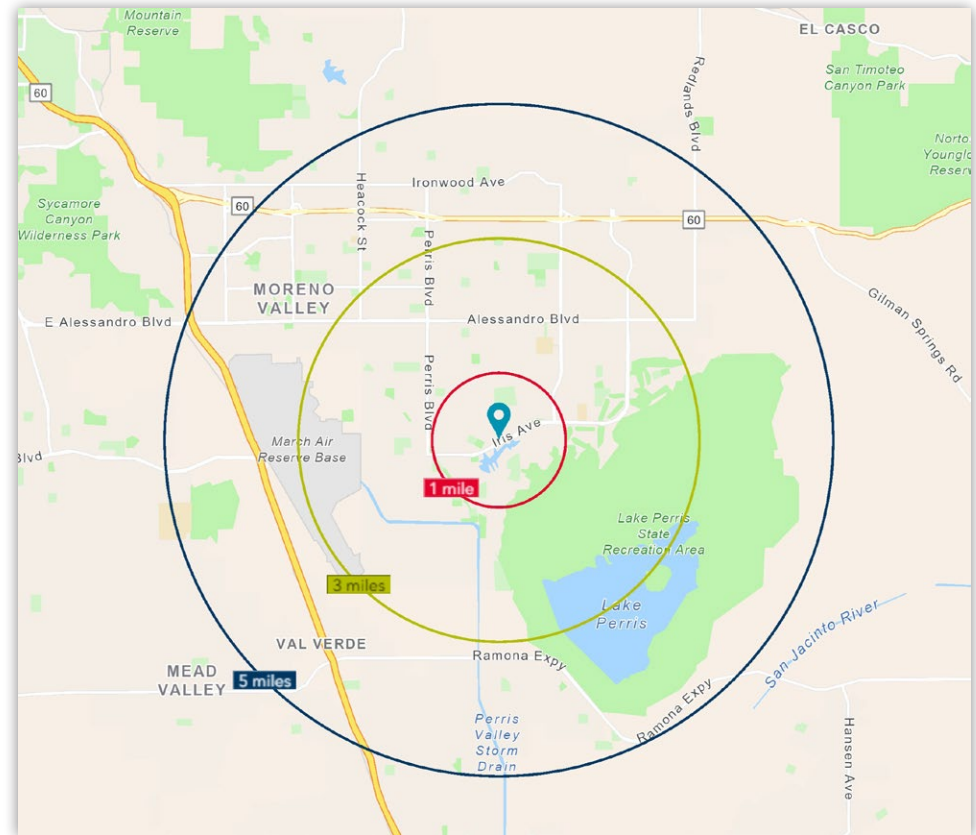
25900 Iris Ave, Moreno Valley, California, 92551

Ring: 5 mile radius

Latitude: 33.89151, Longitude: -117.20768



Summary	Census 2010	Census 2020	2025	2030			
Population	192,418	209,280	214,198	221,044			
Households	50,391	54,887	57,151	59,703			
Families	42,232	-	47,075	49,135			
Average Household Size	3.80	3.80	3.73	3.69			
Owner Occupied Housing Units	32,216	-	35,815	37,404			
Renter Occupied Housing Units	18,175	-	21,336	22,299			
Median Age	28.1	-	32.9	34.5			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.63%	0.07%	0.30%				
Households	0.88%	0.33%	0.49%				
Families	0.86%	0.32%	0.44%				
Owner HHs	0.87%	0.49%	0.66%				
Median Household Income	2.55%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	3,476	6.1%	3,168	5.3%		
	\$15,000 - \$24,999	2,104	3.7%	1,677	2.8%		
	\$25,000 - \$34,999	2,952	5.2%	2,436	4.1%		
	\$35,000 - \$49,999	4,928	8.6%	4,300	7.2%		
	\$50,000 - \$74,999	9,275	16.2%	8,613	14.4%		
	\$75,000 - \$99,999	8,825	15.4%	8,913	14.9%		
	\$100,000 - \$149,999	12,412	21.7%	13,476	22.6%		
	\$150,000 - \$199,999	6,970	12.2%	8,517	14.3%		
	\$200,000+	6,209	10.9%	8,603	14.4%		
	Median Household Income	\$89,841		\$101,904			
Average Household Income	\$110,074		\$122,742				
Per Capita Income	\$29,376		\$33,156				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	16,921	8.8%	14,116	6.6%	14,384	6.5%
	5 - 9	17,099	8.9%	14,562	6.8%	14,147	6.4%
	10 - 14	18,293	9.5%	15,602	7.3%	14,724	6.7%
	15 - 19	19,192	10.0%	17,159	8.0%	15,083	6.8%
	20 - 24	15,744	8.2%	16,893	7.9%	16,632	7.5%
	25 - 34	28,446	14.8%	36,026	16.8%	37,577	17.0%
	35 - 44	26,245	13.6%	28,877	13.5%	32,195	14.6%
	45 - 54	23,709	12.3%	24,958	11.7%	25,647	11.6%
	55 - 64	15,061	7.8%	21,725	10.1%	21,846	9.9%
	65 - 74	7,127	3.7%	15,585	7.3%	17,485	7.9%
	75 - 84	3,422	1.8%	6,711	3.1%	8,924	4.0%
	85+	1,157	0.6%	1,981	0.9%	2,399	1.1%







# PLAZA at LAKESIDE

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

**CHAD IAFRATE**

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

**NASH JOHNSON**

+1 760 431 3831

nash.johnson@cushwake.com

LIC #02188083

**PHIL LYONS**

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731

**JOSEPH LISING**

+1 949 372 4896

joseph.lising@cushwake.com

LIC #01248258



12830 El Camino Real, Suite 100  
San Diego, CA 92130  
cushmanwakefield.com