

for lease

# PLAZA at LAKESIDE

**STATER BROS.**  
markets

25900



usbank

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 (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

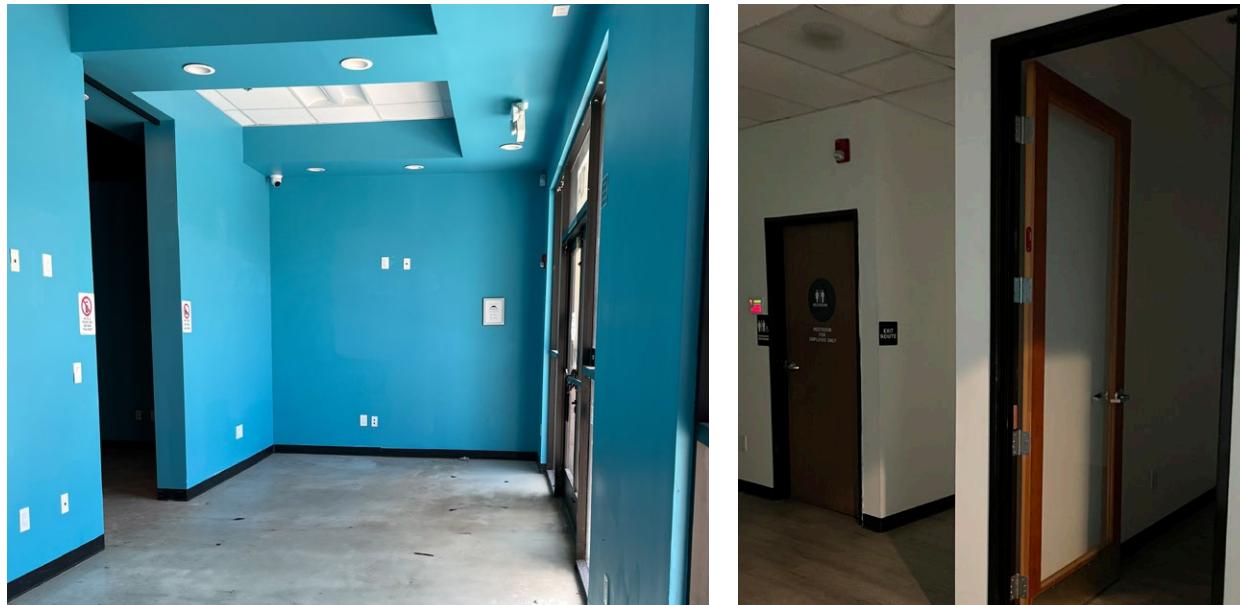
SUITE	TENANT	SQ. FT.
25900	Stater Bros.	44,054
25910A-1	AT&T	1,132
25910A-2	Ronald Wise	1,210
25910A-3	H&R Block	990
25910A-4	Q Nails & Spa	1,322
25910A-5	Edge Wise Barbershop	1,786
25910A-6	Threading	1,020
25910A-7	Palm Dry Cleaners	1,920
25910A-9	Allstate Insurance	1,080
<b>25920A-10</b>	<b>AVAILABLE</b>	<b>2,160</b>
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

1 Mile

**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

Census 2010						2025	2030
Population by Age	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%	

3 Mile

**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

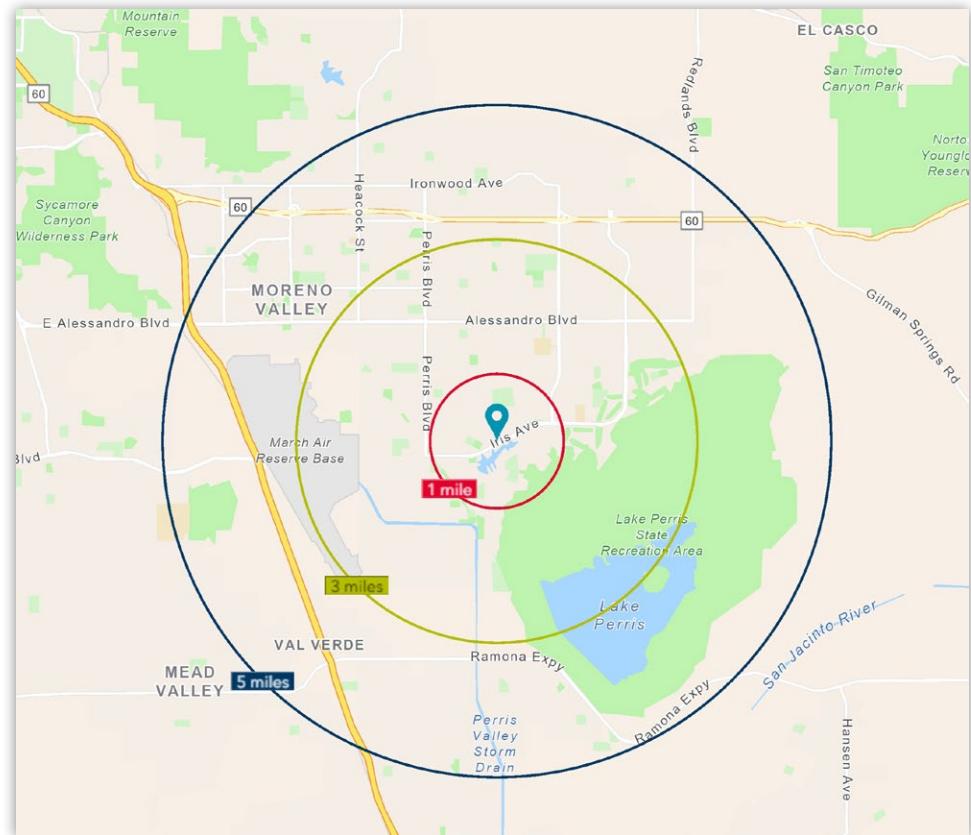
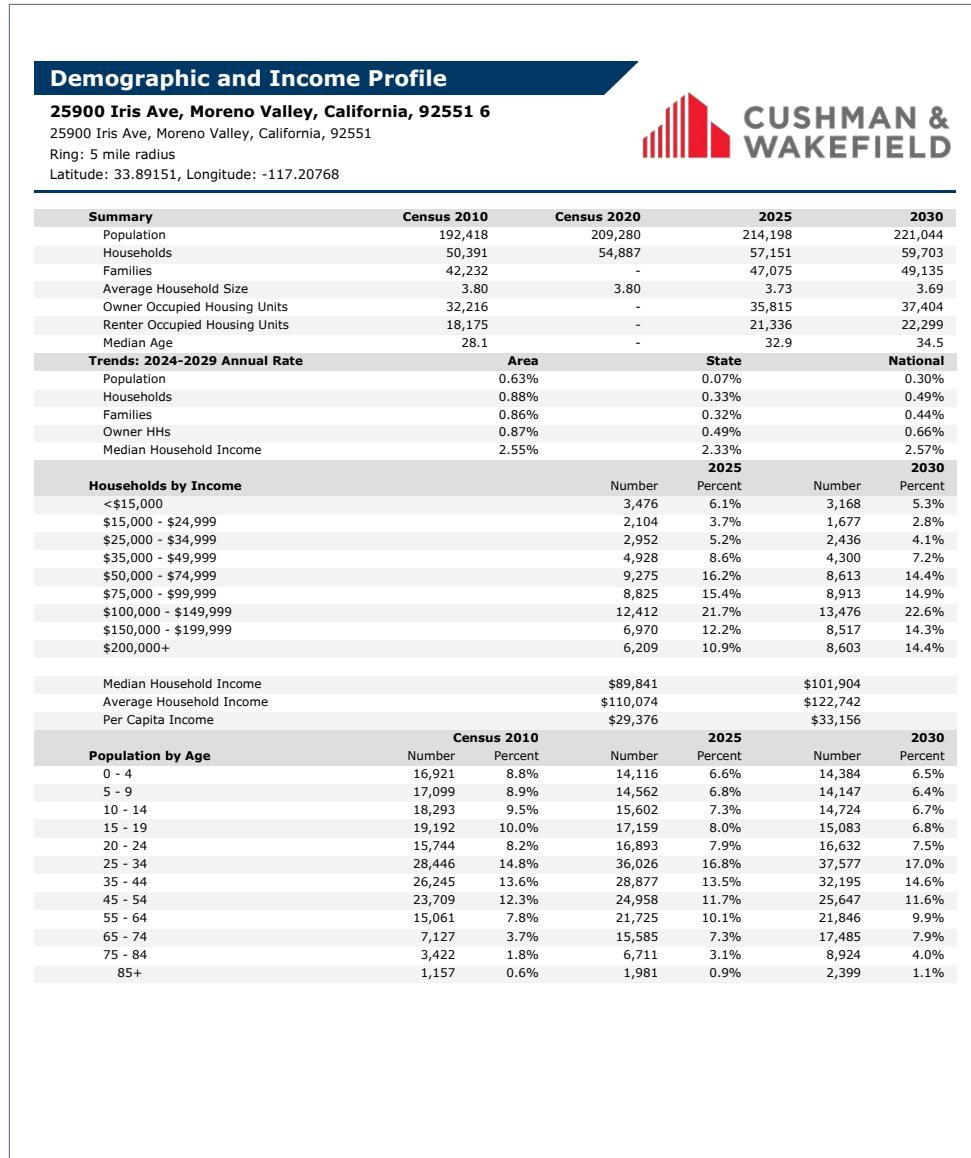
Trends: 2024-2029 Annual Rate				
	Area	State	National	
Population	1.15%	0.07%	0.30%	
Households	1.44%	0.33%	0.49%	
Families	1.42%	0.32%	0.44%	
Owner HHs	1.09%	0.49%	0.66%	
Median Household Income	2.27%	2.33%	2.57%	

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	Number	Percent	
0 - 4	7,877	8.5%	6,713	6.4%	7,018	6.4%	
5 - 9	8,029	8.7%	6,961	6.7%	6,958	6.3%	
10 - 14	9,006	9.7%	7,552	7.2%	7,254	6.6%	
15 - 19	9,699	10.4%	8,262	7.9%	7,446	6.7%	
20 - 24	7,499	8.1%	8,068	7.7%	7,902	7.2%	
25 - 34	13,331	14.4%	17,532	16.8%	18,924	17.1%	
35 - 44	12,781	13.8%	14,068	13.5%	15,979	14.5%	
45 - 54	11,811	12.7%	12,206	11.7%	12,974	11.7%	
55 - 64	7,340	7.9%	10,996	10.5%	11,303	10.2%	
65 - 74	3,407	3.7%	7,792	7.5%	9,060	8.2%	
75 - 84	1,568	1.7%	3,200	3.1%	4,431	4.0%	
85+	467	0.5%	948	0.9%	1,207	1.1%	

# DEMOGRAPHICS (cont.)

5 Mile





# PLAZA at LAKESIDE

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