

For Lease

Lakeshore Village Plaza

23579 Sunnymead Ranch Parkway, Moreno Valley, CA 92557



Property Highlights

- Only commercial center serving the entire master planned community, providing a captive audience for retailers and service oriented tenants
- Approximately 500 planned single family houses proposed for future development in the immediate area
- Affluent income demographics
- Canyon Springs High School, Vista Heights Middle School, and 2 large churches located within 1/3 mile from the property
- Former Ralphs available for lease (45,740 sq.ft. - divisible to 15,000 sq.ft.)
- Shops available for lease (1,000 sq.ft. - 6,000 sq.ft.)

Demographic Highlights

2017 Estimates	1-Mile	3-Mile	5-Mile
Population	15,438	81,649	191,762
Avg. HH Income	\$91,720	\$69,809	\$66,809

For more information, contact:

Daniel Firtel | Executive Managing Director
T) 888-301-1888 x 3
E) dfirtel@argentretailadvisors.com
DRE License #01415261

Albert Lopez | Director
T) 888-301-1888 x 5
E) alopez@argentretailadvisors.com DRE
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- | | | |
|---|--|------------------------------------|
| 1. Pigeon Pass Ltd. - 78 Units | 6. Randy McFarland - 7 Units | 11. RSI - 104 Units |
| 2. Professors Fund IV - 58 Units | 7. Winchester Associates - 105 Units | 12. OFA - 12 Units |
| 3. Mission Pacific Land Co - 184 Units | 8. Professor's FUnd IV/Winchester Associates - 9 Units | 13. Skyline Homes - 12 Units |
| 4. Red Hill Village, LLC - 214 Units | 9. CV Communities - 139 Units | 14. Right Solutions, LLC - 7 Units |
| 5. Construction Specialist Group LLC - 53 Units | 10. SCH Development, LLC - 16 Units | 15. Tilak Chopra - 38 Units |



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RETAIL ADVISORS

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STE	TENANT	SF
Parcel 3 Suite 101-110		
101	Apostolic Assembly of the Faith in Christ Jesus	7,080
102	Bank of America	1,100
103	Fit Body Boot Camp	2,186
104	Vacant	2,143
105	Vacant	1,357
108	Hair Perfect	1,200
109	Vacant	1,273
110	Vacant	1,273
Parcel 4 Big Box		
Box	Vacant	45,750
Parcel 5 Suite 111 - 124		
111	Armando's Mexican Food	1,820
112/113	Beauty Supply	2,080
114	Vacant	1,055
115	Lovely Nails	1,040
116	Subway	1,040
117	S&R Smoke Shop	1,040
118	Lakeshore Village Cleaners	2,000
119/122	S Bar & Grill	3,300
123	Oishii Sushi and Teriyaki	1,600
124	Soft Touch Dental Care	1,650
Antenna	Cell Tower	0
Recycle	Recycle Center	0
Parcel 6 Land Pad		
Land	Land Pad (2.30 acres / 100,188 SF)	

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Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Argent Retail Advisors.