

# Anchor, Pads & Shop Space Available Lakeshore Village Marketplace



SWC Sunnymead Ranch Pkwy. & Old Lake Dr.  
Moreno Valley, California

## Property Features

- 45,750 SF Anchor Space - Can be Demised
- Signalized Intersection
- Abundant Parking
- Great Visibility & Access

## Demographics

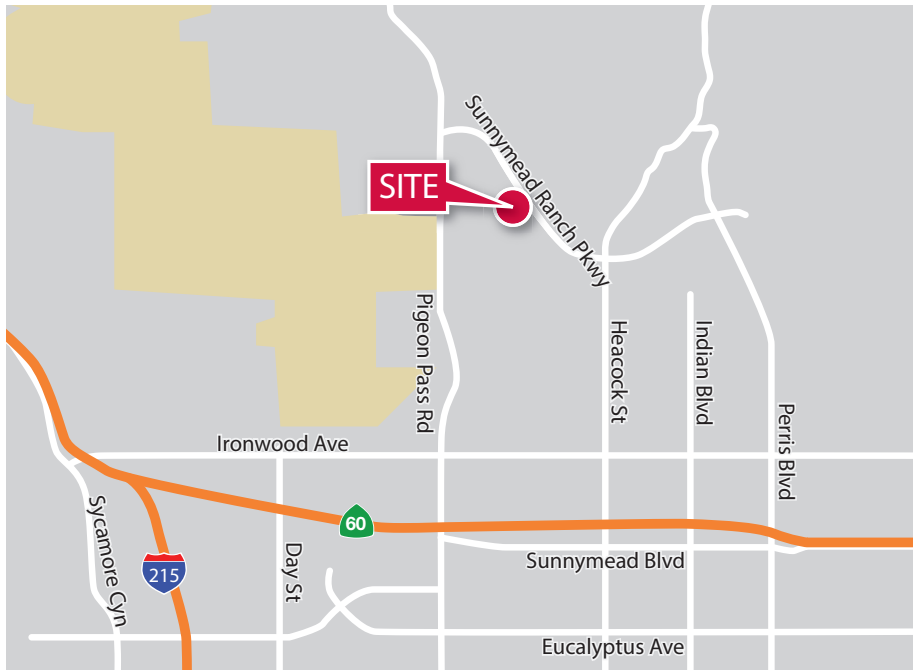
	1 Mile	2 Miles	3 Miles
Population	14,150	32,643	75,566
Avg. HH Income	\$84,812	\$74,984	\$69,102

## Traffic Counts

Sunnymead Ranch Pkwy. & Old Lake Dr. 19,483 CPD

Old Lake Dr. & Sunnymead Ranch Pkwy. 14,072 CPD

SOURCE: CITY OF MORENO VALLEY



## Co-tenants

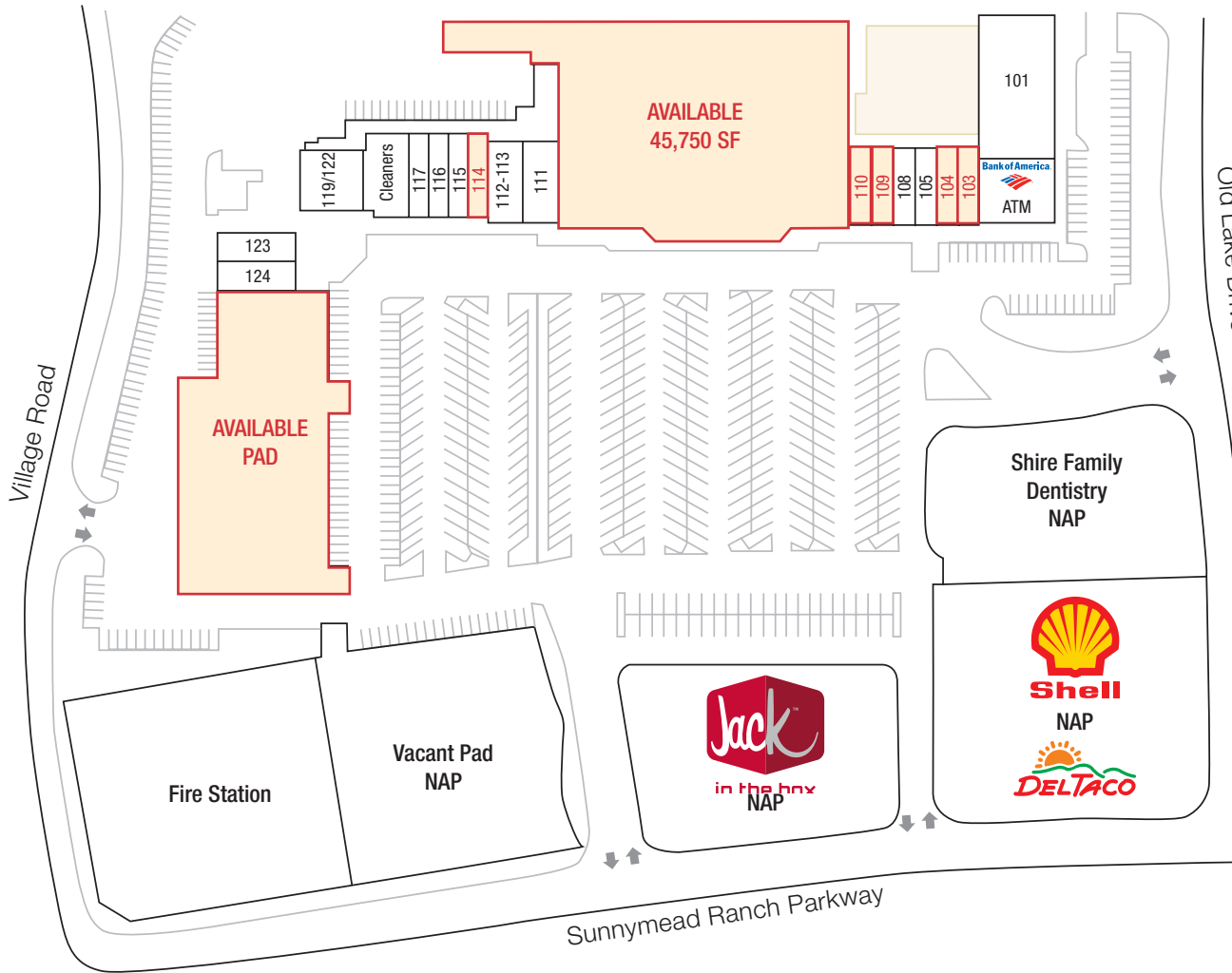


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## Lakeshore Village Marketplace



Suite	Tenant	Sq. Ft.
	<b>AVAILABLE</b>	<b>45,750</b>
101	Church	7,080
102	Bank of America ATM	1,100
<b>103</b>	<b>AVAILABLE</b>	<b>2,186</b>
<b>104</b>	<b>AVAILABLE</b>	<b>2,143</b>
105	Sheriff Substation	1,357
108	Hair Perfect	1,200
<b>109</b>	<b>AVAILABLE</b>	<b>1,273</b>
<b>110</b>	<b>AVAILABLE</b>	<b>1,273</b>
111	Armando's Mexican Restaurant	1,820
112/113	Beauty Supply	2,080
<b>114</b>	<b>AVAILABLE</b>	<b>1,055</b>
115	Nail Salon	1,040
116	Subway	1,040
117	Smoke Shop	1,040
118	Cleaners	2,000
119/122	S Bar & Grill	3,300
123	Oishii Sushi	1,600
124	Dentist	1,650

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