



PROPERTY HIGHLIGHTS:

- **1). PRIME 33,750 SF. ANCHOR SPACE FOR LEASE – HIGH-VISIBILITY RETAIL CENTER** (Ideal for big-box retailers, specialty grocers, fitness centers, or entertainment concepts.)
- **2). 100,188 SF. of LAND LAND LEASE OPPORTUNITY**
- **Part of Lakeshore Village Marketplace Plaza (Neighborhood Shopping Center)**
- **This plaza is nestled in North of Moreno Valley, right across from Sunnymead Ranch Lake/Community.**
- **Co-Anchor by DOLLAR TREE STORE.**
- **COMMERCIAL Zoning.**
- **Plaza is also adjacent to Jack in the Box (NAP), Del Taco/Shell Gas Station (NAP), Sunnymead Ranch Dental Center (NAP).**
- **Join a dynamic mix of tenants, driving consistent consumer visits.**
- **Monument Signage Available for New Tenants.**
- **Ample Free Parking Spaces.**

For more information:

Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: Kevin.Lee@bhhscaprops.com

*** AVAILABLE SPACE FOR RETAIL:**

Space #:	Size:	Rent Rate:
<u>23575 Sunnymead</u>	<u>33,750 SF.</u>	<u>\$0.99 PSF/Mo. + NNN</u>

**** AVAILABLE SPACE FOR LAND LEASE:**

Space #:	Size:	Rent Rate:
<u>LAND LEASE</u> <u>APN: 260-460-019</u>	<u>100,188 SF.</u>	<u>**CALL FOR DETAILS</u>

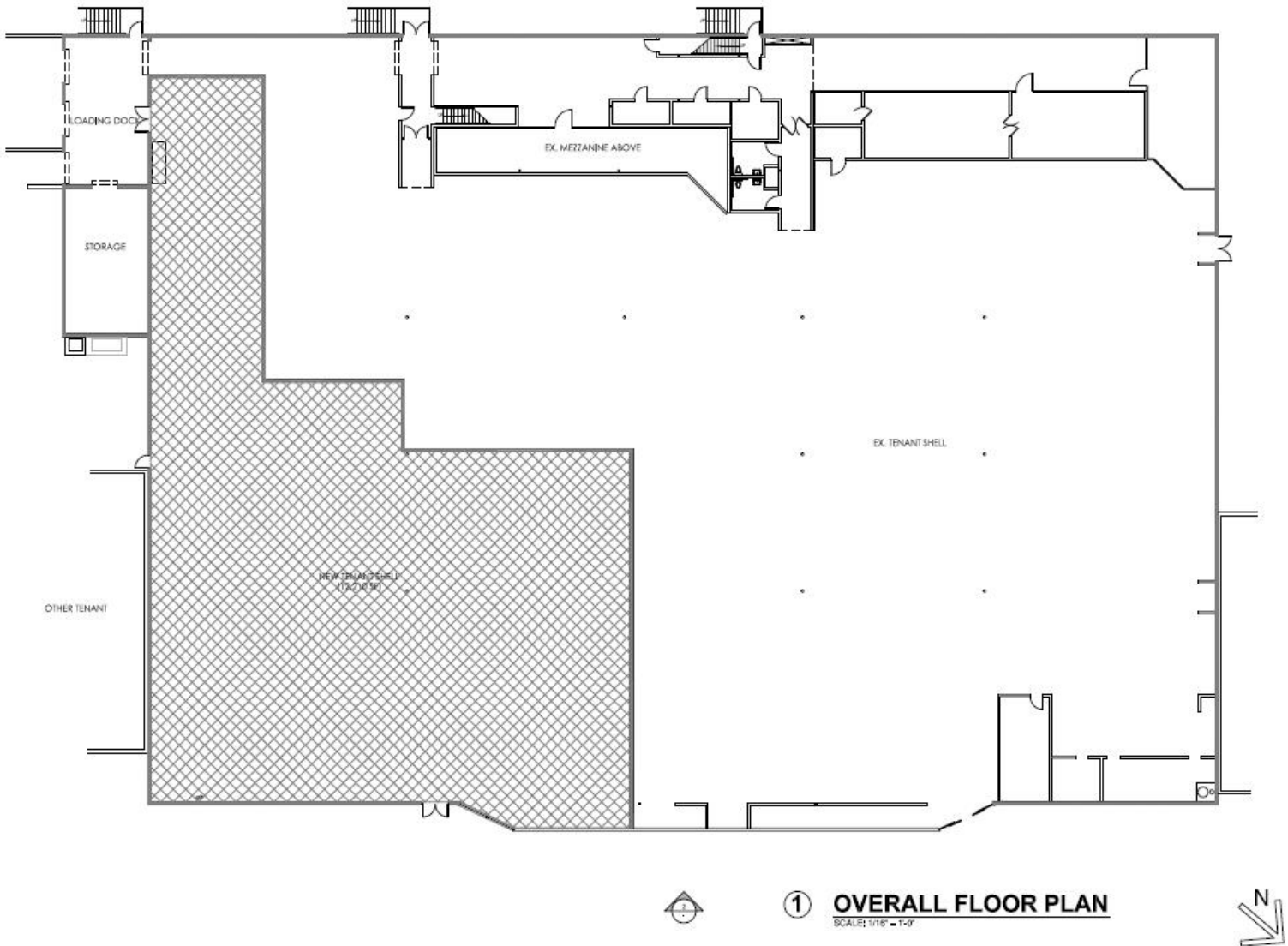
NNN's = \$0.50 per sf. as of 12/1/2024



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FLOOR PLAN:



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OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"

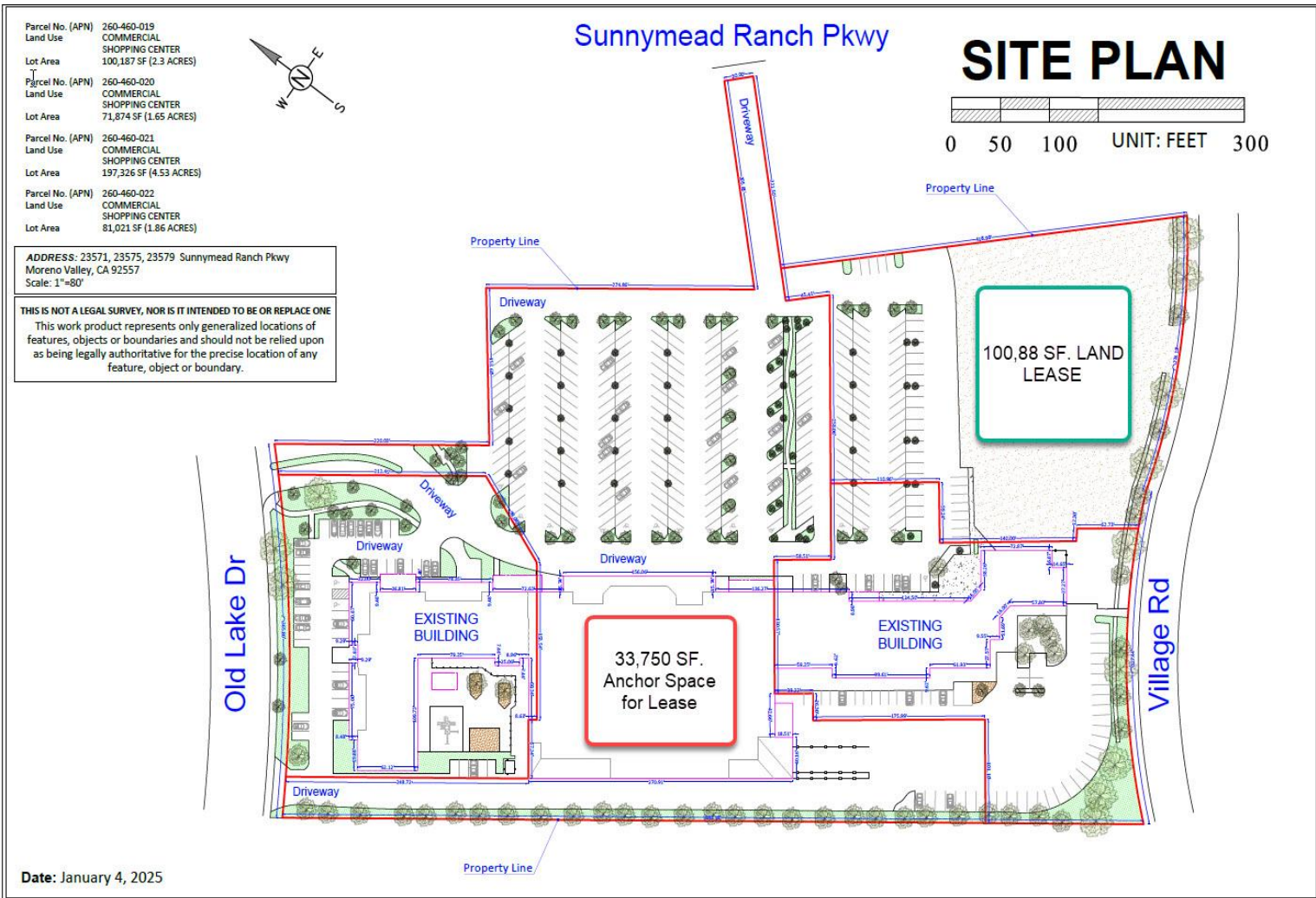


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LAKESHORE VILLAGE MARKETPLACE ANCHOR RETAIL SPACES & PAD SITE AVAILABLE FOR LEASE

FOR LEASE
23575 SUNNYMEAD RANCH PKWY
MORENA VALLEY, CA 92557

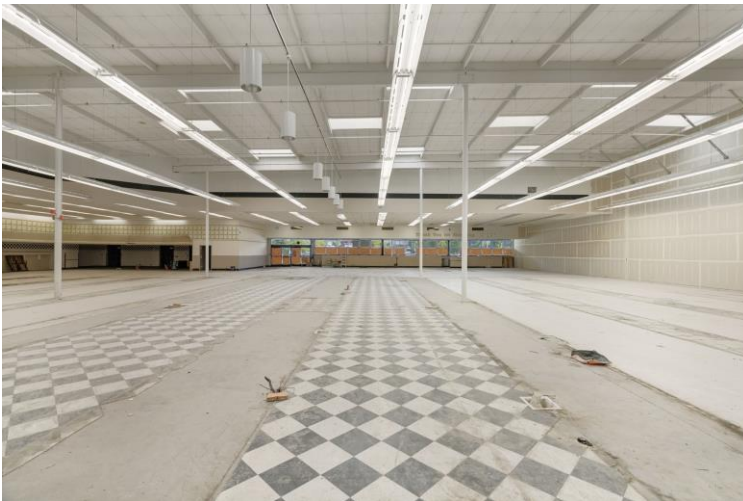


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