

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

FOR LEASE
23575 SUNNYMEAD RANCH PKWY
MORENA VALLEY, CA 92557



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: KevinLee@kmpmgroup.com

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*** 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

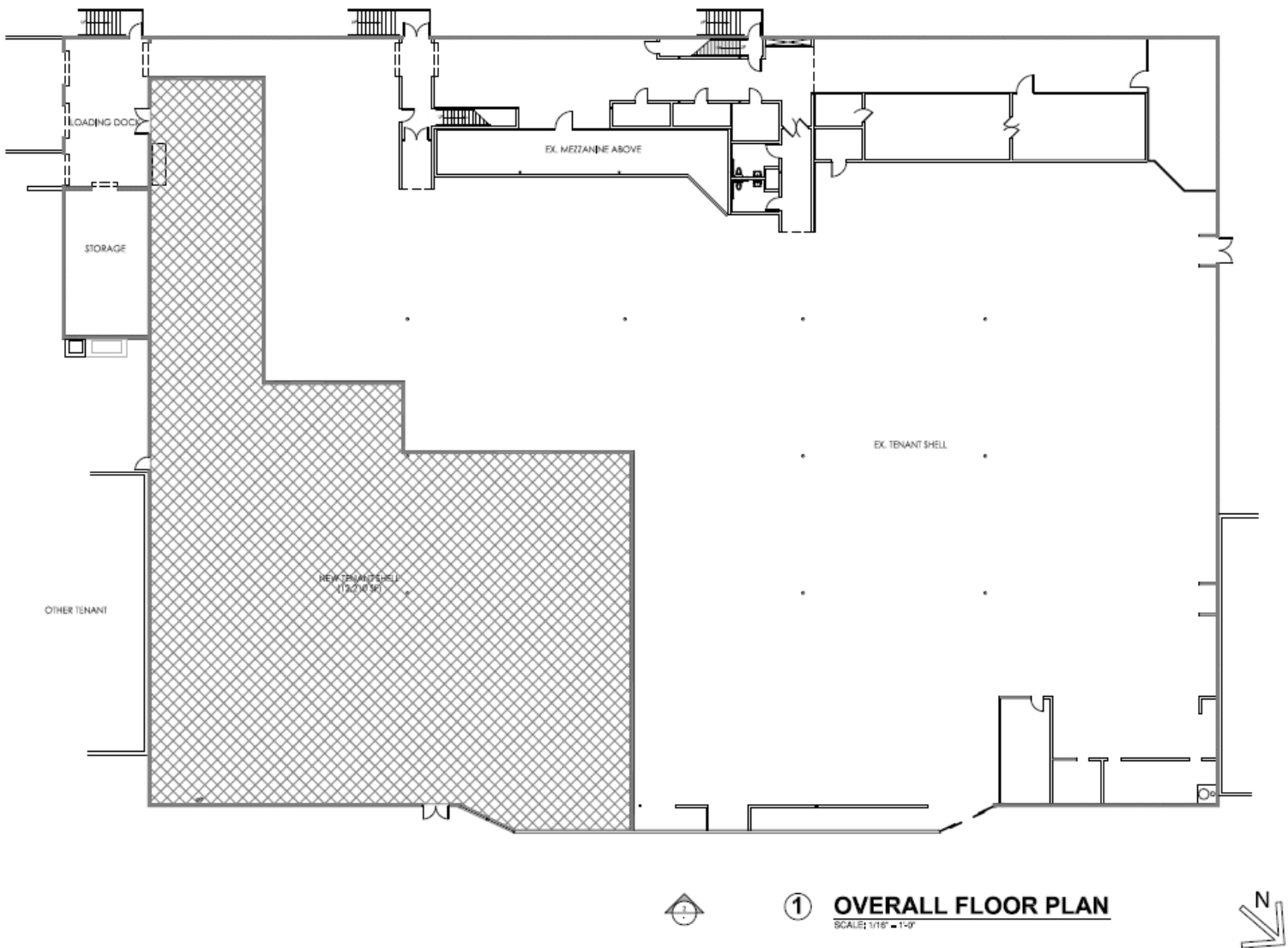


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FLOOR PLAN:



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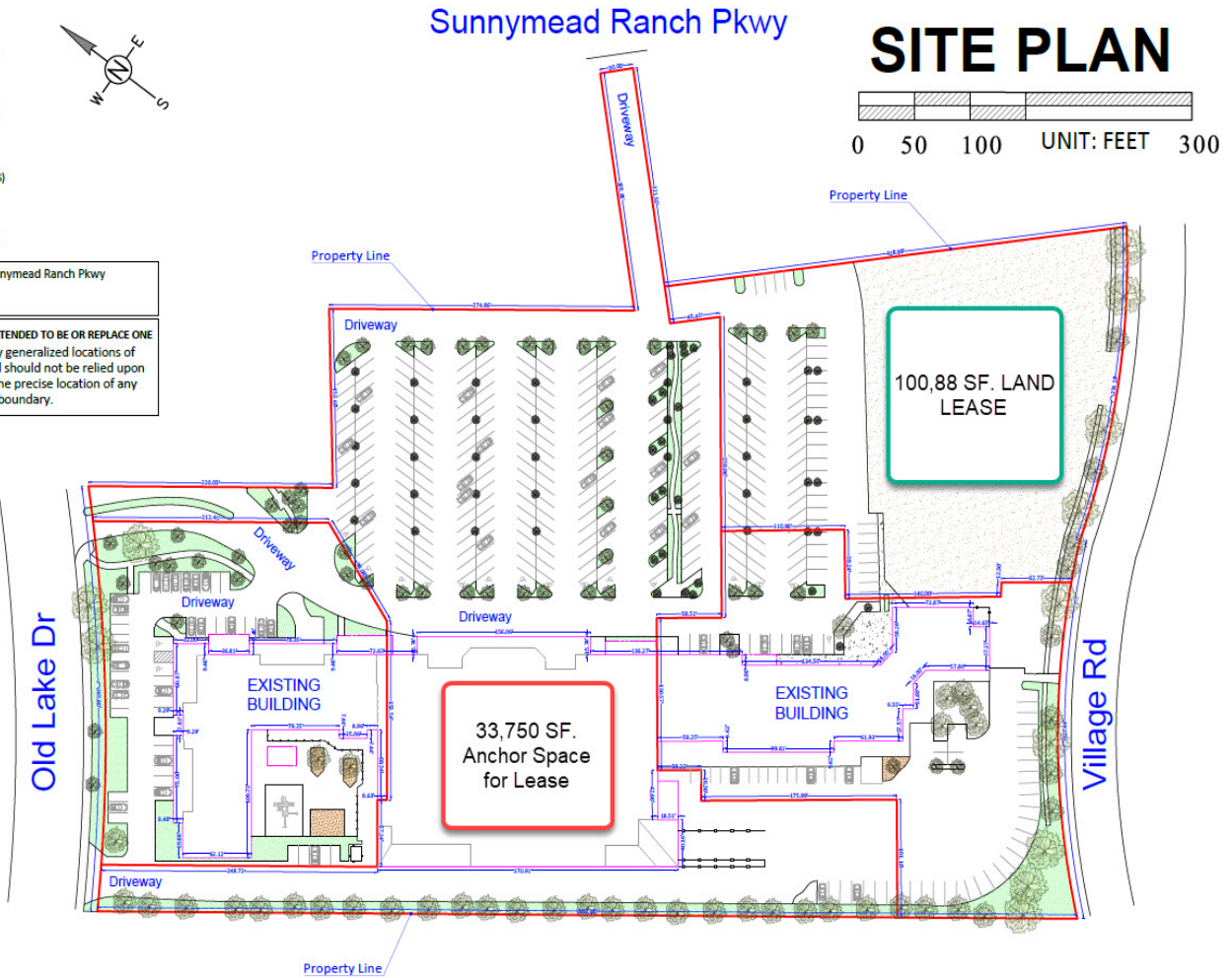
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FOR LEASE
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MORENA VALLEY, CA 92557

Parcel No. (APN) 260-460-019
Land Use COMMERCIAL
Lot Area 100,187 SF (2.3 ACRES)
Parcel No. (APN) 260-460-020
Land Use COMMERCIAL
Lot Area 71,874 SF (1.65 ACRES)
Parcel No. (APN) 260-460-021
Land Use COMMERCIAL
Lot Area 197,326 SF (4.53 ACRES)
Parcel No. (APN) 260-460-022
Land Use COMMERCIAL
Lot Area 81,021 SF (1.86 ACRES)

ADDRESS: 23571, 23575, 23579 Sunnymead Ranch Pkwy
Moreno Valley, CA 92557
Scale: 1"=80'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.



Date: January 4, 2025



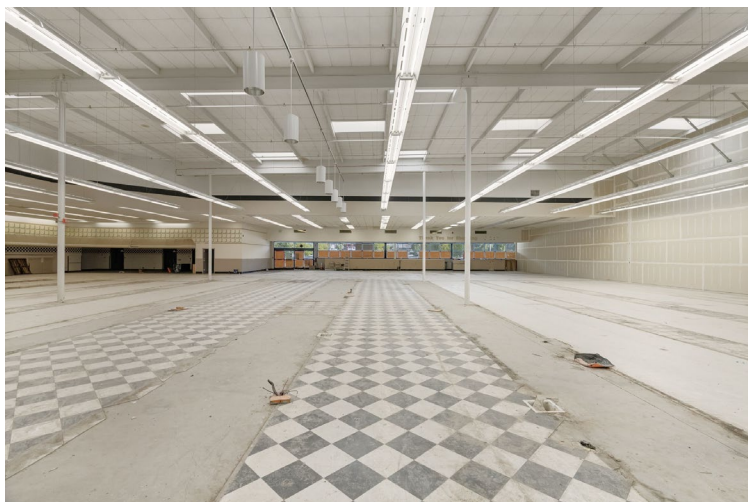
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