

MORENO VALLEY Lakeshore Village Market Place

23571-23579 Sunnymead Ranch Pky, Moreno Valley, CA 92557



Listing Link

18 Retail Units
Investment/Owner user



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626-688-2208
626-688-2278

Broker does not guarantee the accuracy of financial data, square footage, lot size, zoning. Buyer shall independently verify the accuracy of information and base upon and rely on its own inspection and analysis for its own satisfaction.

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Property Highlights

1. Prime Location at Sunnymead Ranch Entrance

Located at the main entrance of one of North Moreno Valley's most established and desirable single-family communities, the center enjoys built-in traffic, strong visibility, and long-term stability that cannot be replicated.

2. Rare ±2.3 Acres of Developable Land (Instant Future Upside)

The site includes ±2.3 acres of unused land—ideal for building new retail pads, medical offices, drive-thru concepts, or educational facilities, creating a second layer of NOI growth unique in this submarket.

3. Flexible ±33,750 SF Former Grocer Anchor Box

The vacant anchor provides exceptional value-add potential through re-tenanting, subdivision, or repurposing into grocery, medical, fitness, entertainment, or specialty retail. A national retailer has already shown interest, offering immediate upside.

4. Stable, Daily-Needs Tenant Mix Anchoring the Center

Existing tenants include Dollar Tree, City of Moreno Valley, Del Taco (NAP), Jack in the Box (NAP), restaurants, Bank of America ATM, dental and beauty services, ensuring steady foot traffic and essential neighborhood demand.

5. Strong & Growing Demographics Support Long-Term Demand

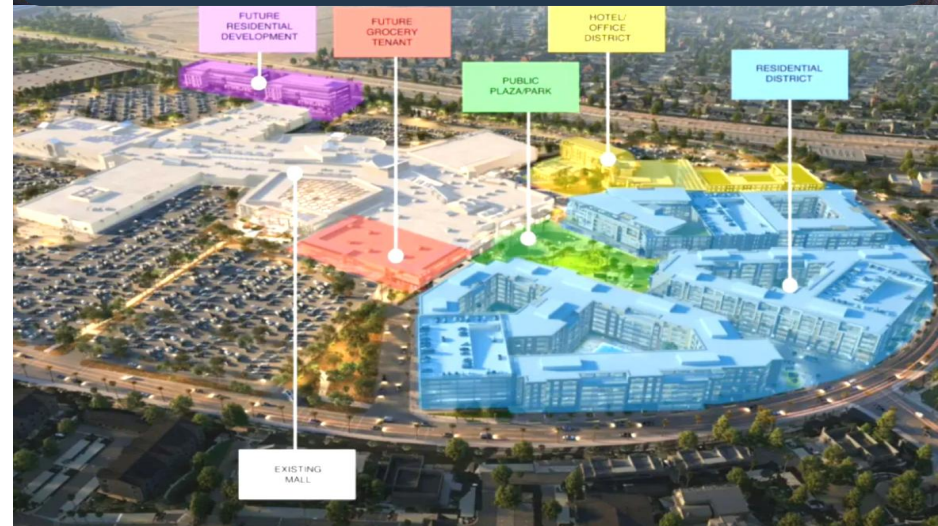
The center is supported by 192,986 residents within 5 miles and a 3-mile average household income of \$86,748, fueled by large, long-established residential communities surrounding the Sunnymead Ranch private lake.

6. Moreno Valley Is One of Southern California's Fastest-Growing Cities

The city benefits from rapid job growth driven by logistics, healthcare, and new industrial development, including Amazon Air, FedEx, UPS, Kaiser Permanente, and multiple Fortune 500 distribution centers—supporting long-term population growth, rising consumer spending, and ongoing retail demand.



Specific Plan 200 TownGate Specific Plan (SP 200)



The Moreno Valley City approved plans to redevelop the Moreno Valley Mall

Lakeshore Village Market Place

Address: 23571-23579 Sunnymead Ranch Pky, Moreno Valley, CA 92557

APNS: 260-460-019, 260-460-020, 260-460-021, 260-460-022

Building Size: \pm 79,987 SF

Lot Size: \pm 10.34 AC

Year : 1994

Zoning: SP168 CPS - Commercial

Asking Price: \$13,999,999

Monthly Rent: \$71,957.27 (Gross)

Annual Rent: \$863,487.24 (Gross)



Lakeshore Village Market Place



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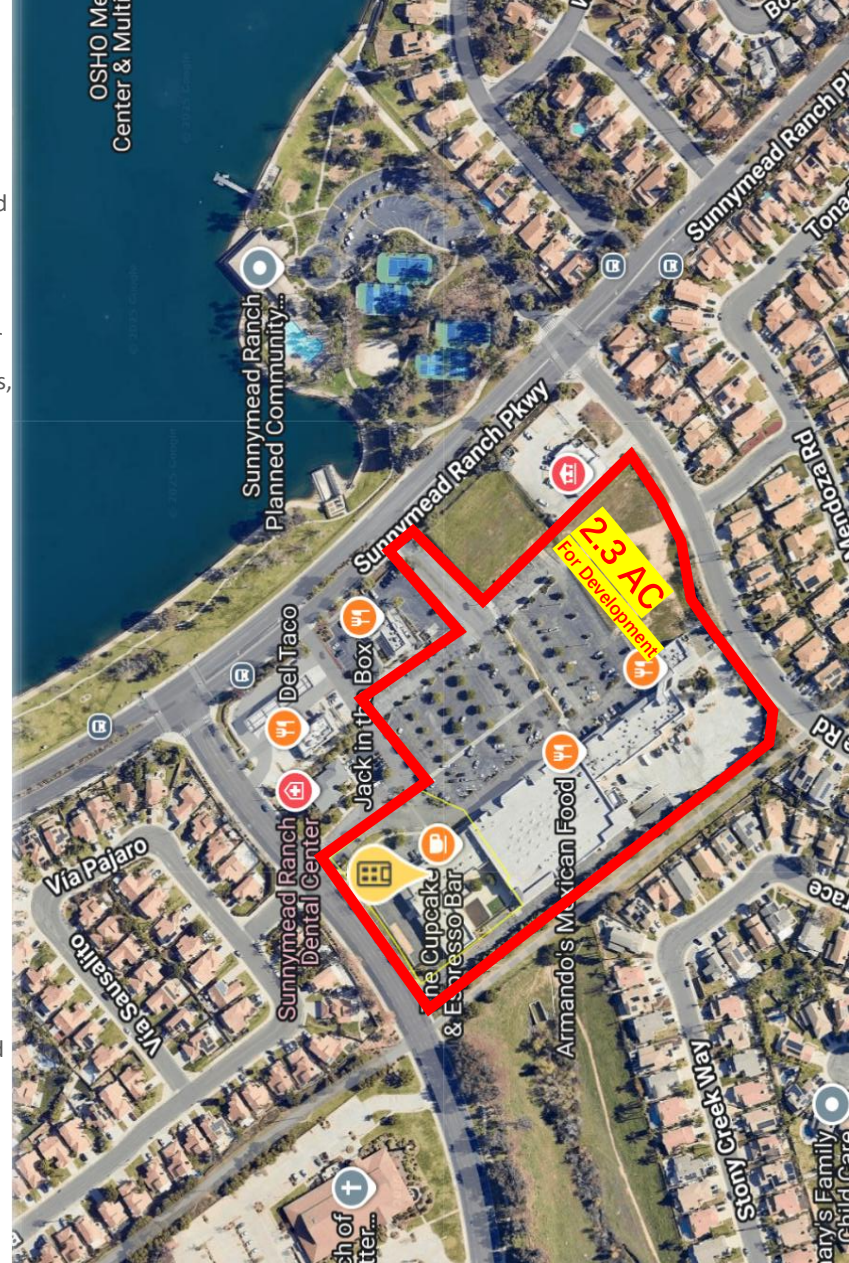
Property Overview

Lakeshore Village Marketplace is an approximately $\pm 79,987$ SF neighborhood shopping center located at the primary entrance of the prestigious Sunnymead Ranch community in North Moreno Valley. Highly visible and situated on a generous ± 10.34 -acre parcel, the property also includes an additional ± 2.3 acres of undeveloped land—a rare opportunity for future ground-up construction, expansion, or new income-producing uses such as medical offices, drive-thru pads, educational facilities, retail pads, or professional services.

The center is anchored by a stable mix of daily-needs and service-oriented tenants, including Dollar Tree, City of Moreno Valley, Del Taco (NAP), Jack in the Box (NAP), restaurants, a Bank of America ATM, dental, and beauty operators—providing steady consumer traffic and strong neighborhood demand. Robust surrounding demographics further support long-term performance, with 192,986 residents within a 5-mile radius and a 3-mile average household income of \$86,748, driven by the large, well-established single-family communities surrounding the Sunnymead Ranch private lake.

The $\pm 33,750$ SF former grocer anchor space, currently vacant and offering exceptional flexibility for re-tenanting, subdivision, or conversion to grocery, specialty retail, medical, fitness, education, or entertainment uses. The space has already attracted interest from a national retailer, presenting immediate upside potential for the next owner.

With its irreplaceable location, strong community-driven demand, substantial development land, and highly flexible anchor box, Lakeshore Village Marketplace represents a compelling opportunity for 1031 exchange buyers, value-add investors, and long-term holders seeking a stable, community-anchored retail asset with significant future growth potential in one of Moreno Valley's most established neighborhoods.



LAKE SHORE VILLAGE MARKETPLACE

TRADE AREA

3 Mile Radius

79,652
Total Population

66,820
Daytime Population

\$78,276
Average Household Income

16,673
Total Employees

\$414,672
Average Home Value

Canyon Springs/Crossings



Moreno Valley Mall



Lakeshore Village Marketplace



101 LAKESHORE VILLAGE MARKETPLACE

MARKET OVERVIEW

Riverside County

Riverside County lies in Southern California bordering Orange County to the west, San Bernardino County to the north, Arizona in the east, and San Diego and Imperial Counties to the south. The County is California's fourth-most populous and the 11th-most populous county in the United States, overall. Riverside County spans 7,208 square miles and is the fourth-largest county in California by area.

Riverside and San Bernardino Counties form the Inland Empire, one of California's fastest growing and largest economic regions. The US Department of Commerce's Bureau of Economic Analysis ranks the Riverside-San Bernardino-Ontario MSA as the 25th largest economy in the United States. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, contributed to the Inland Empire's rise as a major economic region.

Several notable manufacturers and retailers have key distribution facilities in the Inland Empire and Riverside County in particular. Ralphs and Walmart operate distribution centers in the City of Riverside while Costco's facility is in Mira Loma.

Riverside County contains more than 2.46M residents and over 778K households. Projections show the County's population will grow 1.5%, adding 189K residents and nearly 37K households by 2024. County residents are moderately educated in general as 55.1% of adults attended some college and 22.3% earned a bachelor's degree or higher.

Area households are considered upper middle class with a median annual income of \$67,996, which is forecast to rise 3.2% to \$79,033 per year by 2024.



FUN FACTS

75,887

Total Businesses

668,726

Total Employees

2.46 M

Total Population

\$84,853

Average Household Income

4th

Largest County in California

25th

Largest Economy in the U.S.

Source: Applied Geographic Solutions, 2019 Estimates.



DEMOGRAPHIC

	1-Mile	3-Miles	5-Miles
POPULATION			
2019 TOTAL POPULATION	15,577	79,652	192,986
2024 TOTAL POPULATION	16,176	83,400	202,346
2019-2024 ANNUAL RATE	076%	0.92%	0.95%
TOTAL BUSINESSES	86	1,776	3,999
TOTAL EMPLOYEES	942	16,673	42,697
TOTAL DAYTIME POPULATION	9,524	66,820	168,265
2019 MEDIAN AGE	35.2	31.9	30.1
HOUSEHOLDS			
2019 HOUSEHOLDS	4,428	22,582	54,564
2019 AVERAGE HOUSEHOLD SIZE	3.51	3.52	3.44
2019 HOUSING UNITS	4,564	23,754	57,534
OWNER OCCUPIED HOUSING UNITS	76.6%	55.5%	50.9%
RENTER OCCUPIED HOUSING UNITS	20.4%	39.5%	44.0%
VACANT HOUSING UNITS	3.0%	4.9%	5.2%
2019 AVERAGE HOME VALUE	\$413,262	\$414,672	\$398,578
INCOME			
2019 MEDIAN HOUSEHOLD INCOME	\$86,748	\$61,398	\$57,648
2019 PER CAPITA INCOME	\$29,454	\$22,104	\$21,417
2019 AVERAGE HOUSEHOLD INCOME	\$103,645	\$78,276	\$75,618

Fun Facts | Moreno Valley

207,744

Total Population

2nd

Largest City in Riverside County

30.3

Median Age

4th

Largest City in the Inland Empire

3,087

Total Businesses

\$77,894

Average Household Income

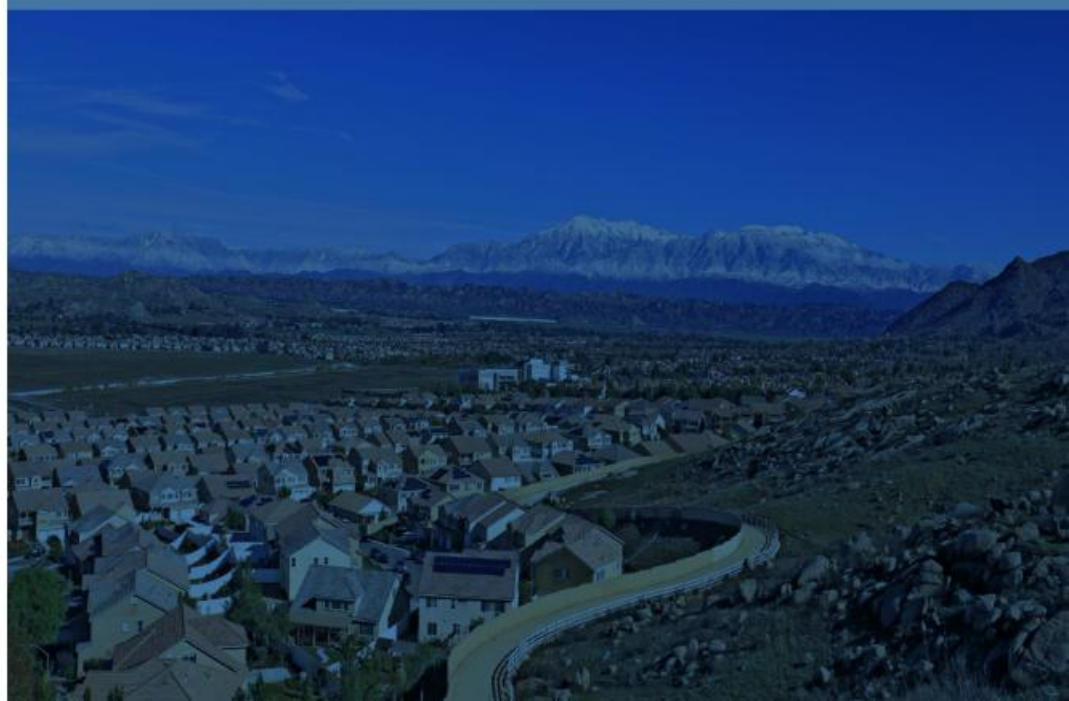
Source: Applied Geographic Solutions, 2019 Estimates.

Sunnymead Ranch

Lakeshore Village Marketplace is the only commercial development serving the entire 2,677 home, master-planned community of Sunnymead Ranch. The area is comprised of primarily single family residential with over 500 planned single family units proposed for future development. In addition, the average household income in the area is \$103,645 combined with the low cost of housing provides a high disposable income which is ideal for retail. Lakeshore Village Marketplace's location is ideal for servicing the surrounding residential neighborhoods as the property lies directly between the two main thoroughfares of the region, Pigeon Pass Road (20,679 vehicles per day) and Heacock Street (16,718 vehicles per day), and are both intersected by Sunnymead Ranch Parkway (16,602 vehicles per day). The centralized nature of this location is further evident by the high school, middle school, church, and fire station all within 1/3-mile of the subject property.

The City of Moreno Valley

Moreno Valley is a progressive city with a bright future. Moreno Valley's youthful population totals 200,670. While maintaining its friendly small town attitude, the 50-square-mile community boasts big city amenities including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences and an array of housing options. The City is dedicated to fostering new business and well-managed growth to create a superb quality of life for residents and visitors to enjoy. Solid growth has propelled Moreno Valley to its position as the second largest city in Riverside County, fourth largest in the Inland Empire.



★ Major Ongoing Development Projects in Moreno Valley (Condensed Version)

1. Moreno Valley Mall & Town Center Redevelopment (70 Acres)

The City unanimously approved a major 70-acre mixed-use redevelopment of the Moreno Valley Mall. The plan includes new residential units, a hotel, upgraded dining and entertainment districts, landscaped plazas, and enhanced public spaces—transforming the mall area into a modern destination hub and generating thousands of jobs.

2. Expanding Industrial & Logistics Hub

Moreno Valley continues to grow as one of Southern California's leading logistics centers, with ongoing expansions by:

Amazon Air & Amazon Distribution

FedEx Ground & UPS

Kaiser Permanente

Multiple Fortune 500 distribution centers

This growth boosts employment, raises local income, and drives long-term retail and housing demand.

3. Citywide Infrastructure Improvements

The City is investing in major roadway upgrades, drainage improvements, beautification projects, and expanded bike/pedestrian trails—enhancing mobility, safety, and overall community quality.

4. New Residential & Mixed-Use Development

Numerous residential and mixed-use communities are under construction, adding new single-family neighborhoods, multi-family housing, and community-serving retail—supporting steady population growth and future consumer demand.

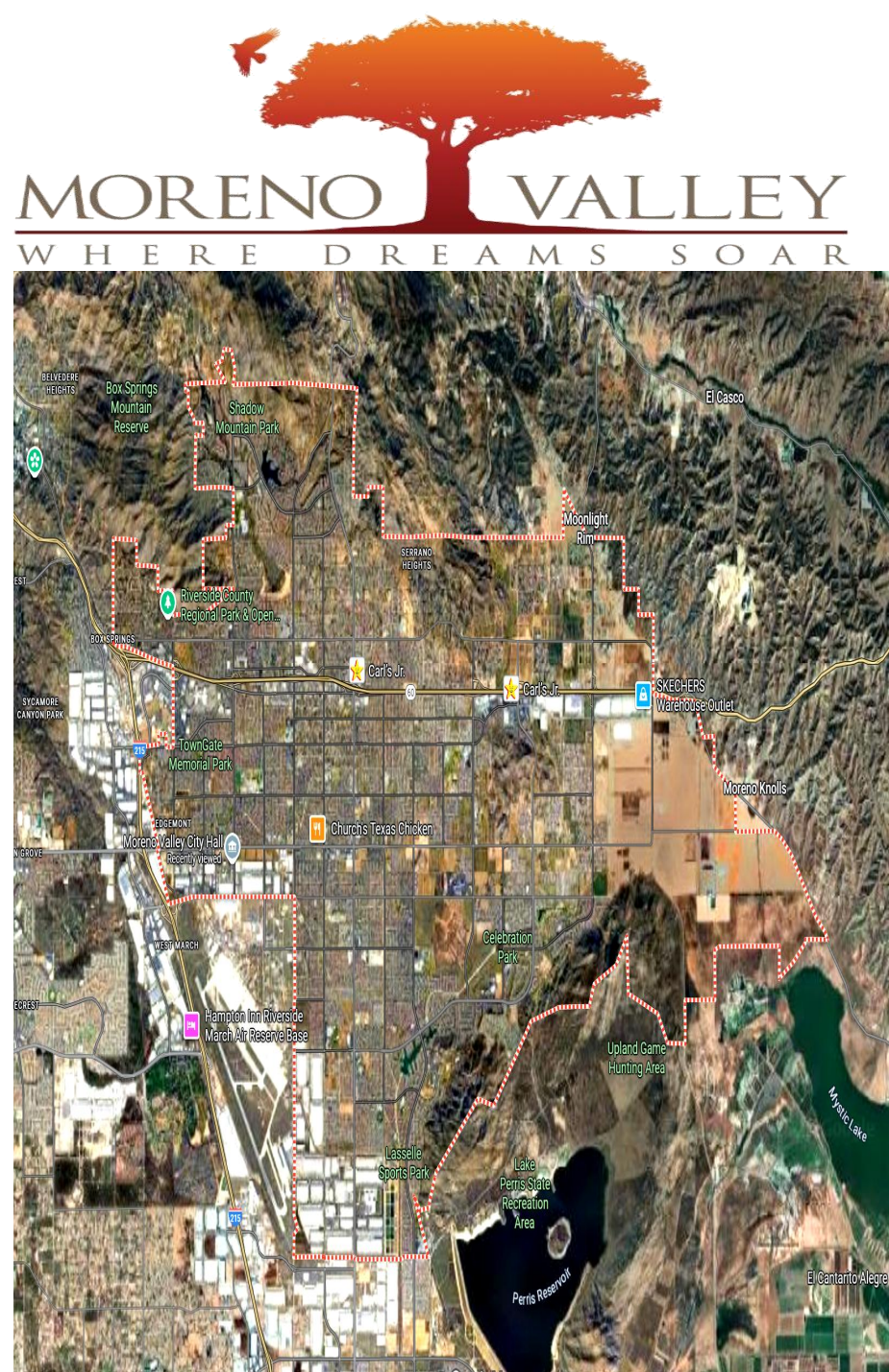
Moreno Valley is becoming one of the Inland Empire's fastest-growing, most dynamic markets—offering a favorable environment for retail and long-term investment.

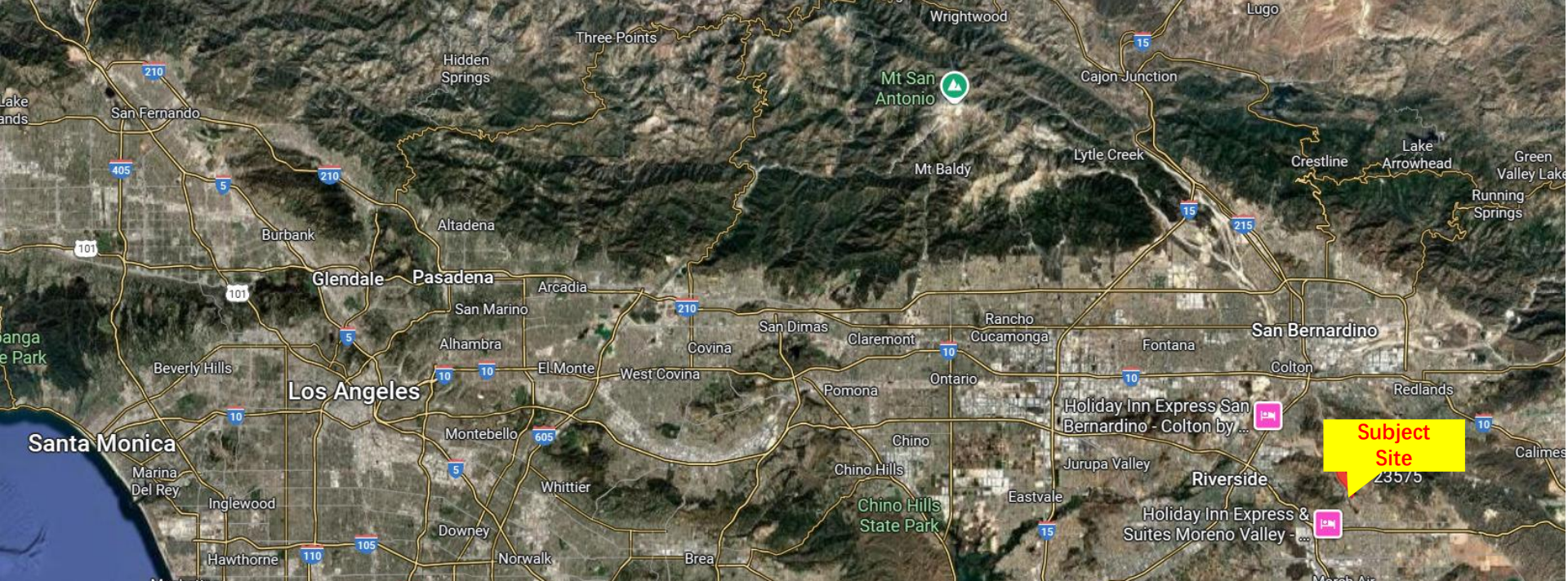
Mall redevelopment will elevate surrounding property values.

Industrial expansion strengthens long-term economic stability.

New housing brings built-in customer bases for retail centers.

Infrastructure upgrades improve accessibility and citywide desirability.





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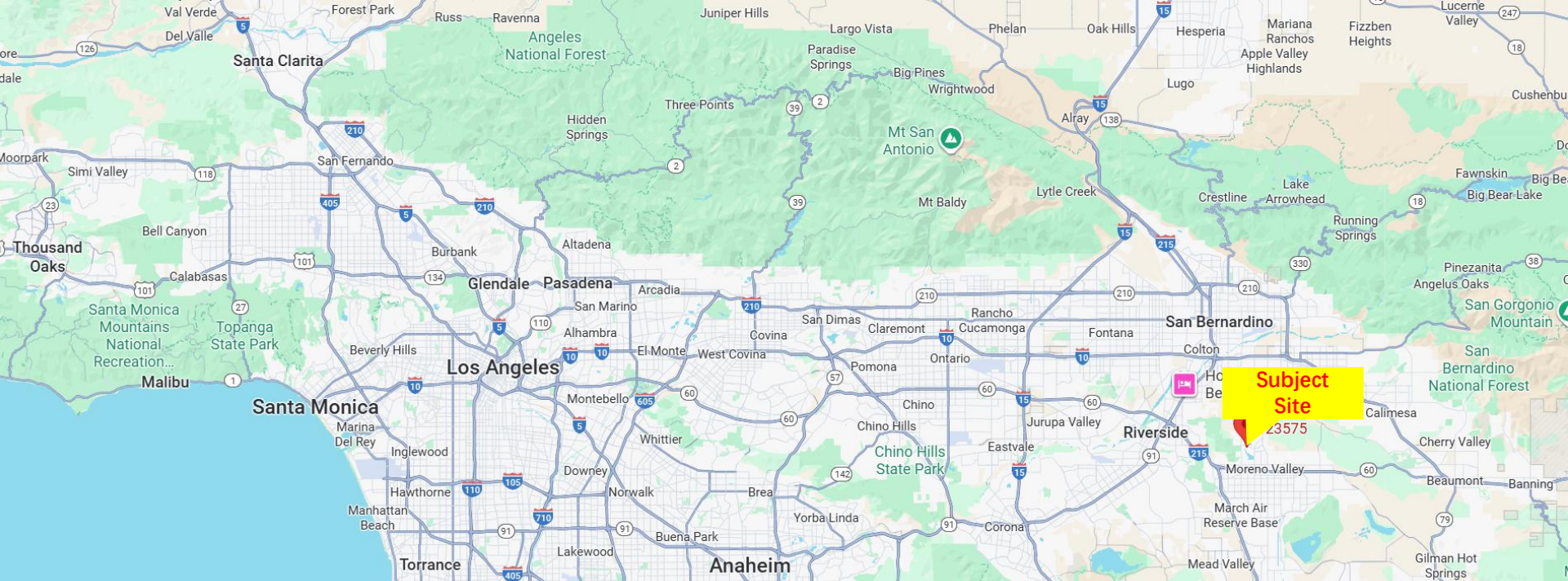
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Moreno Valley offers exceptional regional connectivity supported by two major freeways—State Route 60 and Interstate 215—which provide fast, direct access to key Southern California markets and destinations:

- 50 minutes to Palm Springs
- 1 hour to Los Angeles County (Gateway Cities region)
- 1 hour to Pasadena / San Gabriel Valley
- 1 hour to Big Bear mountain resorts (季节性旅游地)
- 20 minutes to Downtown Riverside
- 25 minutes to UC Riverside
- 30 minutes to Ontario International Airport
- 35 minutes to San Bernardino
- 40 minutes to Temecula Wine Country
- 45–50 minutes to Orange County

Located along the SR-60 and I-215 corridors, Moreno Valley enjoys excellent east–west and north–south mobility, enabling efficient access for residents, visitors, workforce, and commercial distribution.

This strategic freeway connectivity significantly strengthens the city’s attractiveness for retail, logistics, hospitality, and mixed-use development.

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