

IRONWOOD PLAZA

# ±900 SF – ±2,486 SF SHOP SPACE AVAILABLE FOR LEASE

23900-23980 Ironwood Ave, Moreno Valley, CA 92557



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PROGRESSIVE  
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## Presented By



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### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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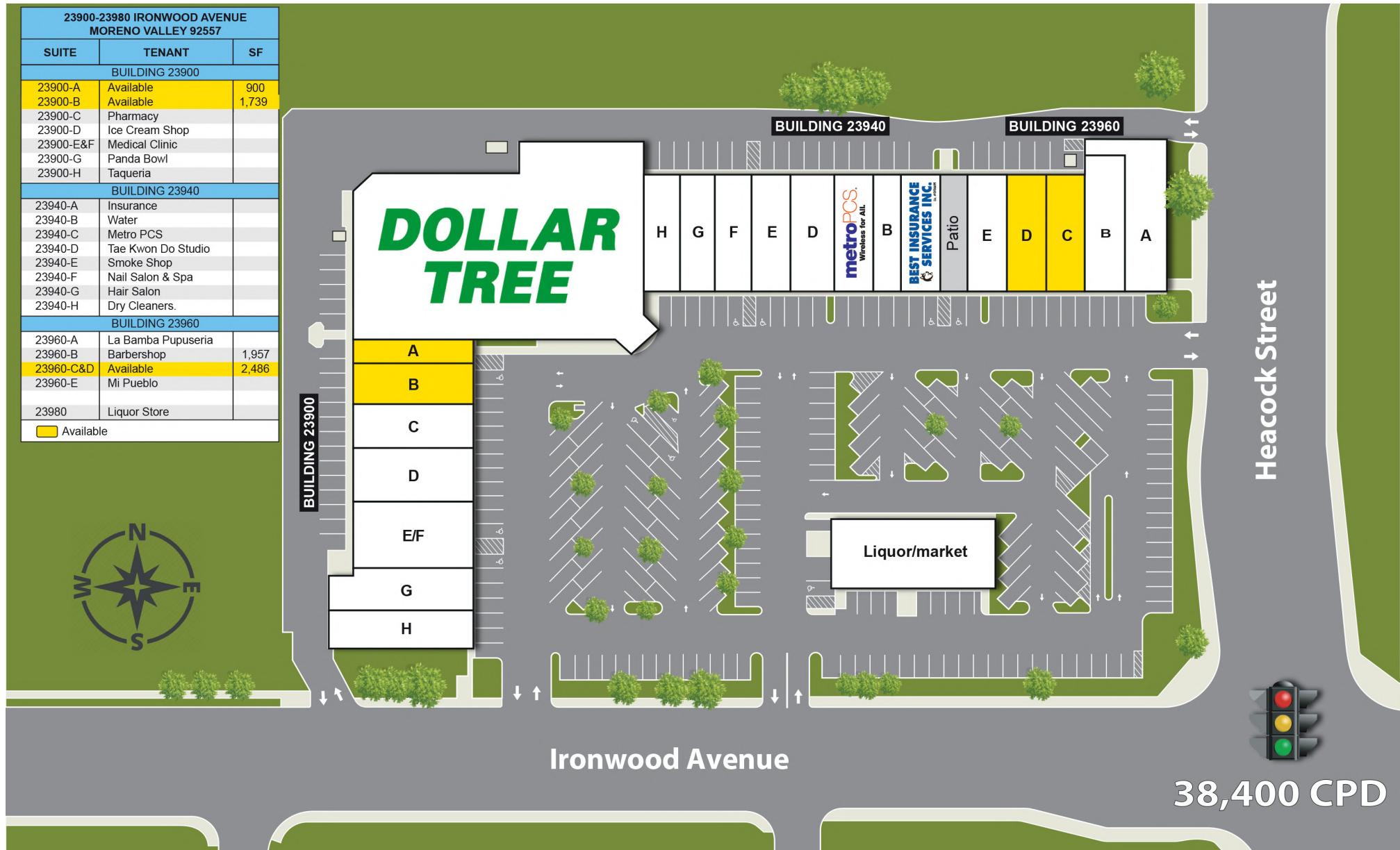
# PROPERTY OVERVIEW



## HIGHLIGHTS

- Dollar Tree Now Open!
- Serves North Moreno Valley with average household income of \$103,927 within a 5-minute drive of the property.
- Located on the NWC of Ironwood Ave and Heacock St with excellent visibility to ±29,455 CPD with direct access to the 60 Freeway.
- ±900 SF – ±2,486 SF Shop Space available for lease
- Monument signage available.
- National/Regional tenants within the trade area include Stater Bros., Sprouts, Floor & Décor, WSS, Starbucks and more.

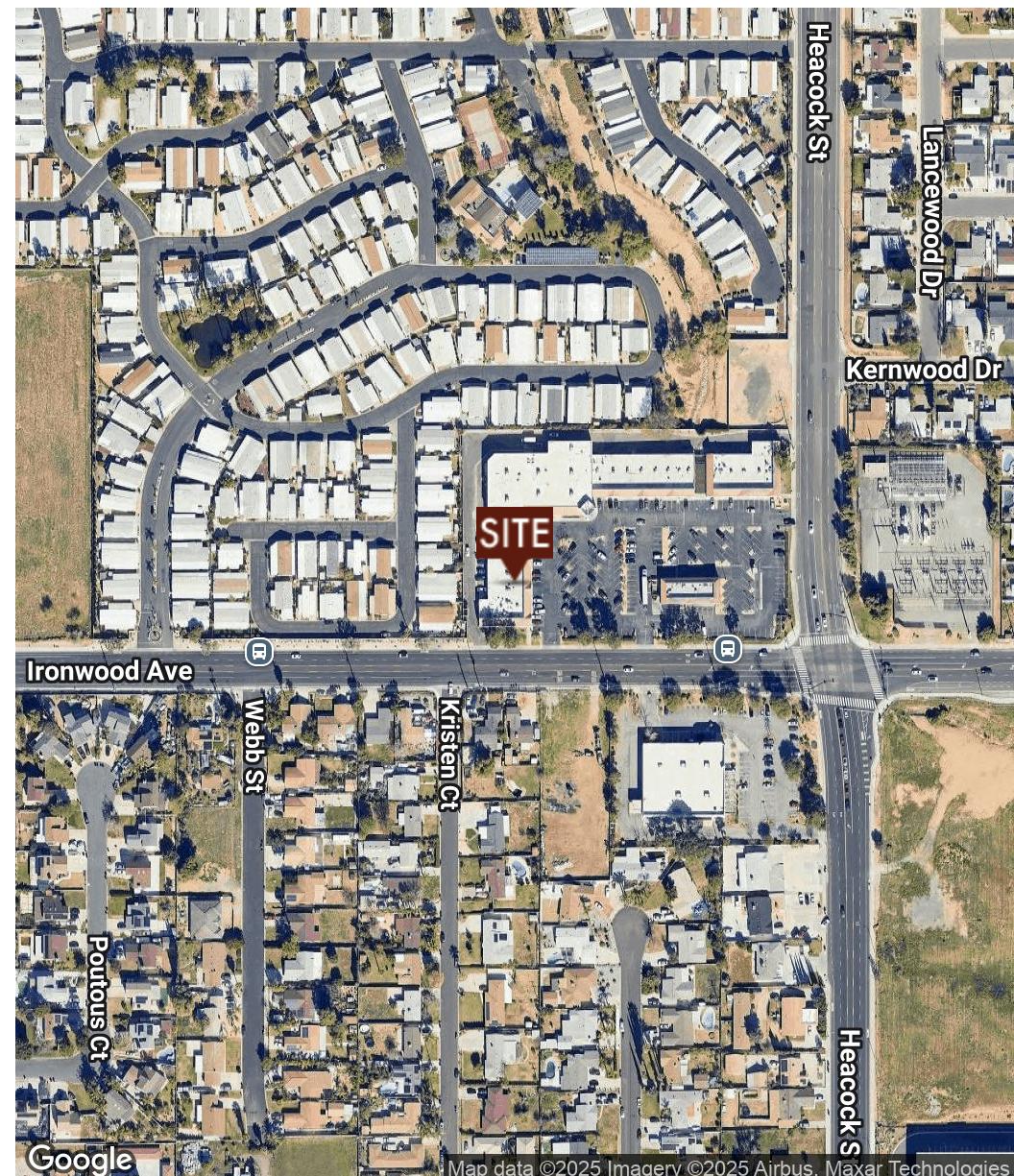
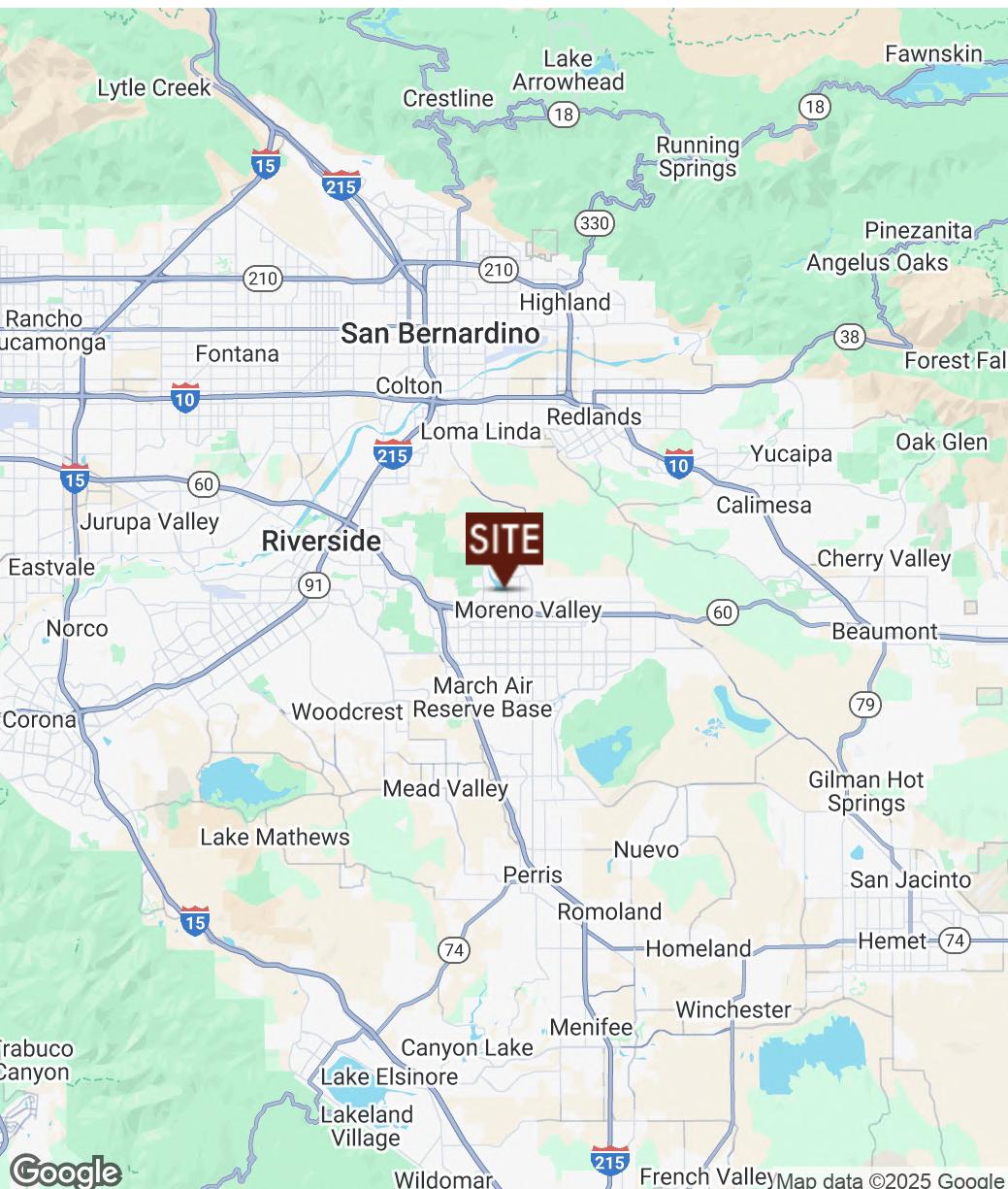
# SITE PLAN



# RETAILER MAP



# LOCATION MAP



# DEMOGRAPHICS

	5 minute	10 minute	15 minute
<b><u>POPULATION</u></b>			
2025 Total Population	80,961	178,235	264,089
2025 Median Age	32.1	31.7	32.0
2025 Total Households	22,402	48,967	75,325
2025 Average Household Size	3.6	3.6	3.4
<b><u>INCOME</u></b>			
2025 Average Household Income	\$103,927	\$105,450	\$112,293
2025 Median Household Income	\$87,805	\$90,332	\$93,095
2025 Per Capita Income	\$28,816	\$29,097	\$32,305
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	1,893	4,006	6,650
2025 Total Employees	13,219	32,250	54,363