

IRONWOOD PLAZA

±1,605 – ±2,486 SF SHOP SPACE AVAILABLE FOR LEASE

23900-23980 Ironwood Ave, Moreno Valley, CA 92557

**DOLLAR  
TREE**  
Coming Soon!



ALBERT LOPEZ

Senior Retail Specialist

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE  
REAL ESTATE PARTNERS

## Presented By



**ALBERT LOPEZ**  
Senior Retail Specialist

**T** 909.230.4500 | **C** 909.900.8922  
Albert@progressiverep.com  
CaDRE #01409003

## Confidentiality & Disclaimer

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

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.



# PROPERTY OVERVIEW



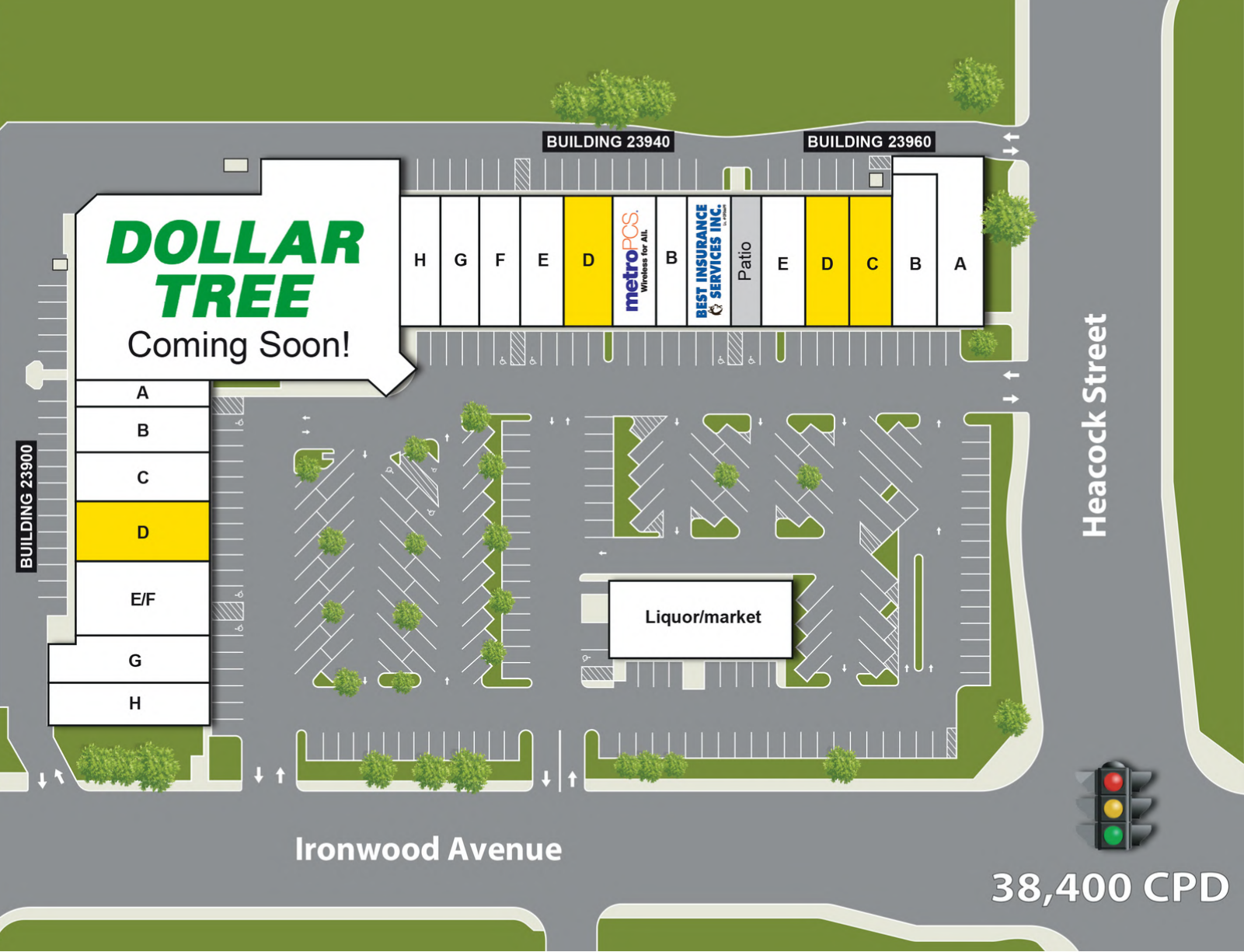
## HIGHLIGHTS

- Brand New Dollar Tree Coming Soon!
- Serves North Moreno Valley with average household income of \$81,369 within a 15-minute drive of the property
- Located on the NWC of Ironwood Ave and Heacock St with excellent visibility to **38,400 CPD** with direct access to the 60 Freeway
- 1,605 SF – 2,486 SF Shop Space available for lease
- Monument signage available
- **National / Regional tenants within the trade area** include Stater Bros., Rite Aid, Sprouts, Floor & Décor, WSS, Starbucks and more

# SITE PLAN

23900-23980 IRONWOOD AVENUE MORENO VALLEY 92557		
SUITE	TENANT	SF
<b>BUILDING 23900</b>		
23900-A	Beauty Supply	
23900-B	Check Cashing	
23900-C	Pharmacy	
23900-D	Available	2,225
23900-E&F	Medical Clinic	
23900-G	Panda Bowl	
23900-H	Taqueria	
<b>BUILDING 23940</b>		
23940-A	Insurance	
23940-B	Water	
23940-C	Metro PCS	
23940-D	Available	1,605
23940-E	Smoke Shop	
23940-F	Nail Salon & Spa	
23940-G	Hair Salon	
23940-H	Dry Cleaners	
<b>BUILDING 23960</b>		
23960-A	La Bamba Pupereria	
23960-B	Gina's Boutique	
23960-C&D	Available	2,486
23960-E	Mi Pueblo	
23980	Liquor Store	

Available





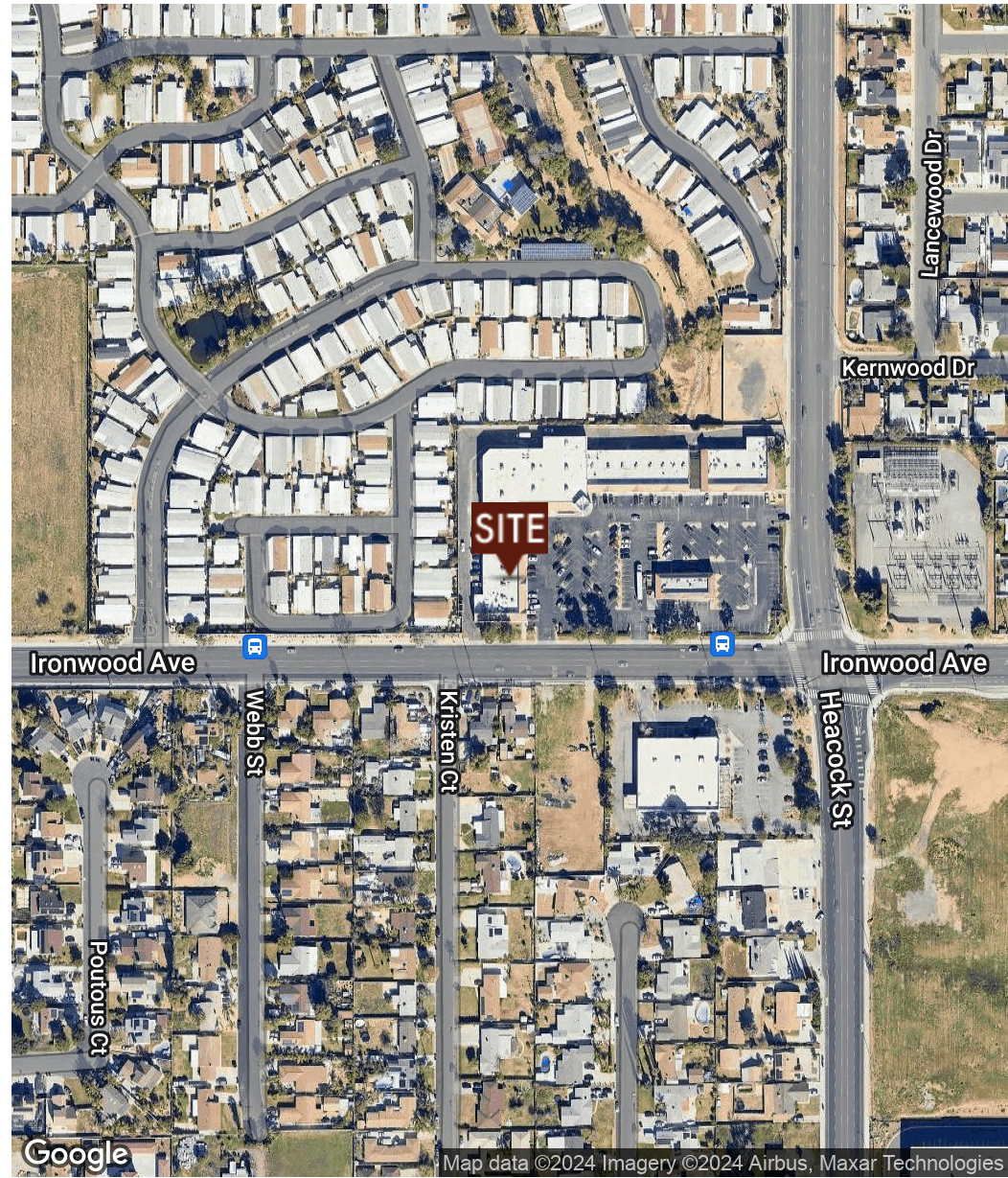
# RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



# LOCATION MAP





# DEMOGRAPHICS

	5 minute	10 minute	15 minute
<b><u>POPULATION</u></b>			
2022 Total Population	77,065	188,803	280,974
2022 Median Age	32.1	31.5	31.9
2022 Total Households	21,310	51,988	79,826
2022 Average Household Size	3.6	3.6	3.4
<b><u>INCOME</u></b>			
2022 Average Household Income	\$75,095	\$75,579	\$81,369
2022 Median Household Income	\$72,052	\$73,307	\$75,472
2022 Per Capita Income	\$20,809	\$20,863	\$23,315
<b><u>BUSINESS SUMMARY</u></b>			
2022 Total Businesses	1,781	3,835	6,649
2022 Total Employees	14,917	40,012	71,794

