

# ±16,730 SF PRIME RETAIL FORMER RITE AID

## FREESTANDING RETAIL BUILDING AVAILABLE FOR LEASE



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**23975 IRONWOOD AVENUE**  
**MORENO VALLEY, CA 92557**



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#### PROPERTY HIGHLIGHTS:

- ±16,730 SF Freestanding Retail Building with Drive-Thru, Formerly Rite Aid on a large ±2.01 Acre Lot
- Prime Signalized Intersection (33,925 CPD) Location at Ironwood Avenue and Heacock Street with Excellent Visibility and Access
- Heacock Street Allows Access to the 60 Freeway On/Off Ramps
- Neighborhood Commercial (NC) Zoning - Ideal for Retail, Medical, Grocery, Fitness, Daycare, Restaurant or Specialty Uses
- Ample Parking with 100 Parking Spaces (Parking Ratio: 6.55/1,000 SF)

| DEMOGRAPHICS                        | 1 MILE   | 3 MILE    | 5 MILE        |
|-------------------------------------|----------|-----------|---------------|
| <b>2025 Population</b>              | 24,030   | 132,432   | 215,327       |
| <b>Daytime Population</b>           | 11,558   | 61,590    | 101,933       |
| <b>Avg. Household Income</b>        | \$90,156 | \$104,704 | \$113,242     |
| Source: Regis                       |          |           |               |
| TRAFFIC COUNTS                      |          |           |               |
| <b>Ironwood Avenue</b>   14,121 CPD |          |           | Source: Regis |
| <b>Heacock Street</b>   19,804 CPD  |          |           |               |

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# Aerial Overview



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# Moreno Valley Demographics



**88,683**

Daytime  
Population



**203,671**

Moreno Valley  
Population



**4,003**

Total  
Businesses



**\$112,183**

Avg. Household  
Income



**29,389**

Employee  
Population



**14,121**

Average  
Cars Per Day



Moreno Valley is a dynamic city located in Riverside County, California, incorporated on December 3, 1984. Its formation was driven by a strong grassroots effort from local residents who sought greater control over land use, planning, and zoning, as well as improved municipal services, including public safety. Since its incorporation, Moreno Valley has grown into one of the Inland Empire's largest cities, known for its strategic location, diverse community, and ongoing economic development. The city continues to balance residential growth with business expansion while maintaining a focus on quality of life for its residents.

FOR MORE INFORMATION, PLEASE CONTACT:

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