



## ACCELERATING OPPORTUNITIES

### DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

### PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

### DEMOGRAPHIC STRENGTH

Average household income of \$94,801 with more than 20,000 households at \$100,000 or more; highly educated workforce with 50% of residents in white collar jobs.

**2nd**  
largest city in  
Riverside County

**21st**  
largest city in  
CALIFORNIA

**51.3** square  
MILES

**3.44%**  
annual growth  
RATE

**217,197**  
Moreno Valley  
Population 2022

20-mile  
radius population  
**2,420,046**

Median  
AGE: **33.1**

Inland Empire  
ONE OF THE FASTEST GROWING REGIONS  
**IN THE US**

Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES

**4500**  
businesses  
STRONG

**25,600**  
JOBS  
created in 9 years

TRANSPORTATION  
SERVED BY  
CALIFORNIA STATE ROUTE 60 | INTERSTATE 215  
METROLINK  
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS  
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

**\$94,801**  
Average household  
INCOME

The Economic Development Summary is intended only to keep the City Council and City Department Heads current concerning ongoing and potential future developments. Much of the information contained in this Summary is preliminary and subject to change. In particular, information concerning potential land use and/or economic development projects is to be considered tentative and preliminary (and in some cases may be speculative), subject both to change and to all future City review and approval processes. Nothing in this Summary constitutes, evidences, or implies City approval of any such project, nor City acceptance of any proposed terms of any agreement, contract or understanding referred to in this Summary. All such matters remain fully subject to all normal City approval processes, up to and including public meetings and/or public hearings before the Planning Commission and/or City Council, at future dates.

# ECONOMIC DEVELOPMENT SUMMARY

JULY 2022

**MORENO VALLEY**  
ACCELERATING OPPORTUNITIES  
www.morenovalleybusiness.com

## COMMERCIAL / RETAIL

**Cactus Commerce Center:** 53,420 sq. ft. mixed-use center on Cactus east of I-215. Includes 3 restaurants, gas station / carwash, and a 36,950 sq. ft. industrial building - UNDER CONSTRUCTION

- ARCO AM/PM - UNDER CONSTRUCTION
- Starbucks - IN PLAN CHECK
- Wendy's - UNDER CONSTRUCTION

**Canyon Springs Plaza:** 417,000 sq. ft. regional center at SR-60 & Day

- Bikes 951 - OPENED
- CBD Authority - OPENED
- Get Air Trampoline Park - OPENED
- La Surtidora - OPENED

**Continental East Development:** 21,600 sq. ft. of boutique retail and restaurant space at the NEC of Lasselle and Krameria - IN PLAN CHECK

**The District (former Festival Center):** 32-acre center at SR-60 & Heacock anchored by Floor & Decor

- 7-Eleven - APPROVED
- Sprouts Farmers Market - OPENED
- Starbucks - UNDER CONSTRUCTION
- WoodSpring Suites - UNDER CONSTRUCTION
- WSS - OPENED

**Farm Market:** Multi-tenant retail, fueling station, and restaurant building at the SEC of Redlands and Alessandro - IN PLAN CHECK

**Iris Plaza:** 87,000 sq. ft. neighborhood center at the SEC of Perris & Iris

- Dunkin Donuts - LEASED

**Ironwood Plaza:** 58,500 sq. ft. neighborhood center at the NWC of Heacock and Ironwood

- Gina's Boutique - OPENED
- Mi Pueblo Restaurant - OPENED

**Lakeside Terrace:** Neighborhood shopping center at the NEC of Lasselle and Iris anchored by Dollar Tree, CVS Pharmacy, and Chase Bank.

- Mr. Fries Man - UNDER CONSTRUCTION

**Moreno Beach Plaza:** 171,483 sq. ft. shopping center at SWC of Eucalyptus and Moreno Beach anchored by Walmart

- Capriotti's Sandwich Shop - OPENED
- The Joint Chiropractic - IN PLAN CHECK
- Wingstop - OPENED

**Moreno Valley Auto Mall:**

- CarPros - Kia Motors - OPENED

**Moreno Valley Center:** Retail center at the NEC of Hemlock and Perris, anchored by CVS, Dollar Tree and dd's Discounts

- You Deserve This Cleaning Service - OPENED

**Moreno Valley Mall:** 1.1 million sq. ft. regional mall along SR-60, anchored by Macy's and J.C. Penney

- BoxLunch - OPENED
- MK Joy - OPENED

**Moreno Valley Marketplace:** 4.5 acre retail development on the SWC of Perris and Iris - UNDER CONSTRUCTION

- Aldi Foods - IN PLAN CHECK
- Habit Burger - IN PLAN CHECK
- Quick Quack Car Wash - IN PLAN CHECK
- Starbucks - IN PLAN CHECK

**Moreno Valley Plaza:** 341,000 sq. ft. shopping center anchored by Office Depot, Superior Grocers and Harbor Freight Tools at SWC of Sunnymead and Heacock

- iBrow Plus - OPENED
- Valley Cake and Candy Supplies - OPENED



## COMMERCIAL / RETAIL (continued)

**Perris Pavilion:** 25,000 sq. ft. neighborhood mall at the NEC of Perris and John F. Kennedy, including a food hall, health and beauty - OPENED

- **Attractiff Beauty**
- **Billionaire Burger Boyz Express**
- **Blessed Sweets**
- **Doris Accessories and More**
- **Evolution Fitness & Nutrition**
- **Fine Cha Cha**
- **Fufu's Mideast Grill**
- **G&G Fashion**
- **Green Town Recycling**
- **Isabel's Beauty**
- **Lemon Tree Sushi & Ramen**
- **Love, Grace & Mercy Worship Center**
- **Lydia's Hair Designs**
- **Moreno Mongolian BBQ**
- **New Beginning Multi Services**
- **Puente De Oro Home Loans**
- **Red Dragon Express**
- **Royal Beauty Threading**
- **Sandy's Fabric & Alterations**
- **Sigue Money Transfer**
- **The Mecca of Sportscards**
- **Vida Pura Wellness & Fitness**

**Rancho Belago Retail:** 19,324 sq. ft. retail center at the SWC of Moreno Beach and John F. Kennedy, including a 13,324 sq. ft. market and 5,800 sq. ft. of retail space - APPROVED

**Stoneridge Towne Centre:** 579,000 sq. ft. center at the SEC of SR-60 and Nason, anchored by Super Target, Kohl's, Kirkland and Best Buy Outlet

- **Focus Vision Optometry** - OPENED
- **Jiffy Lube** - UNDER CONSTRUCTION
- **Popeye's** - UNDER CONSTRUCTION
- **Sharetea** - UNDER CONSTRUCTION

**Southpointe Shopping Center:** SEC of Heacock and Alessandro anchored by O'Reilly Auto Parts, Leading Edge Learning and Dairy Queen

- **iStaffing, Inc.** - UNDER CONSTRUCTION
- **Rancho Physical Therapy** - OPENED
- **Skinology Aesthetic Center** - OPENED
- **The Cupcake & Espresso Bar Ghost Kitchen** - OPENED

**Sunnymead Towne Center:** Neighborhood center at the SWC of Alessandro and Perris, anchored by El Super, 99 Cents Only and Rite Aid

- **HR Direct Services** - OPENED
- **sPETacular Pet Supply** - LEASED

**The Quarter:** Mixed-use project at the NEC of Day & Eucalyptus includes two 4-story hotels, a service station with convenience store, and a multi-tenant retail/restaurant building:

- **Orleans & York** - UNDER CONSTRUCTION
- **ZPizza & Tap Room** - OPENED

**TownGate Center:** High profile mix of national tenants including TJ-Maxx, HomeGoods, Ulta, BevMo, Planet Fitness and Regency Theatres at the NWC of Frederick and Towngate Blvd

- **Boba St.** - OPENED
- **Raising Cane's** - UNDER CONSTRUCTION

**TownGate Plaza:** 48,000 sq. ft. retail center at the SWC of 60 Fwy and Frederick, anchored by BJ's Restaurant & Brewhouse, Starbucks, Chili's and Five Guys

- **Texas Roadhouse** - UNDER CONSTRUCTION
- **The Buffalo Spot** - OPENED

**TownGate Square:** NEC of Day and Eucalyptus anchored by WinCo Foods, Fairfield Inn & Suites, Portillo's, Popeye's and Pieology

- **Hilton Garden Inn** - IN PLAN CHECK

**TownGate Promenade:** 48,000 sq. ft. shopping center anchored by Aldi and 24 Hour Fitness

- **Alaska Crab Juicy Seafood** - OPENED
- **Wingstop** - OPENED

**Standalone:**

- **Winchell's Donuts (Perris and Cottonwood)** - UNDER CONSTRUCTION
- **Winchell's Donuts (Alessandro and Day)** - IN PLAN CHECK

## MEDICAL / OFFICE

**Kaiser Permanente:** 1,125,000 sq. ft. 20 year, 3 phase expansion to existing Kaiser Permanente Hospital - APPROVED

- **Diagnostic & Testing Center** - UNDER CONSTRUCTION

**Moreno Valley MOB:** 20,337 sq. ft. medical office building on Eucalyptus east of Day - IN PLAN CHECK, 10,000 sq. ft. LEASED TO RADNET AND LOMA LINDA MEDICAL CLINIC

## INDUSTRIAL

**Ledo Capital Group | The District Business Park:** 223,436 sq. ft. building at the SEC of Heacock and Ironwood - APPROVED

### CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Porvene Doors, UMH, Serta Simmons, Uttermost and the US Postal Service.

**Alere Property Group | Brodiaea Commerce Center:** 256,859 sq. ft. NWC Brodiaea and Heacock – LEASED TO NAUTILUS FITNESS, INC., OPENED

**Compass Danbe:** 2 buildings on Alessandro between Frederick and Graham, 278,460 sq. ft and 96,139 sq. ft. – APPROVED

**PAMA | Alessandro Industrial Center:** 6 buildings along the south side of Alessandro west of Heacock, divisible units 9,050 sq. ft. / to 50,000 sq. ft. for sale or lease - UNDER CONSTRUCTION

**J&T Management | Cactus Commerce Center:** 36,950 sq. ft. Cactus Ave east of I-215 - LEASED TO INNOVATIVE EXPO, UNDER CONSTRUCTION

**Resource Corporate Center:** 49,800 sq. ft. industrial building at the northeast corner of Corporate Wy and Resource Wy — UNDER CONSTRUCTION

### MORENO VALLEY INDUSTRIAL AREA

Home to Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, Philips Electronics, Procter & Gamble, Deckers Outdoor, Lowe's Home Improvement and Ross Dress for Less.

**CRG Industrial:** 164,920 sq. ft. on 8.67 acres along east side of Heacock south of Cosmos - LEASED TO DHL, OPENED

**First Industrial:** 221,756 sq. ft. on Nandina east of Indian - LEASED TO UNITED MATERIAL HANDLING, OPENED

**LDC Industrial:** 95,875 sq. ft. at 24773 Nandina Ave - LEASED TO REP FITNESS, UNDER CONSTRUCTION

**17825 Indian Street:** 374,000 sq. ft. facility on Indian south of Grove View - 98,000 sq. ft. LEASED TO UPS, OPENED, 270,000 sq. ft. - LEASED

### SR - 60 CORRIDOR

Home to Aldi Foods, Skechers USA, Solaris Paper, ShipBob, Mainfreight and Santa Fe Warehouse.

**Skechers USA Phase II:** 790,400 sq. ft. addition - UNDER CONSTRUCTION

**World Logistics Center:** 40.6 million sq. ft. logistics campus – APPROVED