

ECONOMIC DEVELOPMENT SUMMARY



www.morenovalleybusiness.com

COMMERCIAL / RETAIL

El Pollo Loco: Quick serve restaurant at the SEC of Perris and JFK – OPENED

Farm Market: Produce market at 14058 Redlands – UNDER CONSTRUCTION

Hyundai of Moreno Valley: New automobile dealership along south side of SR-60 between Nason and Moreno Beach – UNDER CONSTRUCTION

In N Out: Expansion of parking lot – IN PLAN CHECK

Les Schwab Tires: New store coming to the NEC of Perris and Fir – OPENED

Marinaj Banquet & Events: a 16,873 sq. ft. banquet hall on the south side of Alessandro between Elsworth and Veterans – UNDER CONSTRUCTION

Moreno Marketplace: One-stop neighborhood shopping center of 80,000 sq. ft. at the NWC Moreno Beach and Cactus.

- **Armando's Mexican Restaurant** – OPENED
- **All American Ice Cream** – UNDER CONSTRUCTION
- **Hello Iris Beauty Supply** – OPENED
- **State Farm Insurance** – OPENED

Moreno Valley Mall: 1.1 million sq. ft. Moreno Valley Mall.

- **Cricket** – relocation OPENED
- **Forever 21** – two-story expansion – OPENED
- **Jump N Jammin** - OPENED

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

- **Culichhi Restaurant** – IN PLAN CHECK

Moreno Beach Plaza: SWC Moreno Beach and Eucalyptus, anchored by Walmart.

- **Rally's Burgers** inside Walmart – OPENED

O'Reilly Automotive: 7,500 sq. ft. store at the SWC of JFK and Perris – OPENED

Pigeon Pass Plaza: 106,000 sq. ft. shopping center at the NWC of Ironwood and Pigeon Pass.

- **Pigeon Pass Massage** – OPENED
- **Shrimp Factory** – OPENED

Stoneridge Towne Centre: 579,000 sq. ft. center at the SEC of SR60 and Nason, anchored by Super Target, Dress Barn, Kohl's.

- **Best Buy Outlet** – OPENED
- **Realty Masters & Associates** – LEASE SIGNED

ECONOMIC DEVELOPMENT SUMMARY



www.morenovalleybusiness.com

Sunnymead Towne Centre: 220,000 sq. ft. center at the SWC Perris and Alessandro.

- **Mountain Mike's Pizza** – UNDER CONSTRUCTION

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

- **Holiday Inn Express**, 104 guest rooms – IN PLAN CHECK
- **Residence Inn**, 112 guest rooms – IN PLAN CHECK
- **76 Station** – IN PLAN CHECK

TownGate Center: Expansive shopping center at Frederick south of SR-60. Anchors include TJ Maxx/Home Goods, Burlington Coat Factory, Polly's Pies, Acapulco, and Regency Theater.

- **Celebrity Threading** – OPENED
- **Cumin Thai** – OPENED
- **Heavenly Edibles** - OPENED
- **Men's Barbershop** – OPENED
- **PizaCode** - OPENED
- **Snowopolis** – OPENED
- **TownGate Massage** – OPENED

TownGate Promenade: 353,000 sq. ft. shopping center at the SEC of Day and Campus. Anchored by Costco, Ayres Hotel & Spa and Hampton Inn.

- **Tilted Kilt** – 6,885 sq. ft. restaurant – OPENED
- **Shop H – Habit Burger Grill** – LEASE SIGNED
- **Shop J** - 8,400 sq. ft. shop spaces – UNDER CONSTRUCTION
 - **Cupcake & Espresso Bar** - UNDER CONSTRUCTION
 - **Dickey's BBQ Pit** – IN BUILDING PLAN CHECK
 - **Jimmy John's Gourmet Sandwiches** – OPENED
 - **Organic Nail Bar** – IN BUILDING PLAN CHECK
- **Shop L** - 13,000 sq. ft. junior anchor – UNDER CONSTRUCTION

TownGate Square: A mixed-use development with 136,000 sq. ft. of retail / restaurant plus 170,000 sq. ft. of approved office / hospitality at the SEC of Gateway and Day.

- **Pieology Pizzeria** – UNDER CONSTRUCTION
- **Popeye's Louisiana Kitchen** – UNDER CONSTRUCTION

Walmart – new Super Walmart at the SWC Perris / Gentian – APPROVED

MEDICAL / OFFICE

Riverside Co Office Building: 52,000 sq. ft. at Heacock / Webster – OPENED

Kaiser Permanente: 8,500 sq. ft. expansion at Iris / Oliver - OPENED

Economic Development Summary 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



www.morenovalleybusiness.com

INDUSTRIAL

CENTERPOINTE INDUSTRIAL AREA

An industrially-zoned area with facilities for Federal Mogul, Frazee Paint, Harbor Freight Tools, Porvene Doors, ResMed, Serta Simmons Bedding, United Natural Foods Inc, and US Post Office.

Federal Mogul: Interior product expansion – UNDER CONSTRUCTION

Prologis Centerpointe: 601,810 sq. ft. at NWC of Brodiaea and Graham – UNDER CONSTRUCTION

Serta Simmons: Relocation & Expansion to 532,926 sq. ft. – OPENED
Former Facility: 232,596 sq. ft. – AVAILABLE

Veterans Way Logistics: 366,698 sq. ft. at SWC Veterans and Newhope – AVAILABLE

MORENO VALLEY INDUSTRIAL AREA

An industrial specific plan with existing facilities for Amazon, Cardinal Glass, Harman Kardon, Lowe's Home Improvement, Masonite International, Minka Lighting, Modular Metal Manufacturers, O'Reilly Auto Parts, Philips Electronics, Procter & Gamble, Ross Dress for Less, and Walgreens.

Alere Property Group (formerly Kearny Real Estate) - Modular Logistics Center: 1.1 million sq. ft. on approximately 50.84 acres at the NEC of Perris and Modular – IN PLAN CHECK

Cardinal Glass: 49,682 sq. ft. expansion doubling production capacity – UNDER CONSTRUCTION

First Industrial Realty Trust:

- **Karma Automotive / First 36 Logistics:** 555,670 sq. ft. manufacturing facility at Perris and the storm channel – UNDER CONSTRUCTION
- **First San Michele Logistics:** 187,800 sq. ft. distribution facility at Perris and San Michele – OPENED, LEASED TO WISEWAY TRANSPORTATION
- **First Nandina Logistics Center:** 1.39 million sq. ft. on 72.9 acres at the SWC of Indian and Nandina – APPROVED

IDS / Real Estate Group - Nandina Distribution Center: Building A at NEC Heacock and Nandina: 739,909 sq. ft. – IN PLAN CHECK

Moreno Valley Industrial Park: 409,598 sq. ft. at 15700 Heacock – UNDER CONSTRUCTION

Western Realco - March Business Center: Two buildings at Iris and Heacock total 1.38 million sq. ft.

- **Building 1:** 1.1 million sq. ft. – LEASE SIGNED (FLOOR & DECOR)
- **Building 2:** 277,243 sq. ft. - AVAILABLE

SR - 60 CORRIDOR

Prologis Eucalyptus Industrial Park: 1.5 million sq. ft. proposed in four buildings (ranging from 160,000 to 862,000 sq. ft.) on the south side of SR-60 between Pettit and Quincy - APPROVED

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



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 Coat Factory, 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 53.7 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 \$67,990 with more than 16,000 at \$75,000 or more; possess a highly educated workforce with 51% of residents in white collar jobs.

2nd
largest city in
Riverside County

21st
largest city in
CALIFORNIA

51.3 square
MILES

5.76%
annual growth
RATE

207,675
Moreno Valley
Population 2016

20-mile
radius population
2,302,607

Median
AGE: 30.8

Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US

Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES

4500
businesses
STRONG



TRANSPORTATION
**SERVED
BY**

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