



## 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 \$69,610 with more than 17,000 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



**513** square  
MILES



**5.68%**  
annual growth  
RATE

**209,826**  
Moreno Valley  
Population 2017



20-mile  
radius population  
**2,325,591**



Median  
AGE: **31.2**



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



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



**4500**  
businesses  
STRONG



TRANSPORTATION  
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### COMMERCIAL / RETAIL

**Canyon Springs Plaza:** 417,000 sq. ft. Neighborhood retail center at the SWC Day and Box Springs.

- **Paris House of Crepes** - OPENED

**Country Inn & Suites:** 64-room 3-story hotel by Carlson at Sunnymead Blvd and Olivewood Plaza - IN PLAN CHECK

**Farm Market:** Produce market at 14058 Redlands - OPENED

**Fairfield Inn & Suites:** 106-room 4-story hotel by Marriott along north side of Eucalyptus east of Day - IN PLAN CHECK

**Golden Corral Restaurant:** 11,400 sq. ft. Restaurant along north side of Sunnymead west of Olivewood - LEASE SIGNED

**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 - UNDER CONSTRUCTION

**Iris Plaza:** 88,020 sq. ft. Suburban shopping center at the SEC Perris and Iris.

- **Fitness 19** - Expansion UNDER CONSTRUCTION

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

**Moreno Beach Plaza:** Upscale 368,000 sq. ft. neighborhood shopping center at the SWC Moreno Beach and SR-60. Anchored by Walmart.

- **AT&T** - OPENED

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

- **All American Ice Cream** - OPENED
- **Ly Chinese Food Express** - UNDER CONSTRUCTION

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

- **Daniel's Jewelers** - expansion UNDER CONSTRUCTION
- **F21 red** - two-story Forever 21 expansion - OPENED
- **Hibbett Sporting Goods** - OPENED
- **MINISO** - LEASE SIGNED
- **Oriental Chi** - OPENED

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

- **Berumen Dance Studio** - LEASE SIGNED
- **Culichitown Restaurant** - UNDER CONSTRUCTION
- **Red Carpet Hair Studio** - OPENED
- **PHO Shack** - UNDER CONSTRUCTION



COMMERCIAL / RETAIL

**Moreno Valley Village:** 110,000 sq. ft. center anchored by Food 4 Less at NEC Perris / Hemlock

- **DaVita Dialysis** – new 36-station clinic – UNDER CONSTRUCTION

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

- **Authentic Cutz Barbershop** – OPENED

**Plaza Del Sol:** 56,000 sq. ft. shopping center at Alessandro and Frederick.

- **Uncle Em’s Southern Smokehouse** - OPENED

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

- **Realty Masters & Associates** – 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:

- **Holiday Inn Express** - 104 guest rooms – IN PLAN CHECK
- **Residence Inn** - 112 guest rooms by Marriott – IN PLAN CHECK
- **76 Union Beyond Station** – IN PLAN CHECK
- **Fat Burger** – LEASE SIGNED
- **ZPizza** – LEASE SIGNED

**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.

- **America’s Best Contacts & Eyeglasses** – OPENED
- **Berkshire Hathaway Realty Services** – OPENED
- **Metro PCS** – OPENED
- **Saigon Bistro** - OPENED
- **Sprint** – OPENED

**TownGate Crossing:** 237,000 sq. ft. shopping center at SR-60 and Day.

- **Sit N Sleep** – UNDER CONSTRUCTION

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

**Shop H** – 7,310 sq. ft. multi-tenant retail building - UNDER CONSTRUCTION

- **Café Rio** - LEASE SIGNED
- **Habit Burger Grill** – LEASE SIGNED

**Shop J** - 8,400 sq. ft. multi-tenant retail building

- **Cupcake & Espresso Bar** - OPENED
- **Dickey’s Barbecue Pit** – OPENED
- **Jimmy John’s Gourmet Sandwiches** – OPENED
- **Organic Nail Bar** – OPENED

**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

*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.

INDUSTRIAL

**CENTERPOINTE INDUSTRIAL AREA**

An industrially-zoned area, home to Federal Mogul, Frazee Paint, Harbor Freight Tools, Porvene Doors, ResMed, Serta Simmons, United Natural Foods, and US Post Office.

**Brodiaea Business Park:** 99,978 sq. ft. at SWC Brodiaea and Heacock - IN PLAN CHECK

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

**Serta Simmons:**

- **Expansion** to 532,926 sq. ft. – OPENED
- **Former Facility:** 232,596 sq. ft. – AVAILABLE

**Somay-Q:** Floor coating firm 22722 Cactus – UNDER CONSTRUCTION

**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 - Modular Logistics Center:** 1.1 million sq. ft. on +/- 50 acres at the NEC of Perris and Modular – UNDER CONSTRUCTION

**Cardinal Glass:** 49,682 sq. ft. expansion doubling capacity – OPENED

**First Industrial Realty Trust:**

- **Karma Automotive / First 36 Logistics:** 555,670 sq. ft. manufacturing facility at Perris and the storm channel – OPENED
- **Wiseway Transportation / First San Michele Logistics:** 187,800 sq. ft. distribution facility at Perris and San Michele – OPENED
- **First Nandina Logistics Center:** 1.39 million sq. ft. on 72.9 acres at the SWC of Indian and Nandina – IN PLAN CHECK

**IDS / Real Estate Group - Nandina Distribution Center: Building A** at NEC Heacock and Nandina: 739,909 sq. ft. – UNDER CONSTRUCTION

**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.

- **Floor & Decor:** 1.1 million sq. ft. - OPENED
- **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. logistics campus – APPROVED