

**ECONOMIC DEVELOPMENT  
SUMMARY**

*December 2017*



[www.morenovalleybusiness.com](http://www.morenovalleybusiness.com)

**COMMERCIAL / RETAIL**

**Cactus Commerce Center:** 53,420 mixed-use center on Cactus east of I-215. Development includes 2 restaurants, gas station / carwash, and a 46,000 sq. ft. industrial bldg.— IN PLAN CHECK

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

- **El Angel Sandwich Shop** - OPENED
- **Galleria Furniture** – OPENED
- **Harmony Massage** – OPENED

**Country Inn & Suites:** 64-room hotel by Radisson at Sunnymead and Olivewood – IN PLAN CHECK

**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 – OPENED

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

- **Fitness 19** – Expansion OPENED
- **IHOP** – OPENED

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

**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:** Neighborhood center of 80,000 sq. ft. at the NWC Moreno Beach and Cactus

- **Ly Chinese Food Express** – OPENED
- **Waba Grill** - IN PLAN CHECK

**Moreno Valley Mall:** 1.1 million sq. ft. regional Mall anchored by J.C. Penney, Macy's, and Sears

- **Daniel's Jewelers** – expansion OPENED
- **Hibbett Sporting Goods** – OPENED
- **Jonnik's Dessert Factory** – OPENED
- **Miniso Depot** – OPENED
- **Oriental Chi** – OPENED
- **Streetbeat Records** - 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** – OPENED
- **Culichitown Restaurant** – OPENED
- **Options for Youth Charter School** – IN PLAN CHECK



## COMMERCIAL / RETAIL

**Moreno Valley Village:** 110,000 sq. ft. center 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

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

- **Top China Cuisine** - OPENED

**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: UNDER CONSTRUCTION

- **76 Union Beyond Station** – IN PLAN CHECK
- **Coffee Bean and Tea Leaf** – IN PLAN CHECK
- **Fat Burger** – IN PLAN CHECK
- **Holiday Inn Express** - 104 guest rooms – UNDER CONSTRUCTION
- **Residence Inn**–112 guest rooms by Marriott – UNDER CONSTRUCTION
- **ZPizza & Tap Room** – 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

- **Gazpachos La Michoacana Ice Cream Stop** - LEASE SIGNED
- **Partners Personnel Management Services** – LEASE SIGNED

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

- **Sit N Sleep** – UNDER CONSTRUCTION
- **Jerome's Furniture** – 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

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

- **Café Rio** – UNDER CONSTRUCTION
- **Habit Burger Grill** – UNDER CONSTRUCTION

**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** – OPENED
- **Popeye's Louisiana Kitchen** – OPENED
- **Fairfield Inn & Suites:** 106-room hotel by Marriott – IN PLAN CHECK

**Walmart** – new Super Walmart at the SWC Perris and Gentian – APPROVED

## INDUSTRIAL

### **CENTERPOINTE INDUSTRIAL AREA**

Home to Federal Mogul, Sherwin Williams, Harbor Freight Tools, Porvenc Doors, ResMed, Serta Simmons, United Natural Foods, and US Postal Svc.

**Core5 | Brodiaea Business Park:** 99,978 sq.ft., 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. on Cactus – OPENED

**Veterans Way Logistics:** 366,698 sq. ft. at SWC Veterans / 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

**First Industrial Realty Trust:**

- **Karma Automotive | First 36 Logistics:** 555,670 sq. ft. manufacturing facility at Perris and the storm channel – OPENED
- **First Nandina Logistics Center:** 1.39 million sq. ft. on 72.9 acres at the SWC of Indian and Nandina – UNDER CONSTRUCTION

**IDS Real Estate Group | Nandina Distribution Center: Building A** 739,903 sq. ft. at NEC Heacock and Nandina – UNDER CONSTRUCTION

**Duke Realty:**

- **Moreno Valley Industrial Park:** 400,935 sq. ft. at NEC Heacock and Iris – UNDER CONSTRUCTION
- **San Michele Industrial Facility:** 242,804 sq. ft. on 10.85 acres at NWC San Michele / Perris - APPROVED

**March Business Center Building 2:** 277,243 sq. ft. SEC Heacock and Iris –  
AVAILABLE

**Sares-Regis | Indian Street Commerce Center:** 446,350 sq. ft. facility at SWC Indian and Grove View - UNDER CONSTRUCTION

### **SR - 60 CORRIDOR**

**ProLogis Eucalyptus Industrial Park:** 1.5 million sq. ft. proposed in four buildings (160,000 to 862,000 sq. ft.) on the south side of SR-60 between Pettit and Quincy - Building 2 leased to Solaris Paper - IN PLAN CHECK

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



## 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



**51.3** 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  
**SERVED BY**

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