

ECONOMIC DEVELOPMENT

SUMMARY

September 2026



MORENO VALLEY

ACCELERATING OPPORTUNITIES

www.morenovalleybusiness.com

NOW OPENED

- Cedar Point Chiropractic
- Dutch Bros
- Mama Woods Kitchen
- Morrison Park Bike Pump Track
- Pandora
- Psychiatrist Office
- Revive Fitness
- Skin Genius Beauty Lounge
- SkyZone

Aquabella: Master-planned mixed-use community featuring residential, commercial, and lifestyle amenities designed to create a walkable, modern neighborhood experience - SPECIFIC PLAN APPROVED

Cactus Commerce Center: Well-positioned commercial property anchored by national brands Arco, Wendy's, and Starbucks, plus a 37,000 sq. ft. building leased to Las Vegas Expo Inc.

- **Del Taco** - IN BUILDING PLAN CHECK

Canyon Springs Shopping Center: 417,000 sq. ft. regional center at SR-60 & Day, featuring a diverse tenant lineup including La Surtidora, Golden Corral, Safe Haus, and Get Air.

- **Grizzly Firearms** - UNDER CONSTRUCTION
- **Our Pilates** - UNDER CONSTRUCTION

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

The District: Prime 32-acre center at SR-60 & Heacock anchored by national brands Floor & Decor, Sprouts, IHOP, and Greenball Corporation.

- **Quick Quack Car Wash** - OPENED
- **Tiny Toes Play Café** - UNDER CONSTRUCTION

Lakeside Plaza: 62,286 sq. ft. neighborhood center at the NWC of Iris and Lasselle, anchored by Stater Brothers, Starbucks, and Mountain Mike's Pizza.

- **Apple Urgent Care** - OPENED

Lakeshore Village Marketplace: 86,098 sq. ft. neighborhood center at the SWC of Sunnymead Ranch and Old Lake, featuring Dollar Tree, Armando's Mexican Food, and Shell Gas.

- **City of Moreno Valley Satellite Library** - UNDER CONSTRUCTION
- **Jimmy's Smokey Pit BBQ** - UNDER CONSTRUCTION

Moreno Valley Mall: 1.1 million sq. ft. regional mall along SR-60, anchored by Macy's, JCPenney, Harkins Theatres, and Round1 Bowling.

- **Pandora** - OPENED
- **Spaces** - UNDER CONSTRUCTION
- **SkyZone** - OPENED

COMMERCIAL / RETAIL (continued)

Moreno Valley Town Center: Vibrant downtown destination featuring 184,000 sq. ft. of mixed-use development at the NWC of Alessandro and Nason - SPECIFIC PLAN APPROVED

Sunnymead Towne Center: 161,793 sq. ft. center including El Super, Wingstop, dentistry, and medical.

- **Burlington** - UNDER CONSTRUCTION
- **Five Below** - UNDER CONSTRUCTION

Towngate Center: 91,541 sq. ft. neighborhood center featuring a strong lineup of national retailers: BevMo!, Ulta Beauty, T.J. Maxx, and HomeGoods.

- **2N1 Korean BBQ** - UNDER CONSTRUCTION

TownGate Promenade: Premier center at Day and Campus, anchored by Costco, ALDI, and 24 Hour Fitness, complemented by Ayres Hotel & Spa and Hampton Inn

- **Children's Dental Fun Zone** - UNDER CONSTRUCTION

TownGate Square: 95,924 sq. ft. grocery-anchored center at the NEC of Day and Eucalyptus, featuring WinCo Foods, Portillo's, and Popeyes, plus hospitality from Fairfield Inn & Suites

- **Hilton Garden Inn** - IN BUILDING PLAN CHECK
- **TownePlace Suites** - IN BUILDING PLAN CHECK

Standalone:

- **Anthem Arco (60 Freeway and Redlands)** - UNDER CONSTRUCTION
- **Anthem Energy Center (60 Freeway and Redlands)** - IN BUILDING PLAN CHECK
- **Beyond Food Mart (SWC Cactus & Indian)** - APPROVED
- **Beyond Food Mart (27990 Iris)** - IN BUILDING PLAN CHECK
- **Casita Sonora (23962 Alessandro)** - UNDER CONSTRUCTION
- **Cedar Point Chiropractic (24497 Sunnymead)** - OPENED
- **Circle K (12520 Graham)** - UNDER CONSTRUCTION
- **Dutch Bros (25040 Alessandro)** - OPENED
- **Fifty Burger Shop (23550 Alessandro)** - UNDER CONSTRUCTION
- **High Notes Restaurant (24811 Sunnymead)** - UNDER CONSTRUCTION
- **Home2 Suites by Hilton (Eucalyptus west of Hyundai)** - IN BUILDING PLAN CHECK
- **L.O.E. Taxes (25030 Alessandro)** - UNDER CONSTRUCTION
- **Mama Woods Kitchen (16110 Perris)** - OPENED
- **Perris Blvd Dental Office (14055 Perris)** - UNDER CONSTRUCTION
- **Psychiatrist Office (23110 Atlantic)** - OPENED
- **Revive Fitness (14161 Elsworth)** - OPENED
- **SAFStor (14080 Moreno Beach)** - UNDER CONSTRUCTION
- **Skin Genius Beauty Lounge (12712 Heacock)** - OPENED
- **Tru by Hilton (Olivewood and Sunnymead)** - UNDER CONSTRUCTION
- **West Coast Self Storage (27990 Maltby)** - UNDER CONSTRUCTION

CITY PROJECTS

- **Gateway Park Dog Park Addition (23975 Manzanita)** - UNDER CONSTRUCTION
- **Moreno Valley Senior Center Expansion (25075 Fir)** - UNDER CONSTRUCTION
- **Morrison Park Bike Pump Track (26667 Dracea)** - OPENED
- **Moreno Valley Museum & Artspace (Moreno Valley Mall)** - UNDER CONSTRUCTION
- **Pedrorena Park improvements (16109 Rancho Del Lago)** - OPENED
- **Vista Lomas Park improvements (26700 Iris)** - OPENED

MEDICAL / OFFICE

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

- **Diagnostic & Testing Center** - OPENED

Moreno Valley MOB: 20,337 sq. ft. medical office building on Eucalyptus east of Day - LEASED TO RADNET AND LOMA LINDA HOSPITAL

TrueCare (23119 Cottonwood) - UNDER CONSTRUCTION

INDUSTRIAL

Compass Danbe: 2 buildings on Old 215 Frontage south of Cottonwood - IN BUILDING PLAN CHECK

Ledo Capital Group | The District Business Park: 212,313 sq. ft. building at the SEC of Heacock and Ironwood - APPROVED

Moreno Valley Business Center: 162,527 sq. ft. building at 22090 Alessandro - UNDER CONSTRUCTION

Phelan Development: 6 buildings ranging from 23,000 sq. ft. to 49,000 sq. ft. on the east side of Old 215 Frontage south of Bay - AVAILABLE; TENANTS INCLUDE SAVEWAY SUPPLIES, PRW POWER, BREATHE DIVINITY

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Gate City Beverage, Porvene Doors, Uttermost and the US Postal Service.

Liberty Logistics Center: 522,772 sq. ft building at the SEC Cactus and Frederick - LEASED TO HISENSE, OPENED

Chase Partners: 26,300 sq. ft. on Resource west of Frederick - IN BUILDING PLAN CHECK

Chase Partners: 32,970 sq. ft. at SEC of Calle San Juan De Los Lagos and Veterans - IN BUILDING PLAN CHECK

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

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 - AVAILABLE; TENANTS INCLUDE WELLIS USA, CROWN LIFT, COZEY FURNITURE, JAEGER MEDICAL, W.E.C.S. ELECTRICAL SUPPLY

INDUSTRIAL (continued)

MORENO VALLEY INDUSTRIAL AREA

Home to Amazon, Cardinal Glass, Floor & Decor, Medline, Karma Automotive, Procter & Gamble, Deckers Outdoor, ResMed, Lowe's Home Improvement, Keeco Home, LeGrand and Ross Dress for Less.

Chase Partners: 32,510 sq. ft. at 25035 Globe - UNDER CONSTRUCTION

Chase Partners: 38,820 sq. ft. at 24915 Rivard - UNDER CONSTRUCTION

Compass Danbe: Two 21,700 sq. ft. buildings on Rivard - AVAILABLE

SR - 60 CORRIDOR

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

Skechers USA Phase II: 776,672 sq. ft. - OPENED

World Logistics Center:

40.6 million sq. ft. corporate business campus.

Skechers USA Phase III: 950,530 sq. ft. - OPENED



215,387

Moreno Valley
Population 2026



20-mile
radius population
2,474,582



Median
AGE: **34.11**



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



35,417
JOBS
created in 13 years



TRANSPORTATION
SERVED BY

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



\$121,727
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.