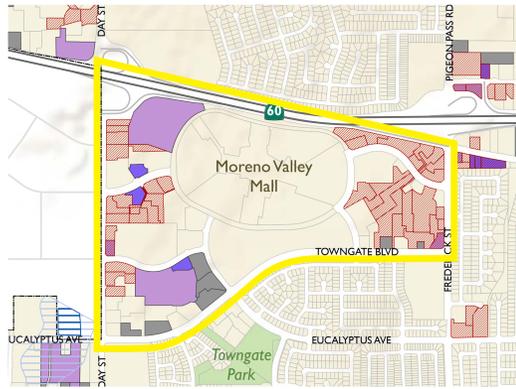


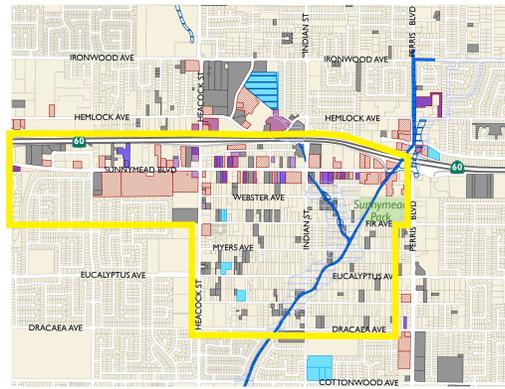
2c. Opportunity Area Profiles

1 MORENO VALLEY MALL



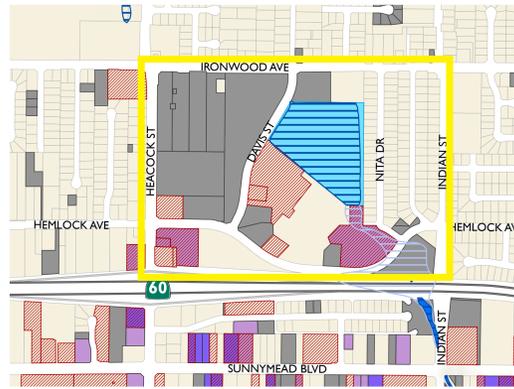
This area features regional retail shopping in a high-visibility location at the western gateway to the city. Taller commercial buildings at the interior of lots, surrounded by surface parking. There is a single-family residential enclave in the southern portion and 3-story multi-family housing adjacent to the south.

2 SUNNYMEAD VILLAGE



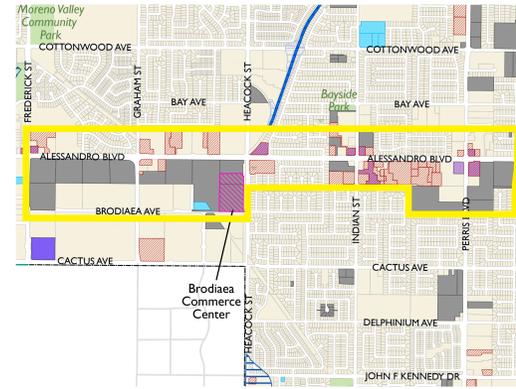
Sunnymead Boulevard is a commercial corridor lined with auto-oriented retail uses, fast food restaurants, gas stations, and hotels. The corridor is visible from Highway-60 and north-south streets provide connections to residential neighborhoods. The southern portion of this area contains a mix of single and multi-family residences.

3 THE DISTRICT



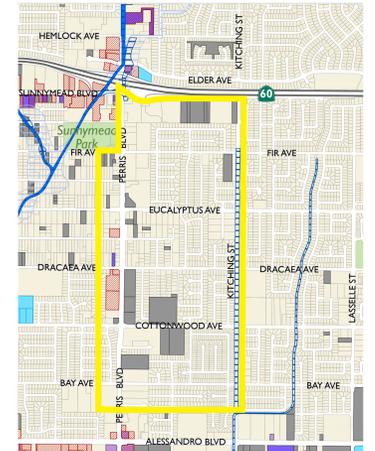
Existing development includes The District shopping mall, a neighborhood-oriented commercial center, and single-family homes. Large portions of undeveloped adjacent land adjacent to Highway-60.

4 WESTERN ALESSANDRO



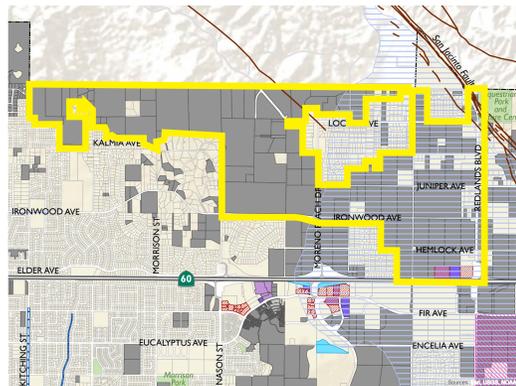
This segment of the city's principal east-west features a mix of commercial and residential uses. Auto-oriented strip malls with retail and services catering to daily needs have surface parking lots facing the street. There are pockets of single-family homes along the corridor as well.

5 PERRIS/KITCHING



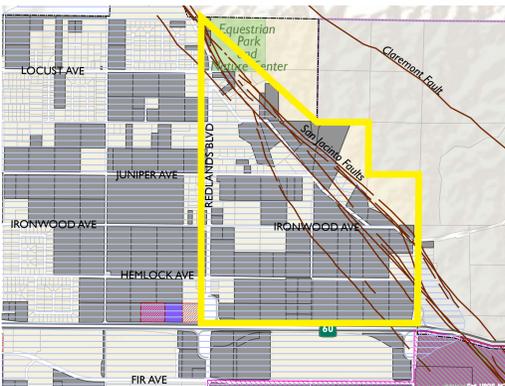
This area features a mix of commercial and residential uses and also includes a church and an adult education school. Single-family neighborhoods are located between Perris and Kitching and homes are accessed by smaller interior roads. Large portions of undeveloped land generally near the edges of this area.

6 IRONWOOD WEST OF REDLANDS



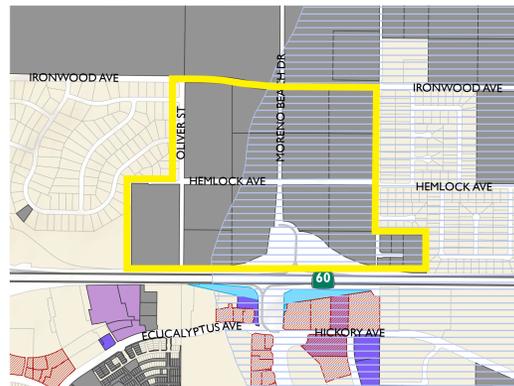
Ironwood West of Redlands is largely undeveloped, except for some dispersed single-family residences, a utility facility, and a church on Ironwood. There is a cluster of single-family residences outside the area to the north. Easily accessible from Highway-60, the area is partially located within a flood zone and the Casa Loma Fault extends into its northern portion.

7 IRONWOOD/BADLANDS



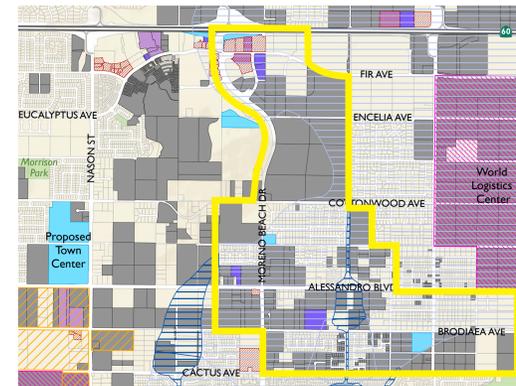
Ironwood/Badlands is largely undeveloped, except for some single-family homes in the north and two churches on Ironwood. Easily accessible from Highway-60, the area is located within a flood zone and the San Jacinto Fault runs through its eastern portion. Adjacent to the area in the hills to the east is the badlands landfill.

8 NORTHERN MORENO BEACH



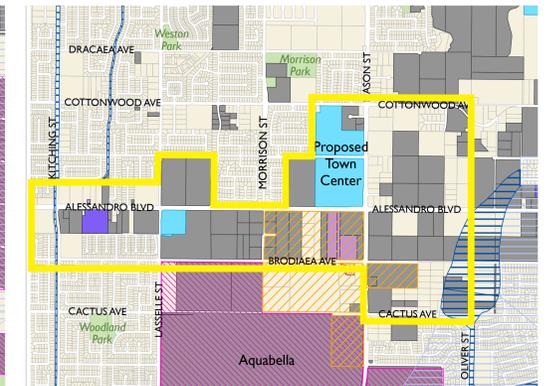
Northern Moreno Beach is undeveloped and is easily accessible from Highway-60. Single-family residences are located to the east and west. To the north, there is undeveloped land. To the south, across Highway 60, are commercial shopping centers with large buildings and open-air parking lots. Portions of the area are located in a flood zone.

9 SOUTHERN MORENO BEACH



This corridor features commercial uses in the north, such as the Auto Mall and Moreno Beach Plaza, and residential uses in the south, mostly east of Moreno Beach Drive. The corridor provides connection to major destinations, including Kaiser Permanente, Moreno Valley College, and Lake Perris.

10 CENTRAL ALESSANDRO



Central Alessandro is geographically at the center of the city with the intersection of Nason and Alessandro in the middle. Some single-family residences are located in this area, mostly north of Alessandro, and there are three religious facilities in the middle. The area is adjacent to the city's expanding medical corridor, Moreno Valley College, and Lake Perris.