### 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** – OPENED
- **Hello Iris Beauty Supply** – OPENED
- **State Farm Insurance** – OPENED

**Moreno Valley Mall:** 1.1 million sq. ft. Moreno Valley Mall.
- **Cricket** – relocation OPENED
- **F21 red** – two-story Forever 21 expansion – OPENED
- **Jump N Jammin** – 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.
- **Culichi Restaurant** – IN PLAN CHECK
- **Red Carpet Hair Studio** – UNDER CONSTRUCTION

**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

**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

**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

**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.
- America’s Best Contacts & Eyeglasses – OPENED
- Celebrity Threading – OPENED
- Cumin Thai – OPENED
- Heavenly Edibles - 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 – UNDER CONSTRUCTION
  - Jimmy John’s Gourmet Sandwiches – OPENED
  - Organic Nail Bar – 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 – 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.
INDUSTRIAL

CENTERPOINTE INDUSTRIAL AREA


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. – UNDER CONSTRUCTION
               Former Facility:  232,596 sq. ft. – AVAILABLE
Somay-Q:  Floor coating distribution at 22722 Cactus – UNDER CONSTRUCTION
Veterans Way Logistics:  366,698 sq. ft. at SWC Veterans and Newhope – AVAILABLE

MORENO VALLEY INDUSTRIAL AREA


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 – OPENED

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. leased to Floor & Decor – UNDER CONSTRUCTION
  - 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

Inland Empire IN THE US
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