

**ECONOMIC DEVELOPMENT
SUMMARY**

April 2018



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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

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

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

- **IHOP** – OPENED

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

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

- **Cosmic Handcrafted Ice Cream** - UNDER CONSTRUCTION
- **Ly Chinese Food Express** – OPENED
- **Waba Grill** - OPENED

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

- **A Girl's Best Friend** – OPENED
- **Choco Noodle Cookie Co** - OPENED
- **Daniel's Jewelers** – expansion OPENED
- **KG Grill** - UNDER CONSTRUCTION
- **Miniso** – OPENED
- **Moreno Valley Public Library** – OPENED
- **Shiekh Shoes** – expansion OPENED
- **Shoe 101 of I.E.** – OPENED
- **Streetbeat Records** - OPENED
- **Visage Beauty** - 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

- **Culichitown Restaurant** – OPENED
- **Options for Youth Charter School** – IN PLAN CHECK

Moreno Valley Village: 110,000 sq. ft. center at NEC Perris / Hemlock

- **Baskin-Robbins** - OPENED
- **DaVita Dialysis** – UNDER CONSTRUCTION

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

- **Realty Masters & Associates** – OPENED



COMMERCIAL / RETAIL

Sunnymead Plaza: 69,000 sq. ft. commercial center at the SWC Perris and Sunnymead

- **Black Bear Diner** - IN PLAN CHECK

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** – UNDER CONSTRUCTION
- **Coffee Bean and Tea Leaf** – UNDER CONSTRUCTION
- **FatBurger** – UNDER CONSTRUCTION
- **Holiday Inn Express** - 104 guest rooms – UNDER CONSTRUCTION
- **Residence Inn**–112 guest rooms by Marriott – UNDER CONSTRUCTION
- **ZPizza & Tap Room** – UNDER CONSTRUCTION

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** - UNDER CONSTRUCTION
- **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** – OPENED
- **Habit Burger Grill** – 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

- **Fairfield Inn & Suites: 106 guest rooms by Marriott** – UNDER CONSTRUCTION

Walmart: new Walmart at the SWC Perris and Gentian – APPROVED

MEDICAL / OFFICE

Riverside University Health Systems:

- 200,000 sq. ft. medical office building at the NWC Cactus and Nason - UNDER CONSTRUCTION
- 26,029 sq. ft. medical office building at the NEC Cactus and Graham. Tenant improvements - UNDER CONSTRUCTION
- 7,826 sq. ft. behavioral health clinic at the SEC Cottonwood and Frederick - UNDER CONSTRUCTION

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.

CENTERPOINTE INDUSTRIAL AREA

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

Core5 | Brodiaea Business Park: 99,978 sq. ft., SWC Brodiaea and Heacock - UNDER CONSTRUCTION

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

Serta Mattress Expansion: to 532,926 sq. ft. on Cactus – OPENED

Skechers USA | Veterans Way Logistics: 366,698 sq. ft. at SWC Veterans / Newhope – OPENED

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:

- **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 – AVAILABLE
- **San Michele Industrial Facility:** 242,804 sq. ft. on 10.85 acres at NWC San Michele / Perris - IN PLAN CHECK

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 east of the Auto Mall - Building 2 leased to Solaris Paper - UNDER CONSTRUCTION

World Logistics Center: 40.6 million sq.ft. 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 56.2 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 \$74,823 with more than 21,000 households at \$75,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



2nd
largest city in
Riverside County



21st
largest city in
CALIFORNIA



51.3 square
MILES



5.04%
annual growth
RATE

210,639
Moreno Valley
Population 2018



20-mile
radius population
2,340,555



Median
AGE: **31.6**



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