

**ECONOMIC DEVELOPMENT
SUMMARY**

April 2019



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 building - IN PLAN CHECK

Canyon Springs Plaza: 417,000 sq. ft. regional center at SR-60 & Day

- **Golden Corral** - UNDER CONSTRUCTION
- **Goodies Delicatessen** - OPENED
- **Realis Gymnastics** - EXPANSION OPENED
- **Safe Haus Craft Beer & Kitchen** - UNDER CONSTRUCTION
- **Phantasmic Event and Party Planning** - OPENED

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

The District (former Festival Center): 32-acre, 220,000 sq. ft. commercial center with 2,500 feet of freeway frontage at SR-60 & Heacock - IN PLAN CHECK

Iris Plaza: 87,210 sq. ft. neighborhood center at the SEC of Perris & Iris.

- **Jitterz Coffee** - OPENED

Moreno Beach Plaza: 259,165 sq. ft. of commercial space in two phases, SEC SR-60 & Moreno Beach

- **America's Tire Store** - UNDER CONSTRUCTION

Moreno Valley Mall: 1.1 million sq. ft. regional Mall along south side of SR-60 between Day and Frederick, anchored by Harkins Theatres, J.C. Penney, Macy's, and Sears

- **Arcadia Kid's Museum** - IN PLAN CHECK
- **Breakout Escape Room** - UNDER CONSTRUCTION
- **La Michoacana Ice Cream** - OPENED
- **Sweet Sweet Delight Candy** - OPENED
- **Torrid** - EXPANSION OPENED

Moreno Valley Plaza: 341,000 sq. ft. shopping center anchored by Office Depot, Superior Grocers, Big Lots, and Harbor Freight Tools at SWC of Sunnymead & Heacock

- **Golden State Staffing Services** - OPENED
- **Options for Youth Charter School** – OPENED
- **Rainbow Shops** - LEASE SIGNED



COMMERCIAL / RETAIL

Moreno Valley Village: 110,000 sq. ft. center at NEC Perris & Hemlock
▪ **DaVita Dialysis** - OPENED

Stoneridge Towne Centre: 579,000 sq. ft. center at the SEC of SR-60 and Nason, anchored by Super Target, Dress Barn, Kohl's, and Best Buy Outlet

Sunnymead Blvd: NWC Sunnymead / Perris at 24966 Sunnymead
▪ **Alamilla's Mexican Food** - UNDER CONSTRUCTION

Sunnymead Plaza: 69,000 sq. ft. commercial center at the SWC Perris & Sunnymead
▪ **Black Bear Diner** - OPENED

The Quarter: Mixed-use project at the NEC of Day & Eucalyptus includes two 4-story hotels, a service station with convenience store, and a multi-tenant retail/restaurant building: ALL UNDER CONSTRUCTION

- **76 Union Beyond Station**
- **Alamilla's Mexican Food**
- **Coffee Bean & Tea Leaf**
- **Country Kitchen**
- **FatBurger**
- **Holiday Inn Express**
- **Residence Inn**
- **ZPizza & Tap Room**

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
▪ **Sherwin Williams** - OPENED

TownGate Crossing: 237,000 sq. ft. shopping center at SR-60 & Day
▪ **Sit N Sleep** – OPENED

TownGate Promenade: 353,000 sq. ft. shopping center at the SEC of Day & Campus. Anchored by Costco, Ayres Hotel & Spa and Hampton Inn
Shop H - 7,310 sq. ft. multi-tenant retail building
▪ **Red Wing Shoes** - OPENED

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 & Day
▪ **Fairfield Inn & Suites:** 106 rooms by Marriott - UNDER CONSTRUCTION
▪ **Quick Quack Car Wash** - OPENED

Walmart: new Walmart SWC Perris & Gentian – APPROVED

MEDICAL / OFFICE

Riverside University Health Systems: 200,000 sq. ft. medical building NWC Cactus & Nason - UNDER CONSTRUCTION

Strategic Medical Properties: 99-Bed Skilled Nursing Facility SWC Brodiaea & Nason - 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.

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 & Heacock - SOLD TO UNITED MATERIAL HANDLING - OPENED

PAMA | Alessandro Industrial Center: 7 buildings along the south side of Alessandro west of Heacock from 27,000 to 50,000 sq. ft., divisible units 9,050 sq. ft. / to 50,000 sq. ft. for sale or lease - APPROVED

MORENO VALLEY INDUSTRIAL AREA

An industrial specific plan with existing facilities for Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, 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 & 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 & Nandina – LEASED TO LOWE'S HOME IMPROVEMENT - OPENED

IDS Real Estate Group | Nandina Distribution Center Bldg A: 739,903 sq. ft. NEC Heacock & Nandina – LEASED TO DMSI, UNDER CONSTRUCTION

Duke Realty:

- **Moreno Valley Industrial Park:** 400,935 sq. ft. NEC Heacock & Iris – LEASED TO IHERB
- **San Michele Industrial Facility:** 241,666 sq. ft. NWC San Michele & Perris - LEASED TO RESMED, UNDER CONSTRUCTION
- **Nandina Industrial Center:** 340,178 sq. ft. near SWC Perris & Nandina - LEASED TO LEGRAND NORTH AMERICA, UNDER CONSTRUCTION

March Business Center Building 2: 277,243 sq. ft. SEC Heacock & Iris – LEASED TO MEDLINE, OPENED

Phelan Development: 100,110 sq. ft. distribution center SEC Nandina & Indian - APPROVED

Prologis | Moreno Valley Logistics Center: 1,736,180 sq. ft. in four buildings SWC Indian & Krameria. 1,351,763 sq. ft. - LEASE SIGNED, UNDER CONSTRUCTION

Sares-Regis | Indian Street Commerce Center: 446,350 sq. ft. facility at SWC Indian & 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, OPENED. Buildings 1, 3 & 4 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!

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.

PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

DEMOGRAPHIC STRENGTH

Average household income of \$78,090 with nearly 15,000 households at \$100,000 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



4.99%
annual growth
RATE

212,682
Moreno Valley
Population 2019



20-mile
radius population
2,375,586



Median
AGE: **31.8**



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



17,000
JOBS
created in 5 years



TRANSPORTATION
SERVED BY

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



\$78,090
Average household
INCOME