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
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moreno Valley Village</td>
<td>110,000 sq. ft. center at NEC Perris &amp; Hemlock</td>
</tr>
<tr>
<td></td>
<td>DaVita Dialysis - OPENED</td>
</tr>
<tr>
<td>Stoneridge Towne Centre</td>
<td>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</td>
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<tr>
<td>Sunnymead Blvd</td>
<td>NWC Sunnymead / Perris at 24966 Sunnymead</td>
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<tr>
<td></td>
<td>Alamilla’s Mexican Food - UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>Sunnymead Plaza</td>
<td>69,000 sq. ft. commercial center at the SWC Perris &amp; Sunnymead</td>
</tr>
<tr>
<td></td>
<td>Black Bear Diner - OPENED</td>
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<tr>
<td>The Quarter</td>
<td>Mixed-use project at the NEC of Day &amp; Eucalyptus includes two 4-story hotels, a service station with convenience store, and a multi-tenant retail/restaurant building: ALL UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>76 Union Beyond Station</td>
<td>FatBurger</td>
</tr>
<tr>
<td>Alamilla’s Mexican Food</td>
<td>Holiday Inn Express</td>
</tr>
<tr>
<td>Coffee Bean &amp; Tea Leaf</td>
<td>Residence Inn</td>
</tr>
<tr>
<td>Country Kitchen</td>
<td>ZPizza &amp; Tap Room</td>
</tr>
<tr>
<td>TownGate Center</td>
<td>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</td>
</tr>
<tr>
<td>Sherwin Williams</td>
<td>OPENED</td>
</tr>
<tr>
<td>TownGate Crossing</td>
<td>237,000 sq. ft. shopping center at SR-60 &amp; Day</td>
</tr>
<tr>
<td>Sit N Sleep</td>
<td>OPENED</td>
</tr>
<tr>
<td>TownGate Promenade</td>
<td>353,000 sq. ft. shopping center at the SEC of Day &amp; Campus. Anchored by Costco, Ayres Hotel &amp; Spa and Hampton Inn</td>
</tr>
<tr>
<td>Shop H</td>
<td>7,310 sq. ft. multi-tenant retail building</td>
</tr>
<tr>
<td>Red Wing Shoes</td>
<td>OPENED</td>
</tr>
<tr>
<td>TownGate Square</td>
<td>A mixed-use development with 136,000 sq. ft. of retail &amp; restaurant plus 170,000 sq. ft. of approved office / hospitality at the SEC of Gateway &amp; Day</td>
</tr>
<tr>
<td>Fairfield Inn &amp; Suites</td>
<td>106 rooms by Marriott - UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>Quick Quack Car Wash</td>
<td>OPENED</td>
</tr>
<tr>
<td>Walmart</td>
<td>new Walmart SWC Perris &amp; Gentian – APPROVED</td>
</tr>
<tr>
<td>Riverside University Health Systems</td>
<td>200,000 sq. ft. medical building NWC Cactus &amp; Nason - UNDER CONSTRUCTION</td>
</tr>
<tr>
<td>Strategic Medical Properties</td>
<td>99-Bed Skilled Nursing Facility SWC Brodiaea &amp; Nason - UNDER CONSTRUCTION</td>
</tr>
</tbody>
</table>

**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

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.

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 $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
513 square MILES
4.99% annual growth RATE

212,682 Moreno Valley Population 2019
20-mile radius population 2,375,586

Inland Empire IN THE US
Home to numerous Fortune 500 and international companies

17,000 JOBS created in 5 years
TRANSPORTATION SERVING: CALIFORNIA STATE ROUTE 60 | INTERSTATE 215 | MERRICK | MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS | INTERNATIONAL FLIGHTS FROM MONTANO AIRPORT

$78,090 Average household INCOME

Moving at the Speed of Business | 951.413.3460 | edteam@morenovalleybusiness.com