

ECONOMIC DEVELOPMENT SUMMARY

August 2017



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COMMERCIAL / RETAIL

Canyon Springs Plaza: 417,000 sq. ft. neighborhood retail center at the SWC Day and Box Springs

- **Dance Alley** - OPENED
- **Galleria Furniture** – UNDER CONSTRUCTION
- **Harmony Massage** – OPENED
- **Paris House of Crepes** – OPENED

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

Farm Market: Produce market at 14058 Redlands – OPENED

Fairfield Inn & Suites: 106-room hotel by Marriott on Eucalyptus east of Day – IN PLAN CHECK

Golden Corral: 11,400 sq. ft. restaurant on Sunnymead west of Olivewood – LEASE SIGNED

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 – OPENED

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

- **Fitness 19** – Expansion OPENED
- **IHOP** – IN PLAN CHECK

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

Moreno Beach Plaza: Upscale 368,000 sq. ft. neighborhood shopping center at the SWC Moreno Beach and SR-60. Anchored by Walmart.

- **AT&T** – OPENED

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

- **All American Ice Cream** – OPENED
- **Ly Chinese Food Express** – UNDER CONSTRUCTION

Moreno Valley Mall: 1.1 million sq. ft. Moreno Valley Mall

- **Daniel's Jewelers** – expansion UNDER CONSTRUCTION
- **Hibbett Sporting Goods** – OPENED
- **Jonnik's Dessert Factory** – OPENED
- **MINISO** – IN PLAN CHECK
- **Oriental Chi** – 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

- **Berumen Dance Studio** – OPENED
- **Culichitown Restaurant** – UNDER CONSTRUCTION
- **Options for Youth Charter School** – LEASE SIGNED
- **Red Carpet Hair Studio** – OPENED
- **PHO Shack** – UNDER CONSTRUCTION



COMMERCIAL / RETAIL

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

Pigeon Pass Plaza: 106,000 sq. ft. shopping center at the NWC of Ironwood and Pigeon Pass

- **Authentic Cutz Barbershop** – OPENED

Plaza Del Sol: 56,000 sq. ft. shopping center at Alessandro and Frederick

- **Uncle Em's Southern Smokehouse** – OPENED

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

- **Realty Masters & Associates** – 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: UNDER CONSTRUCTION

- **76 Union Beyond Station** – IN PLAN CHECK
- **Coffee Bean and Tea Leaf** – LEASE SIGNED
- **Fat Burger** – UNDER CONSTRUCTION
- **Holiday Inn Express** - 104 guest rooms – IN PLAN CHECK
- **Residence Inn** – 112 guest rooms by Marriott – IN PLAN CHECK
- **ZPizza** – LEASE SIGNED

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

- **Berkshire Hathaway Realty Services** – OPENED
- **Metro PCS** – OPENED
- **Saigon Bistro** – OPENED

TownGate Crossing: 237,000 sq. ft. shopping center at SR-60 and Day

- **Sit N Sleep** – UNDER CONSTRUCTION
- **Jerome's Furniture** – LEASE SIGNED

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

Shop J - 8,400 sq. ft. multi-tenant retail building

- **Cupcake & Espresso Bar** – OPENED
- **Dickey's Barbecue Pit** – OPENED
- **Organic Nail Bar** – 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

- **Pieology Pizzeria** – UNDER CONSTRUCTION
- **Popeye's Louisiana Kitchen** – UNDER CONSTRUCTION

Walmart – new Super Walmart at the SWC Perris / Gentian – APPROVED

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

An industrially-zoned area, home to Federal Mogul, Frazee Paint, Harbor Freight Tools, Porvene Doors, ResMed, Serta Simmons, United Natural Foods, and US Post Office.

Brodiaea Business Park: 99,978 sq. ft. at SWC Brodiaea and Heacock -
IN PLAN CHECK

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

Serta Simmons:

- **Expansion** to 532,926 sq. ft. – OPENED
- **Former Facility:** 232,596 sq. ft. – AVAILABLE

Veterans Way Logistics: 366,698 sq. ft. at SWC Veterans and Newhope –
AVAILABLE

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

Cardinal Glass: 49,682 sq. ft. expansion doubling capacity – OPENED

First Industrial Realty Trust:

- **Karma Automotive / First 36 Logistics:** 555,670 sq. ft. manufacturing facility at Perris and the storm channel – OPENED
- **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 739,909 sq. ft at NEC Heacock and Nandina – UNDER CONSTRUCTION

Duke Realty | Moreno Valley Industrial Park: 409,598 sq. ft. at NEC Heacock and Iris – UNDER CONSTRUCTION

Western Realco | March Business Center: Two buildings at SEC Heacock and Iris total 1.38 million sq. ft.

- **Floor & Decor:** 1.1 million sq. ft. – OPENED
- **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. 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 \$69,610 with more than 17,000 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



513 square
MILES



5.68%
annual growth
RATE

209,826
Moreno Valley
Population 2017



20-mile
radius population
2,325,591



Median
AGE: **31.2**



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