ECONOMICDEVELOPMENT SUMMARY

November 2026

MORENOVALLEY
ACCELERATING OPPORTUNITIES
morenovalleybusiness.com

NOW OPENED

- 2N1 Korean BBQ
- Casita Sonora
- Dutch Bros
- Mama Woods Kitchen
- Moreno Valley Museum & ArtSpace
- Pandora
- Revive Fitness
- SkyZone
- Tru By Hilton

Aquabella: Master-planned mixed-use community featuring residential, commercial, and lifestyle amenities to create a walkable, modern neighborhood experience. - SPECIFIC PLAN APPROVED

Cactus Commerce Center: Well-positioned commercial property anchored by national brands Arco, Wendy's, and Starbucks, plus a 37,000 sq. ft. building leased to Las Vegas Expo Inc.

- **Del Taco -** IN BUILDING PLAN CHECK

Canyon Springs Shopping Center: 417,000 sq. ft. regional center at SR-60 & Day, featuring a diverse tenant lineup including La Surtidora, Golden Corral, Safe Haus, and Get Air.

- **Our Pilates** - IN BUILDING PLAN CHECK

Continental East Development: 21,600 sq. ft. of boutique retail and restaurant space at the NEC of Lasselle and Krameria - IN BUILDING PLAN CHECK

The District: Prime 32-acre center at SR-60 & Heacock anchored by national brands Floor & Decor, Sprouts, and IHOP.

- **Quick Quack Car Wash -** OPENED
- **Green Physical Therapy -** UNDER CONSTRUCTION
- **Tiny Toes Play Cafe -** OPENED
- **Vertica Fitness -** OPENED

Elsworth Plaza: 31,000 sf community shopping center at the SWC of Elsworth and Alessandro.

- **Gordo's Cafecito -** UNDER CONSTRUCTION

Lakeside Plaza: 62,286 sq. ft. neighborhood center at the NWC of Iris and Lasselle, anchored by Stater Brothers, Starbucks, and Mountain Mike's Pizza.

- **Apple Urgent Care -** OPENED

Lakeshore Village Marketplace: 86,098 sq. ft. neighborhood center at the SWC of Sunnymead Ranch and Old Lake, featuring Dollar Tree, Cupcake & Espresso Bar, and Shell.

Jimmy's Smokey Pit BBQ - UNDER CONSTRUCTION

Moreno Valley Mall: 1.1 million sq. ft. regional mall along SR-60, anchored by Macy's, JCPenney, Harkins Theatres, and Round1 Bowling & Arcade.

- **Pandora -** OPENED
- **SkyZone -** OPENED
- **Spaces -** UNDER CONSTRUCTION

COMMERCIAL / Retail (continued)

Moreno Valley Town Center: Vibrant downtown destination featuring 184,000 sq. ft. of mixed-use development at the NWC of Alessandro and Nason - SPECIFIC PLAN APPROVED

Sunnymead Towne Center: 161,793 sq. ft. multi-tenant center anchored by El Super and featuring Wingstop, plus dental and medical offices

- **Burlington -** UNDER CONSTRUCTION
- **Five Below -** UNDER CONSTRUCTION

TownGate Center: 91,541 sq. ft. neighborhood center featuring a strong lineup of national retailers: BevMo!, Ulta Beauty, T.J. Maxx, and HomeGoods.

- **2N1 Korean BBQ -** OPENED

Towngate Crossing: 246,930 sq. ft. shopping center adjacent to the 60 freeway. Tenants include Lowe's, Jerome's Furniture, Panera Bread, CAVA, and Starbucks Coffee.

- **Chocolate Spot -** IN BUILDING PLAN CHECK

Towngate Promenade: Premier center at Day and Campus, anchored by Costco, ALDI, and 24 Hour Fitness, complemented by Ayres Hotel & Spa and Hampton Inn

- **Children's Dental Fun Zone -** UNDER CONSTRUCTION
- **Dave's Hot Chicken -** IN BUILDING PLAN CHECK

TownGate Square: 95,924 sq. ft. grocery-anchored center at the NEC of Day and Eucalyptus, featuring WinCo Foods, Portillo's, and Popeyes.

- **Hilton Garden Inn -** IN BUILDING PLAN CHECK
- **TownePlace Suites -** IN BUILDING PLAN CHECK

Standalone:

- **Alma Pilates & Yoga (24045 Red Maple)** - UNDER CONSTRUCTION
- **Anthem Arco (60 Freeway and Redlands)** - OPENED
- **Anthem Energy Center (60 Freeway and Redlands)** - IN BUILDING PLAN CHECK
- **Beyond Food Mart (SWC Cactus & Indian)** - APPROVED
- **Beyond Food Mart (27990 Iris)** - IN BUILDING PLAN CHECK
- **Casita Sonora (23962 Alessandro)** - OPENED
- **Cedar Point Chiropractic (24497 Sunnymead)** - OPENED
- **Circle K (12520 Graham)** - UNDER CONSTRUCTION
- **Dutch Bros (25040 Alessandro) -** OPENED
- **Fifty Burger Shop (23550 Alessandro) -** UNDER CONSTRUCTION
- **Fire Keyz (24655 Alessandro)** - UNDER CONSTRUCTION
- **High Notes** - UNDER CONSTRUCTION
- **Home2 Suites by Hilton (Eucalyptus west of Hyundai) -** IN BUILDING PLAN CHECK
- **LOE Taxes (25030 Alessandro) -** OPENED
- **Mama Woods Kitchen (16110 Perris) -** OPENED
- **Northgate Market (14128 Perris)** - IN BUILDING PLAN CHECK
- **Revive Fitness (14161 Elsworth)** - OPENED
- **SafStor** - UNDER CONSTRUCTION
- **Skin Genius Beauty Lounge (12712 Heacock) -** OPENED
- **Tru by Hilton (Olivewood and Sunnymead) -** OPENED
- **West Coast Self Storage (27990 Maltby) -** UNDER CONSTRUCTION

CITY PROJECTS

- **Gateway Park Dog Park Addition (23975 Manzanita) -** UNDER CONSTRUCTION
- **Library Facility** (23571 Sunnymead Ranch) - UNDER CONSTRUCTION
- **Moreno Valley Senior Center Expansion (25075 Fir) -** UNDER CONSTRUCTION
- **Morrison Park Bike Pump Track (26667 Dracea) -** OPENED
- **Moreno Valley Museum & Artspace (Moreno Valley Mall) -** OPENED
- **Pedrorena Park Improvements (16109 Rancho Del Lago)** - OPENED
- **Vista Lomas Park Improvements (26700 Iris)** - OPENED

MEDICAL / OFFICE

Kaiser Permanente: 1,125,000 sq. ft. 20-year, 3-phase expansion to existing Kaiser Permanente Hospital - APPROVED

- **Diagnostic & Testing Center-** OPENED

Moreno Valley MOB: 20,337 sq. ft. medical office building on Eucalyptus east of Day **-** LEASED TO RADNET AND LOMA LINDA HOSPITAL

TrueCare (23119 Cottonwood) - UNDER CONSTRUCTION

INDUSTRIAL

Compass Danbe: 2 buildings on Old 215 Frontage south of Cottonwood **-** IN BUILDING PLAN CHECK

Ledo Capital Group | The District Business Park: 212,313 sq. ft. building at the SEC of Heacock and Ironwood - APPROVED

Moreno Valley Business Center: 162,527 sq. ft. building at 22090 Alessandro - UNDER CONSTRUCTION

Phelan Development: 6 buildings ranging from 23,000 sq. ft. to 49,000 sq. ft, on the east side of Old 215 Frontage south of Bay - AVAILABLE; TENANTS INCLUDE SAVEWAY SUPPLIES, PRW POWER

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Gate City Beverage, Porvene Doors, Uttermost, and the US Postal Service.

Liberty Logistics Center: 522,772 sq. ft building at the SEC Cactus and Frederick **-** LEASED TO HISENSE, OPENED

Chase Partners: 26,300 sq. ft. on Resource west of Frederick **-** APPROVED

Chase Partners: 32,970 sq. ft. at SEC of Calle San Juan De Los Lagos and Veterans **-** APPROVED

Compass Danbe: 2 buildings on Alessandro between Frederick and Graham, 278,460 sq. ft and 96,139 sq. ft. – APPROVED

Alessandro Industrial Center: 6 buildings along the south side of Alessandro west of Heacock, divisible units 9,050 sq. ft. / to 50,000 sq. ft. for sale or lease - AVAILABLE; TENANTS INCLUDE WELLIS USA, CROWN LIFT, COZEY FURNITURE, JAEGER MEDICAL, W.E.C.S. ELECTRICAL SUPPLY

MORENOVALLEY

INDUSTRIAL (continued)

MORENO VALLEY INDUSTRIAL AREA

Home to Amazon, Cardinal Glass, Floor & Decor, Medline, Karma Automotive, Procter & Gamble, Deckers Outdoor, ResMed, Lowe's Home Improvement, Keeco Home, LeGrand and Ross Dress for Less.

Chase Partners: 32,510 sq. ft. at 25035 Globe - UNDER CONSTRUCTION

Chase Partners: 38,820 sq. ft. at 24915 Rivard - UNDER CONSTRUCTION

Compass Danbe: Two 21,700 sq. ft. buildings on Rivard - LEASED

SR - 60 CORRIDOR

Home to Aldi Foods, Skechers USA, Solaris Paper, ShipBob, Mainfreight, and Santa Fe Warehouse

Skechers USA Phase II: 776,672 sq. ft. - OPENED

World Logistics Center:

40.6 million sq. ft. corporate business campus.

Skechers USA Phase III: 950,530 sq. ft. - OPENED



2nd largest city in Riverside County

20th largest city in CALIFORNIA

51.7 square MILES

215,387 Moreno Valley **Population 2026**

20-mile **radius population** 2,474,582

Median AGE: 34.11

Inland Empire ONE OF THE FASTEST GROWING REGIONS IN THE US

Home to numerous **Fortune 500** AND INTERNATIONAL COMPANIES

4500 businesses STRONG

35,417 JOBS created in 13 years

TRANSPORTATION SERVED BY

CALIFORNIA STATE ROUTE 60 | INTERSTATE 215

METROLINK

MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS

INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

$121,727 Average household INCOME

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.