

ECONOMIC DEVELOPMENT SUMMARY

DECEMBER 2023



COMMERCIAL / RETAIL

Alessandro Plaza: 87,421 sf neighborhood center at 23750 Alessandro between Graham and Heacock

- **ALUX Restaurant** - IN PLAN CHECK
- **Smiles Business Services** - LEASED

Cactus Commerce Center: 53,420 sq. ft. mixed-use center on Cactus east of I-215. Includes 3 restaurants, gas station / carwash, and a 37,00 sq. ft. industrial building

- **Starbucks** - OPENED
- **Tesla Supercharger station** - OPENED

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

The District (former Festival Center): 32-acre center at SR-60 & Heacock anchored by Floor & Decor

- **7-Eleven** - UNDER CONSTRUCTION
- **The Joint Chiropractic** - OPENED
- **Moreno Valley Modern Dentistry** - OPENED
- **Quick Quack Car Wash** - IN PLAN CHECK
- **WoodSpring Suites** - OPENED

Farm Market: Multi-tenant retail, fueling station, and restaurant building at the SEC of Redlands and Alessandro - IN PLAN CHECK

Lakeside Terrace: Neighborhood center at NEC of Iris and Lasselle, anchored by CVS and Dollar Tree

- **Momma Mondragons Macarons** - OPENED

Moreno Beach Plaza II: Shopping center at NWC of Eucalyptus and Moreno Beach anchored by LA Fitness and America's Tire

- **Sportsman's Warehouse** - OPENED

Moreno Valley Mall: 1.1 million sq. ft. regional mall along SR-60, anchored by Macy's and J.C. Penney

- **Electric Light Festival** - POP UP
- **Entyce** - OPENED
- **Personalized Christmas Ornaments** - POP UP
- **Haiku Pop** - LEASED
- **Photos with Santa** - POP UP
- **Rising Stars Business Academy** - OPENED
- **West Coast Luxuries Shoes** - OPENED

Moreno Valley Marketplace: 4.5 acre retail development on the SWC of Perris and Iris

- **Aldi Foods** - OPENED
- **Habit Burger** - OPENED
- **Quick Quack Car Wash** - OPENED
- **Starbucks** - OPENED

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

- **Oquesa's Beauty Bar** - OPENED

Perris Pavilion: 25,000 sq. ft. neighborhood mall at the NEC of Perris and John F. Kennedy, including a food hall, health and beauty

- **Beauty Barbershop** - OPENED
- **Frynot** - OPENED
- **Pupuseria Sichitlan Con Un Toquesito Mexicano** - LEASED
- **Tamales y Cenaduria Guadalajara** - LEASED

Pigeon Pass Plaza: 106,000 sq. ft. shopping center anchored by Stater Bros. at NWC of Pigeon Pass and Ironwood

- **Amna's Eyebrow Threading** - OPENED

Plaza del Sol: 56,000 sq. ft. retail center at the NEC of Alessandro and Frederick.

- **Jamdung Jamaican Restaurant** - OPENED

COMMERCIAL / RETAIL (continued)

Rancho Belago Retail: 19,324 sq. ft. retail center at the SWC of Moreno Beach and JFK - APPROVED

Southpointe Shopping Center: SEC of Heacock and Alessandro anchored by O'Reilly Auto Parts, Leading Edge Learning and Dairy Queen

- **Behavior Frontiers** - LEASED

Stoneridge Towne Centre: 579,000 sq. ft. center at the SEC of SR-60 and Nason, anchored by Super Target, Kohl's, Kirkland and Tractor Supply

- **Dollar Tree** - OPENED
- **EOS Fitness** - UNDER CONSTRUCTION
- **Jiffy Lube** - OPENED
- **Mister Car Wash** - UNDER CONSTRUCTION
- **UPS Store** - LEASED

Sunnymead Towne Center: Neighborhood center at the SWC of Perris and Alessandro anchored by El Super and 99 Cents Only

- **Numero Uno Express Tax Service** - LEASED

TownGate Center: High profile mix of national tenants including TJ-Maxx, HomeGoods, Ulta, BevMo, Planet Fitness and Regency Theatres at the NWC of Frederick and Towngate Blvd

- **85°C Bakery Café** - UNDER CONSTRUCTION
- **Raising Cane's** - OPENED

TownGate Plaza: 48,000 sq. ft. retail center at the SWC of 60 Fwy and Frederick, anchored by BJ's Restaurant & Brewhouse, Starbucks, Chili's and Five Guys

- **Texas Roadhouse** - OPENED

Towngate Promenade: Major shopping center at Day and Campus, anchored by Aldi and 24 Hour Fitness

- **Kids Empire** - OPENED

TownGate Square: NEC of Day and Eucalyptus anchored by WinCo Foods, Fairfield Inn & Suites, Portillo's, Popeye's and Pieology

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

Standalone:

- **Dutch Bros. Coffee (23140 Hemlock)** - IN PLAN CHECK
- **Extended Stay America (Sunnymead near Indian)** - IN PLAN CHECK
- **Frenchie Gang Dog Boutique (24709 Alessandro)** - OPENED
- **Home2 Suites by Hilton (Eucalyptus west of Hyundai)** - IN PLAN CHECK
- **Klearology (13800 Heacock #D141)** - OPENED
- **Krak Boba (23550 Alessandro #104)** - OPENED
- **Krustee's Carnival Funnel Cakes and L.A. Street Dogs (13373 Perris #E414)** - OPENED
- **Math Man Olmedo (21150 Box Springs)** - OPENED
- **Old Skool Barbell Gym (12222 Pigeon Pass)** - OPENED
- **Taqueria El Indio (12930 Day)** - OPENED
- **The Beauty Dye.namic (22435 Alessandro)** - LEASED
- **Tru by Hilton (Olivewood and Sunnymead)** - IN PLAN CHECK
- **Winchell's Win Win Fillin' Station (Perris and Cottonwood)** - OPENED
- **Winchell's (Alessandro and Day)** - IN PLAN CHECK
- **Zedomily Inc. (13800 Heacock)** - 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 - UNDER CONSTRUCTION, LEASED TO RADNET AND LOMA LINDA MEDICAL CLINIC

INDUSTRIAL

Compass Danbe: 2 buildings on Old 215 Frontage south of Cottonwood - UNDER CONSTRUCTION

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

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 - UNDER CONSTRUCTION

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Porvenc Doors, Serta Simmons, Uttermost and the US Postal Service.

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

PAMA | 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

Patriot Development Partners: 2 buildings on the southwest corner of Alessandro and Heacock, 39,000 sq. ft. - IN PLAN CHECK

Resource Corporate Center: 49,800 sq. ft. industrial building at the northeast corner of Corporate and Resource - UNDER CONSTRUCTION

MORENO VALLEY INDUSTRIAL AREA

Home to Amazon, Cardinal Glass, Floor & Decor, Karma Automotive, B-ON, Philips Electronics, Procter & Gamble, Deckers Outdoor, Lowe's Home Improvement and Ross Dress for Less.

Compass Danbe: 43,400 sq. ft. building on Rivard - UNDER CONSTRUCTION

Patriot Development Partners: 91,012 sq. ft at the SEC of Heacock and Krameria - IN PLAN CHECK

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. addition - OPENED

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, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

PRO-BUSINESS PHILOSOPHY

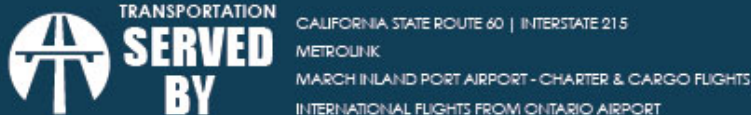
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

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 \$96,932 with more than 30,000 households at \$100,000 or more; highly educated workforce with 47% of residents in white collar jobs.



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.