

ECONOMIC DEVELOPMENT SUMMARY

JUNE 2024



COMMERCIAL / RETAIL

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

- **ALUX Restaurant** - UNDER CONSTRUCTION
- **Dental Kidz Club** - OPENED
- **Garvey Allen Visual and Performing Arts Academy** - OPENED

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
 - **Moreno Valley Modern Dentristry** - OPENED
 - **Quick Quack Car Wash** - IN PLAN CHECK
 - **WoodSpring Suites** - OPENED

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

- **Kobe Fresh King of Chicken** - IN PLAN CHECK
- **Momma Mondragons Macarons** - OPENED
- **La Carniceria** - OPENED

Moreno Valley Commerce Center: 111,060 sf retail, office and automotive neighborhood center at the NWC of Alessandro and Heacock

- **Beauty & Essence Beauty Salon** - UNDER CONSTRUCTION
- **CK Cabinet & Stone** - LEASED

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

- **E&J Couture** - OPENED
- **Get Lit Books N Things** - UNDER CONSTRUCTION
- **Nerd Nook** - OPENED
- **Rising Stars Business Academy** - 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 at the SWC of Sunnymead and Heacock, anchored by Superior Grocers, Harbor Freight Tools, Office Depot and Big 5

- **Hernandez Hyper Details** - LEASED

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** - OPENED
- **Rusposhi Bangla N Pizza** - UNDER CONSTRUCTION

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
- **Queen Nails & Spa** - UNDER CONSTRUCTION

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** - OPENED

COMMERCIAL / RETAIL (continued)

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

- **Crumbi** - UNDER CONSTRUCTION
- **EOS Fitness** - UNDER CONSTRUCTION
- **Mister Car Wash** - UNDER CONSTRUCTION
- **UPS Store** - OPENED

Sunnymead Plaza: 69,000 sq. ft. neighborhood center at the SWC of Sunnymead and Perris, anchored by Black Bear Diner and AutoZone

- **Hertz** - 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:

- **Taqueria El Indio** - OPENED

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** - OPENED

TownGate Crossing: Adjacent to the 60 Freeway and Day, this 48,000 sf shopping center includes Lowe's, Buffalo Wild Wings, Jerome's and Panera

- **CAVA** - UNDER CONSTRUCTION

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

TS Marketplace: Neighborhood center at the NEC of Perris and Hemlock anchored by Food4Less, Fitness 19 and O'Reilly Auto Parts

- **TY Eyelash Beauty** - IN PLAN CHECK
- **Waterale LLC** - LEASED

Standalone:

- **Beyond Food Mart (27990 Iris)** - IN PLAN CHECK
- **Card Addicts (24150 Alessandro #B-1)** - OPENED
- **Doctors Choice Weight Loss (24490 Sunnymead #117)** - OPENED
- **Dutch Bros. Coffee (23140 Hemlock)** - UNDER CONSTRUCTION
- **Extended Stay America (Sunnymead near Indian)** - IN PLAN CHECK
- **Farm Market Gas Station (14058 Redlands)** - IN PLAN CHECK
- **Finest Fadez Barbershop (25073 Sunnymead)** - OPENED
- **Go Fresh Gas (12520 Graham)** - UNDER CONSTRUCTION
- **Home2 Suites by Hilton (Eucalyptus west of Hyundai)** - IN PLAN CHECK
- **Ice Cream Parlor (25036 Filaree)** - IN PLAN CHECK
- **Inda Tires (24759 Sunnymead)** - OPENED
- **KR Clothing (12274 Perris #B)** - OPENED
- **Little Shark Florist (24375 Sunnymead)** - OPENED
- **Organic Whole Foods (24528 Sunnymead)** - OPENED
- **Panamericana Tax (24481 Sunnymead)** - UNDER CONSTRUCTION
- **Papa's Indian Grill (15928 Perris)** - OPENED
- **Tru by Hilton (Olivewood and Sunnymead)** - IN PLAN CHECK
- **Weight Loss & Wellness (23470 Olivewood)** - OPENED
- **Winchell's Win Win Fillin' Station (Perris and Cottonwood)** - OPENED
- **Winchell's (Alessandro and Day)** - IN PLAN CHECK

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 - AVAILABLE

CENTERPOINTE INDUSTRIAL AREA

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

Chase Partners: 26,300 sq. ft. on Resource west of Frederick - IN PLAN CHECK

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

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; UNIT 2 LEASED TO CROWN LIFT; UNIT 105 LEASED TO COZEY FURNITURE

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 - AVAILABLE

MORENO VALLEY INDUSTRIAL AREA

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

Chase Partners: 32,510 sq. ft. at SEC of Perris and Globe - IN PLAN CHECK

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

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 – IN PLAN CHECK



SUPER TARGET COMMERCIAL




MORENO VALLEY
CALIFORNIA

www.morenovalleybusiness.com

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 \$101,026 with more than 22,000 households at \$100,000 or more; highly educated workforce with 45% of residents in white collar jobs.



2nd
largest city in
Riverside County



20th
largest city in
CALIFORNIA



51.3 square
MILES



4.31%
annual growth
RATE

214,196
Moreno Valley
Population 2024



20-mile
radius population
2,440,083



Median
AGE: 33.01



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



34,000
JOBS
created in 10 years



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



\$101,026
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.