

ECONOMIC DEVELOPMENT SUMMARY

MAY 2020

**Note: Some businesses listed may be closed due to the closure order.*



COMMERCIAL / RETAIL

Bear Valley Shopping Center: NEC of Alessandro and Perris

- Ross Dress For Less - IN PLAN CHECK

Alessandro Shoppes: 92,000 sq. ft. neighborhood shopping center at the NWC of Alessandro and Perris. Anchored by Smart & Final Extra!

- Starbucks - OPENED

Cactus Commerce Center: 53,420 mixed-use center on Cactus east of I-215. Development includes 3 restaurants, gas station / carwash, and a 36,950 sq. ft. industrial building - UNDER CONSTRUCTION

Canyon Springs Plaza: 417,000 sq. ft. regional center at SR-60 & Day

- Beechwood Realty - OPENED
- Creative Brain Learning - OPENED
- Empire Sports - OPENED
- Golden Corral - OPENED
- iStaffing - OPENED
- La Surtidora - IN PLAN CHECK
- Metamorphoo Training Institute - OPENED
- Qi Hair Salon - OPENED
- Tres Islas Seafood - OPENED

The District (former Festival Center): 32-acre, 220,000 sq. ft. commercial center with 2,500 feet of free-way frontage at SR-60 & Heacock

- WoodSpring Suites - IN PLAN CHECK

Elsworth Plaza: SWC of Alessandro and Elsworth

- Checkmat Jiu-Jitsu - OPENED
- La Michoacana - OPENED
- MAS Hair and Beauty - UNDER CONSTRUCTION

HomeTown Square: 60,600 sq. ft. neighborhood center at the SWC of Perris and Dracaea

- Platinum Athletics Prep Academy - OPENED

Iris Plaza: 87,210 sq. ft. neighborhood center at the SEC of Perris & Iris

Ironwood Plaza: 58,500 sq. ft. neighborhood center at the NWC of Heacock and Ironwood

- Main International Group - OPENED

Lakeshore Village Marketplace: 140,000 sq. ft. center located across from Sunnymead Ranch Lake

- Cupcake & Espresso Bar - OPENED

Lakeside Plaza: 58,500 sq. ft. neighborhood center at the NWC of Iris and Lasselle

- Apple Urgent Care - OPENED

Lakeside Terrace: Neighborhood shopping center at the NEC of Lasselle and Iris anchored by Dollar Tree, CVS Pharmacy, and Chase Bank.

- La Michoacana Chapas Family Ice Cream - OPENED

Moreno Beach Plaza: 259,165 sq. ft. of commercial space SEC SR-60 and Moreno Beach

- America's Tire Store - OPENED

Moreno Marketplace: One-stop neighborhood shopping center of 80,000 sq. ft. at the NWC of Moreno Beach and Cactus

- Starbucks - OPENED

COMMERCIAL / RETAIL

Moreno Valley Auto Mall:

- **CarPros - Kia Motors** - 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 Round1 Bowling & Amusement

- **JOCHI Mongolian Grill** - LEASE SIGNED
- **LifeStream Blood Bank** - OPENED
- **Yogurt & Yogurt** - UNDER CONSTRUCTION

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

- **BioLife Plasma Services** - LEASE SIGNED
- **Botanica Botica** - OPENED
- **Door Dash Training Office** - OPENED
- **R&R Appliances** - LEASE SIGNED
- **Servicios Legales Duran** - LEASE SIGNED

12220 Pigeon Pass Road

- **Golden Era Barbershop** - OPENED

Stoneridge Towne Centre: 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

- **Beauty Supply Institute** - LEASE SIGNED
- **BurgerIM** - OPENED
- **Tractor Supply Co.** - UNDER CONSTRUCTION
- **UPS** - OPENED

23960 Sunnymead Blvd:

- **Water Drops Car Wash** - UNDER CONSTRUCTION

24594 Sunnymead Blvd:

- **Full Throttle Muffler Plus** - IN PLAN CHECK

Sunnymead Blvd: NWC Sunnymead / Perris at 24966 Sunnymead

- **Alamilla's Mexican Food** - 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:

- **76 Union Beyond Station** - OPENED
- **Angie's Threading Salon** - OPENED
- **Coffee Bean & Tea Leaf** - OPENED
- **Country Kitchen** - UNDER CONSTRUCTION
- **FatBurger** - OPENED
- **Residence Inn** - OPENED
- **Shine A Nail** - OPENED
- **ZPizza & Tap Room** - UNDER CONSTRUCTION
- **Zen Pharmacy** - OPENED

TownGate Center: High profile mix of national tenants including Outback Steakhouse, Yogurtland, Sherwin Williams, BJs Brewhouse and Olive Garden

- **369 Ramen & Poke** - OPENED

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 & Day

Walmart: new Walmart SWC Perris & Gentian – APPROVED

MEDICAL / OFFICE

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

Riverside University Health System: 200,000 sq. ft. medical building NWC Cactus & Nason - OPENED

Strategic Medical Properties: 99-Bed Skilled Nursing Facility SWC Brodiaea & Nason - OPENED

INDUSTRIAL

Blackridge | The District Business Park: 4 buildings at the northeast corner of Heacock and Hemlock from 39,000 to 212,000 sq. ft. - UNDER CONSTRUCTION

CENTERPOINTE INDUSTRIAL AREA

Home to Federal Mogul, Sherwin Williams, Harbor Freight Tools, Porvenc Doors, ResMed, Serta Simmons, United Natural Foods, and US Postal Svc.

Alere Property Group | Brodiaea Commerce Center: 256,859 sq. ft. NWC Brodiaea & Heacock – UNDER CONSTRUCTION

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

J&T Management | Cactus Commerce Center: 36,950 sq. ft. Cactus Ave east of I-215 - UNDER CONSTRUCTION

MORENO VALLEY INDUSTRIAL AREA

An industrial specific plan with existing facilities for Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, 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. NEC Perris & Modular – LEASED TO DMSI FOR ROSS DRESS FOR LESS, OPENED

Duke Realty:

- **Moreno Valley Industrial Park:** 400,935 sq. ft. NEC Heacock & Iris – LEASED TO IHERB, OPENED
- **San Michele Industrial Facility:** 241,666 sq. ft. NWC San Michele & Perris - LEASED TO RESMED, OPENED
- **Nandina Industrial Center:** 340,178 sq. ft. near SWC Perris & Nandina - LEASED TO LEGRAND NORTH AMERICA, OPENED

Phelan Development: 100,110 sq. ft. distribution center SEC Nandina & Indian - UNDER CONSTRUCTION

Prologis | Moreno Valley Logistics Center: 1,702,518 sq. ft. in three buildings SWC Indian & Krameria. 1,351,763 sq. ft. - LEASED TO KEECO BEDDING, OPENED

Rockefeller Frederick | Centerpointe Industrial Center: 203,712 sq. ft. facility at NEC Frederick / Brodiaea - UNDER CONSTRUCTION

Sares-Regis | Indian Street Commerce Center: 436,350 sq. ft. facility at SWC Indian & Grove View - AVAILABLE

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 1 - LEASED TO SHIPBOB, OPENED, Building 2 - LEASED TO SOLARIS PAPER, OPENED. Building 3 - LEASED TO MAINFREIGHT, OPENED. Building 4 - LEASED TO SANTA FE WAREHOUSE, OPENED.

Skechers USA Phase II: 750,000 sq. ft. addition - 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

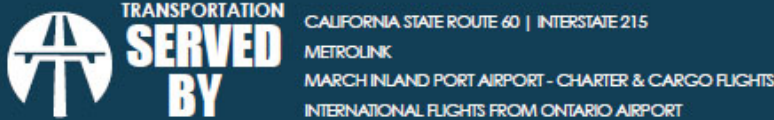
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

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 \$85,356 with nearly 17,000 households at \$100,000 or more; possess a highly educated workforce with 50% 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.