

# ECONOMIC DEVELOPMENT SUMMARY

JANUARY 2022



## COMMERCIAL / RETAIL

**Bear Valley Shopping Center:** NEC of Alessandro and Perris

- **Ross Dress For Less** - 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 36,950 sq. ft. industrial building - UNDER CONSTRUCTION

- **Starbucks** - IN PLAN CHECK
- **Wendy's** - UNDER CONSTRUCTION

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

- **Empire Buffet** - OPENED
- **Creative Brain** - UNDER CONSTRUCTION
- **Excellence Real Estate** - LEASED
- **iBrow & Beyond** - OPENED
- **Krystle Thomas Photography** - OPENED
- **La Surtidora** - OPENED
- **Secret Sharing Event Space** - 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** - APPROVED
- **Sprouts Farmers Market** - UNDER CONSTRUCTION
- **Starbucks** - IN PLAN CHECK
- **WoodSpring Suites** - IN PLAN CHECK
- **WSS** - UNDER CONSTRUCTION

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

**Hometown Square:** 60,000 sq. ft. shopping center at SWC of Perris and Dracaea

- **Best Price Restaurant & Kitchen Supplies** - OPENED
- **Kitchens 2 Go** - OPENED

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

- **Gina's Boutique** - LEASED
- **House of Gashi** - OPENED
- **La Famose Michoacana** - OPENED
- **Mi Pueblo Restaurant** - LEASED

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

- **Dollar Tree** - OPENED

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

- **Mr. Fries Man** - IN PLAN CHECK

**Moreno Beach Plaza:** 171,483 sq. ft. shopping center at SWC of Eucalyptus and Moreno Beach anchored by Walmart

- **Capriotti's Sandwich Shop** - UNDER CONSTRUCTION
- **Wingstop** - OPENED

**Moreno Valley Auto Mall:**

- **CarPros - Kia Motors** - OPENED

**Moreno Valley Center:** Retail center at the NEC of Hemlock and Perris, anchored by CVS, Dollar Tree and dd's Discounts

- **You Deserve This Cleaning Service** - LEASED

**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

- **Valley Cake and Candy Supplies** - OPENED

## COMMERCIAL / RETAIL (continued)

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

- **Attractiff Beauty** - OPENED
- **Billionaire Burger Boyz Express** - OPENED
- **Blessed Sweets** - OPENED
- **Doris Accessories and More** - OPENED
- **Evolution Fitness & Nutrition** - UNDER CONSTRUCTION
- **Fine Cha Cha** - OPENED
- **Fufu's Mideast Grill** - OPENED
- **G&G Fashion**
- **Green Town Recycling** - OPENED
- **Isabel's Beauty** - OPENED
- **Lemon Tree Sushi & Ramen** - UNDER CONSTRUCTION
- **Love, Grace & Mercy Worship Center** - OPENED
- **Lydia's Hair Designs** - OPENED
- **Moreno Mongolian BBQ** - OPENED
- **New Beginning Multi Services** - OPENED
- **Puente De Oro Home Loans** - OPENED
- **Red Dragon Express** - OPENED
- **Royal Beauty Threading** - OPENED
- **Sandy's Fabric & Alterations**
- **Signe Money Transfer** - OPENED
- **The Mecca of Sportscards** - OPENED
- **Vida Pura Wellness & Fitness** - OPENED

**Rancho Belago Retail:** 19,324 sq. ft. retail center at the SWC of Moreno Beach and John F. Kennedy, including a 13,324 sq. ft. market and 5,800 sq. ft. of retail space - APPROVED

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

- **Focus Vision Optometry** - OPENED
- **Jiffy Lube** - IN PLAN CHECK
- **Popeye's** - IN PLAN CHECK
- **Sharetea** - UNDER CONSTRUCTION

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

- **iStaffing, Inc.** - LEASED
- **Rancho Physical Therapy** - OPENED
- **Skinology Aesthetic Center** - OPENED
- **The Cupcake & Espresso Bar Ghost Kitchen** - OPENED

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

- **HR Direct Services** - UNDER CONSTRUCTION

**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:

- **Alamilla's Mexican Food** - OPENED
- **Orleans & York** - UNDER CONSTRUCTION
- **UBreakIFix** - OPENED
- **ZPizza & Tap Room** - 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

- **Boba St.** - LEASED
- **Fairway Staffing** - OPENED
- **Raising Cane's** - UNDER CONSTRUCTION
- **Sol Beauty & Care** - OPENED
- **The Camp Transformation Center** - 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

**TownGate Promenade:** 48,000 sq. ft. shopping center anchored by Aldi and 24 Hour Fitness

- **Alaska Crab Juicy Seafood** - OPENED
- **Wingstop** - OPENED

**Standalone:**

- **Winchell's Donuts (Perris and Cottonwood)** - UNDER CONSTRUCTION
- **Winchell's Donuts (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** - UNDER CONSTRUCTION

**Moreno Valley MOB:** 20,337 sq. ft. medical office building on Eucalyptus east of Day - APPROVED, 10,000 sq. ft. LEASED TO RADNET

## INDUSTRIAL

**Ledo Capital Group | The District Business Park:** 4 buildings at the north-east corner of Heacock and Hemlock. Building 1 - LEASED TO GREENBALL TIRES, OPENED. Building 2 - LEASED TO ACCESS MANAGEMENT FIRE COMPANY, OPENED. Building 3 - LEASED TO TSC APPAREL; OPENED. Building 4 - LEASED TO CORPORATE OFFICE IMAGE; OPENED.

### ***CENTERPOINTE INDUSTRIAL AREA***

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

**Alere Property Group | Brodiaea Commerce Center:** 256,859 sq. ft. NWC Brodiaea and Heacock – LEASED TO NAUTILUS FITNESS, INC., OPENED

**PAMA | Alessandro Industrial Center:** 7 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 - UNDER CONSTRUCTION

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

**Rockefeller Frederick | Centerpointe Industrial Center:** 203,712 sq. ft. facility at NEC Frederick and Brodiaea - SOLD TO GATE CITY BEVERAGE, OPENED

### ***MORENO VALLEY INDUSTRIAL AREA***

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

**CRG Industrial:** 164,920 sq. ft. on 8.67 acres along east side of Heacock south of Cosmos - LEASED TO DHL, UNDER CONSTRUCTION

**First Industrial:** 221,756 sq. ft. on Nandina east of Indian - LEASED TO UNITED MATERIAL HANDLING, UNDER CONSTRUCTION

**LDC Industrial:** 95,875 sq. ft. at 24773 Nandina Ave - LEASED TO REP FITNESS, UNDER CONSTRUCTION

**Phelan Development:** 96,770 sq. ft. distribution center SEC Nandina and Indian - LEASED TO TRICORBRAUN, OPENED

**17825 Indian Street:** 374,000 sq. ft. facility on Indian south of Grove View - 98,000 sq. ft. LEASED TO UPS, OPENED

### ***SR - 60 CORRIDOR***

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

**Skechers USA Phase II:** 790,400 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, 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 \$94,801 with more than 20,000 households at \$100,000 or more; highly educated workforce with 50% of residents in white collar jobs.

<b>2nd</b> largest city in Riverside County	<b>21st</b> largest city in CALIFORNIA	<b>51.3</b> square <b>MILES</b>	<b>3.44%</b> annual growth <b>RATE</b>
<b>217,197</b> Moreno Valley Population 2022	<b>20-mile radius population 2,420,046</b>	<b>Median AGE: 33.1</b>	
<b>Inland Empire</b> ONE OF THE FASTEST GROWING REGIONS <b>IN THE US</b>	<b>Home to numerous Fortune 500 AND INTERNATIONAL COMPANIES</b>	<b>4500</b> businesses <b>STRONG</b>	
<b>21,600 JOBS</b> created in 7 years	<b>TRANSPORTATION SERVED BY</b>	<b>CALIFORNIA STATE ROUTE 60   INTERSTATE 215 METROLINK MARCH INLAND PORT AIRPORT - CHARTER &amp; CARGO FLIGHTS INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT</b>	
		<b>\$94,801</b> Average household <b>INCOME</b>	

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.