

ECONOMIC DEVELOPMENT SUMMARY

FEBRUARY 2020



COMMERCIAL / RETAIL

Alessandro Shoppes: NWC Alessandro / Perris

- 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 - IN PLAN CHECK

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

- Beechwood Realty - OPENED
- Empire Sports - OPENED
- Golden Corral - UNDER CONSTRUCTION
- iStaffing - UNDER CONSTRUCTION
- Qi Hair Salon - OPENED
- Tres Islas Seafood - UNDER CONSTRUCTION

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

- Floor & Decor - OPENED
- WoodSpring Suites - IN PLAN CHECK

Elsworth Plaza: SWC of Alessandro & Elsworth

- Checkmat Jiu-Jitsu - OPENED
- La Michoacana - OPENED

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

- Main International Group - OPENED

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

- Cupcake & Espresso - OPENED

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

- **AVIS Budget Group - OPENED**
- **Designers Off - OPENED**
- **JOCHI Mongolian Grill - LEASE SIGNED**
- **LifeStream Blood Bank - OPENED**
- **Windsor Fashions - OPENED**

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

- **Botanica Botica - OPENED**
- **Roxy's Nails - OPENED**
- **Door Dash Training Office - 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 - UNDER CONSTRUCTION**
- **Tractor Supply Company - IN PLAN CHECK**
- **UPS - OPENED**

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: UNDER CONSTRUCTION UNLESS OTHERWISE NOTED

- **76 Union Beyond Station**
- **Alamilla's Mexican Food**
- **Angie's Threading Salon - OPENED**
- **Coffee Bean & Tea Leaf - OPENED**
- **Country Kitchen**
- **FatBurger**
- **Holiday Inn Express - OPENED**
- **NutriShop - OPENED**
- **Residence Inn**
- **Shine A Nail - OPENED**
- **Simply Blended Smoothies - OPENED**
- **ZPizza & Tap Room**
- **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**
- **Miguel's Sushi - OPENED**

TownGate Promenade: 353,000 sq. ft. shopping center at the SEC of Day & Campus. Anchored by Costco, Ayres Hotel & Spa and Hampton Inn

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

- **Fairfield Inn & Suites by Marriott - OPENED**

Walmart: new Walmart SWC Perris & Gentian – APPROVED

14419 Veterans Way

- **Firestorm Freerunning & Acrobatics - OPENED**

MEDICAL / OFFICE

Riverside University Health Systems: 200,000 sq. ft. medical building NWC Cactus & Nason - UNDER CONSTRUCTION

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

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.

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

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:

- **Brodiaea Commerce Center:** 256,859 sq. ft. NWC Brodiaea & Heacock – UNDER CONSTRUCTION
- **Modular Logistics Center:** 1.1 million sq. ft. NEC Perris & Modular – LEASED TO DMSI FOR ROSS DRESS FOR LESS, OPENED

IDS Real Estate Group | Nandina Distribution Center Bldg A: 739,903 sq. ft. NEC Heacock & Nandina – 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.

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

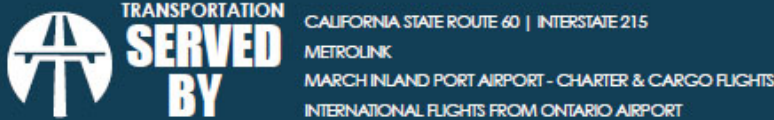
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

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.