

ECONOMIC DEVELOPMENT SUMMARY

September 2025



COMMERCIAL / RETAIL

Cactus Commerce Center: 53,420 sq. ft. mixed-use center on Cactus east of I-215. Includes 3 restaurants, gas station / carwash, and a 37,000 sq. ft. industrial building

- **Del Taco** - IN BUILDING PLAN CHECK

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

- **Adecco Staffing** - OPENED
- **Flat Earth Games** - OPENED
- **Le Plaisir De La Bouche** - OPENED
- **Grizzly Firearms** - UNDER CONSTRUCTION

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

The District: 32-acre center at SR-60 & Heacock anchored by Floor & Décor and Sprouts

- **7-Eleven** - OPENED
- **Lifestream** - OPENED
- **Rancho Health Moreno Valley Clinic** - UNDER CONSTRUCTION
- **Coury & Buehler Physical Therapy** - OPENED
- **Quick Quack Car Wash** - UNDER CONSTRUCTION
- **Sola Salon** - OPENED

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

- **Happy Wok** - OPENED
- **La Carniceria** - OPENED

Lakeshore Village Marketplace: 86,098 sq. ft. neighborhood center at the SWC of Sunnymead Ranch and Old Lake

- **City of Moreno Valley Satellite Library** - IN BUILDING PLAN CHECK
- **Jimmy's Smokey Pit BBQ** - LEASED

Moreno Beach Plaza I: 22,667 sq. ft. shopping center at the corner of Moreno Beach and Eucalyptus anchored by Walmart

- **Chipotle** - UNDER CONSTRUCTION

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

- **Bebatta Home Store** - LEASED
- **Luna's Sunday Cafe** - OPENED
- **Moreno Valley Museum & ArtSpace** - UNDER CONSTRUCTION
- **Panda Pancakes** - LEASED
- **Robert Garcia Boxing Academy** - OPENED
- **Sky Zone** - UNDER CONSTRUCTION
- **Spaces** - UNDER CONSTRUCTION

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
- **Rusposhi Bangla N Pizza** - OPENED

Southpointe Shopping Center: SEC of Heacock and Alessandro anchored by O'Reilly Auto Parts

- **Pop N' Flavors** - OPENED

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

- **Crumbl** - OPENED

COMMERCIAL / RETAIL (continued)

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:

- **Al's Hot Chicken** - UNDER CONSTRUCTION
- **Flights Bar & Eats** - OPENED
- **Taqueria Pena** - UNDER CONSTRUCTION

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
- **CPR Cell Phone Repair** - LEASED
- **One Door Technology** - OPENED

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

- **CAVA** - OPENED

TownGate Promenade: Day and Campus, anchored by Aldi Foods and 24 Hour Fitness

- **Taqueria 2 Potrillos** - OPENED
- **Children's Dental Fun Zone** - 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 BUILDING PLAN CHECK
- **TownePlace Suites** - IN BUILDING 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 & Spa** - OPENED
- **Wingstop** - OPENED

Standalone:

- **Anthem Arco (60 Freeway and Redlands)** - UNDER CONSTRUCTION
- **Anthem Energy Center (60 Freeway and Redlands)** - IN BUILDING PLAN CHECK
- **Beyond Food Mart (27990 Iris)** - IN BUILDING PLAN CHECK
- **Cedar Point Chiropractic (24497 Sunnymead)** - UNDER CONSTRUCTION
- **Dough Bowl Pizza (24775 Alessandro)** - OPENED
- **Extended Stay America (Sunnymead near Indian)** - IN BUILDING PLAN CHECK
- **Fifty Burger Shop (23550 Alessandro)** - UNDER CONSTRUCTION
- **City of Moreno Valley Gateway Park Dog Park Addition (23975 Manzanita)** - UNDER CONSTRUCTION
- **Go Fresh Gas (12520 Graham)** - UNDER CONSTRUCTION
- **Home2 Suites by Hilton (Eucalyptus west of Hyundai)** - IN BUILDING PLAN CHECK
- **Kids First Pediatrics (14114 Business Center Dr)** - UNDER CONSTRUCTION
- **Los Armandos Mexican Food (24800 Sunnymead)** - UNDER CONSTRUCTION
- **Mama Woods Kitchen (16110 Perris)** - UNDER CONSTRUCTION
- **Morrison Park Bike Pump Track (26667 Dracea)** - IN BUILDING PLAN CHECK
- **Natera, Inc. (12900 Perris)** - OPENED
- **R&R Breakfast Spot (24667 Sunnymead)** - UNDER CONSTRUCTION
- **Racheal Print (12220 Pigeon Pass)** - UNDER CONSTRUCTION
- **Tru by Hilton (Olivewood and Sunnymead)** - UNDER CONSTRUCTION
- **Vee Legacy (24594 Sunnymead)** - OPENED
- **Winchell's (Alessandro and Day)** - IN BUILDING 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 HOSPITAL

INDUSTRIAL

Compass Danbe: 2 buildings on Old 215 Frontage south of Cottonwood - IN BUILDING PLAN CHECK

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; BUILDING F SOLD TO SAVEWAY SUPPLIES

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Gate City Beverage, Porvane Doors, Uttermost and the US Postal Service.

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

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

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

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 - TENANTS INCLUDE WELLIS USA, CROWN LIFT, COZEY FURNITURE, JAEGER MEDICAL, W.E.C.S. ELECTRICAL SUPPLY

Resource Corporate Center: 49,800 sq. ft. industrial building at the northeast corner of Corporate and Resource - LEASED TO PAPE MATERIALS

MORENO VALLEY INDUSTRIAL AREA

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

Chase Partners: 32,510 sq. ft. at SEC of Perris and Globe - UNDER CONSTRUCTION

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

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. - OPENED

World Logistics Center:

40.6 million sq. ft. corporate business campus.

Skechers USA Phase III: 950,530 sq. ft. - UNDER CONSTRUCTION



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 \$109,091 with more than 24,000 households at \$100,000 or more; highly educated workforce with 45% of residents in white collar jobs.



211,029
Moreno Valley
Population 2025



20-mile
radius population
2,418,391



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



35,314
JOBS
created in 12 years



TRANSPORTATION
SERVED BY

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



\$109,091
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.