

ECONOMIC DEVELOPMENT

SUMMARY

May 2026



MORENO VALLEY

ACCELERATING OPPORTUNITIES

www.morenovalleybusiness.com

COMMERCIAL / RETAIL

Aquabella: Master-planned mixed-use community featuring residential, commercial, and lifestyle amenities designed to create a walkable, modern neighborhood experience - SPECIFIC PLAN APPROVED

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

- **Le Plisir 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 Lasselle and Krameria - IN BUILDING PLAN CHECK

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

- **Lifestream** - OPENED
- **Loved Within Fit Gym** - OPENED
- **Rancho Health Moreno Valley Clinic** - OPENED
- **Quick Quack Car Wash** - OPENED
- **Tiny Toes Play Café** - IN BUILDING PLAN CHECK

Elsworth Plaza: 31,000 sf community shopping center at the SWC of Elsworth and Alessandro

- **Gordo's Cafecito** - IN BUILDING PLAN CHECK

Lakeside Plaza: Neighborhood center at NWC of Iris and Lasselle, anchored by Stater Brothers

- **Apple Urgent Care** - 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** - UNDER CONSTRUCTION
- **Jimmy's Smokey Pit BBQ** - UNDER CONSTRUCTION

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

- **Chipotle** - OPENED

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

- **Moreno Valley Museum & ArtSpace** - UNDER CONSTRUCTION
- **Sky Zone** - UNDER CONSTRUCTION
- **Pandora** - UNDER CONSTRUCTION
- **Spaces** - UNDER CONSTRUCTION

Moreno Marketplace: Neighborhood center of 80,000 sq. ft. at the NWC Moreno Beach and Cactus

- **La Michoacana** - OPENED

Moreno Valley Town Center: Vibrant downtown center with 184,000 sq. ft. of mixed-use development at the NWC of Alessandro and Nason - SPECIFIC PLAN APPROVED

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, EOS Fitness and Tractor Supply:

- **The Super Dentists** - OPENED

Sunnymead Towne Center: 161,793 Sf Mixed tenant center including El Super, Wingstop, dentistry, and medical.

- **Burlington** - UNDER CONSTRUCTION
- **Five Below** - UNDER CONSTRUCTION

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

- **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

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
- **Casita Sonora (23962 Alessandro)** - UNDER CONSTRUCTION
- **Cedar Point Chiropractic (24497 Sunnymead)** - OPENED
- **Dough Bowl Pizza (24775 Alessandro)** - OPENED
- **Dutch Bros (25040 Alessandro)** - UNDER CONSTRUCTION
- **Fifty Burger Shop (23550 Alessandro)** - UNDER CONSTRUCTION
- **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)** - OPENED
- **LC BBQ Restaurant (14051 Indian)** - OPENED
- **Lockemin Barbershop (23960 Ironwood)** - OPENED
- **Los Armandos Mexican Food (24800 Sunnymead)** - OPENED
- **Mama Woods Kitchen (16110 Perris)** - UNDER CONSTRUCTION
- **Moreno Valley Senior Center Expansion (25075 Fir)** - UNDER CONSTRUCTION
- **Morrison Park Bike Pump Track (26667 Dracea)** - OPENED
- **Natera, Inc. (12900 Perris)** - OPENED
- **Perris Blvd Dental Office (14055 Perris)** - UNDER CONSTRUCTION
- **Psychiatrist Office (23110 Atlantic)** - OPENED
- **R&R Breakfast Spot (24667 Sunnymead)** - OPENED
- **Racheal Print (12220 Pigeon Pass)** - OPENED
- **Revive Fitness (14161 Elsworth)** - OPENED
- **Tru by Hilton (Olivewood and Sunnymead)** - UNDER CONSTRUCTION
- **West Coast Self Storage (27990 Maltby)** - UNDER CONSTRUCTION

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 - LEASED TO RADNET AND LOMA LINDA HOSPITAL

TrueCare (23119 Cottonwood) - UNDER CONSTRUCTION

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

Moreno Valley Business Center: 162,527 sq. ft. building at 22090 Alessandro - IN BUILDING PLAN CHECK

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; TENANTS INCLUDE SAVEWAY SUPPLIES, PRW POWER

CENTERPOINTE INDUSTRIAL AREA

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

Liberty Logistics Center: 522,772 sq. ft building at the SEC Cactus and Frederick - LEASED TO HISENSE, OPENED

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

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 25035 Globe - UNDER CONSTRUCTION

Chase Partners: 38,820 sq. ft. at 24915 Rivard - 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 \$121,727 with more than 32,000 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

 **517** square
MILES

215,387
Moreno Valley
Population 2026



20-mile
radius population
2,474,582



Median
AGE: **34.11**

 **Inland Empire**
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG

 **35,417**
JOBS
created in 13 years



TRANSPORTATION
SERVED BY

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



\$121,727
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.