

# ECONOMIC DEVELOPMENT SUMMARY

SEPTEMBER 2019



## COMMERCIAL / RETAIL

**Cactus Commerce Center:** 53,420 mixed-use center on Cactus east of I-215. Development includes 2 restaurants, gas station / carwash, and a 46,000 sq. ft. industrial building - IN PLAN CHECK

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

- **Golden Corral** - UNDER CONSTRUCTION
- **iStaffing** - UNDER CONSTRUCTION
- **Nitro Gaming Lounge** - OPENED
- **Safe Haus Craft Beer & Kitchen** - OPENED
- **Tres Islas Seafood** - LEASE SIGNED
- **The Boulevard Emporium** - UNDER CONSTRUCTION

**Country Inn & Suites:** 64-room hotel by Radisson at Sunnymead and Olivewood – IN PLAN CHECK

**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** - UNDER CONSTRUCTION

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

- **Domino's Pizza** - OPENED

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

- **Main International Group** - UNDER CONSTRUCTION

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

- **Cupcake & Espresso** - IN PLAN CHECK

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

- **Apple Urgent Care** - LEASE SIGNED

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

- **America's Tire Store** - UNDER CONSTRUCTION

**Moreno Valley Auto Mall:**

- **CarPros - Kia Motors** - IN PLAN CHECK

**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
- **Breakout Escape Room** - OPENED
- **Cultivate.** - OPENED
- **Designers Off** - OPENED
- **Melba** - OPENED
- **Sparkles Boutique** - OPENED
- **Windsor Fashions** - OPENED

## COMMERCIAL / RETAIL

**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

- **Rainbow Shops** - OPENED
- **Roxy's Nails** - UNDER CONSTRUCTION

**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

- **BurgerIM** - UNDER CONSTRUCTION

**Sunnymead Blvd:** NWC Sunnymead / Perris at 24966 Sunnymead

- **Alamilla's Mexican Food** - UNDER CONSTRUCTION

**Sunnymead Plaza:** NWC Alessandro / Perris at 24990 Alessandro

- **Starbucks** - 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 NOTED

- **76 Union Beyond Station**
- **Alamilla's Mexican Food**
- **Coffee Bean & Tea Leaf**
- **Country Kitchen**
- **FatBurger**
- **Holiday Inn Express** - OPENED
- **Residence Inn**
- **ZPizza & Tap Room**
- **Zen Pharmacy**
- **Simply Blended Smoothies**

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

- **Red Wing Shoes** - 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

- **BurgerIM** - OPENED
- **Quick Quack Car Wash** - OPENED
- **Fairfield Inn & Suites by Marriott** - OPENED

**Walmart:** new Walmart SWC Perris & Gentian – APPROVED

## 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 – IN PLAN CHECK
- **Modular Logistics Center:** 1.1 million sq. ft. NEC Perris & Modular – LEASED TO DMSI FOR ROSS DRESS FOR LESS, TENANT IMPROVEMENTS UNDER CONSTRUCTION

**First Industrial Realty Trust | First Nandina Logistics Center:** 1.39 million sq. ft. SWC of Indian & Nandina – LEASED TO LOWE'S HOME IMPROVEMENT - TENANT IMPROVEMENTS UNDER CONSTRUCTION

**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, TENANT IMPROVEMENTS IN PLAN CHECK
- **San Michele Industrial Facility:** 241,666 sq. ft. NWC San Michele & Perris - LEASED TO RESMED, UNDER CONSTRUCTION
- **Nandina Industrial Center:** 340,178 sq. ft. near SWC Perris & Nandina - LEASED TO LEGRAND NORTH AMERICA, UNDER CONSTRUCTION

**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, UNDER CONSTRUCTION

**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 - UNDER CONSTRUCTION

### ***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. Buildings 1 - LEASED TO SHIPBOB, OPENED, Building 2 - LEASED TO SOLARIS PAPER, OPENED. Buildings 3 & 4 - UNDER CONSTRUCTION

**World Logistics Center:** 40.6 million sq.ft. logistics campus – APPROVED



**MORENOVALLEY**  
ACCELERATING OPPORTUNITIES





## 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 \$78,090 with nearly 15,000 households at \$100,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



**2nd**  
largest city in  
Riverside County



**21st**  
largest city in  
CALIFORNIA



**513** square  
MILES



**4.99%**  
annual growth  
RATE

**212,682**  
Moreno Valley  
Population 2019



20-mile  
radius population  
**2,375,586**



Median  
AGE: **31.8**



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



Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES



**4500**  
businesses  
STRONG



**20,000**  
JOBS  
created in 6 years



TRANSPORTATION  
**SERVED BY**

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



**\$78,090**  
Average household  
INCOME

Moving at the Speed of Business | 951.413.3460 | edteam@morenovalleybusiness.com

*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.