

# ECONOMIC DEVELOPMENT SUMMARY

**JULY 2020**

*\*Note: Some businesses listed may be closed due to the closure order.*



## COMMERCIAL / RETAIL

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

- **Ross Dress For Less** - IN PLAN CHECK

**Butterfield Valley Village:** Center adjacent to Cardenas Market, Rio Rancho Mall and Sizzler

- **Tea Be Honest** - LEASED

**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 - UNDER CONSTRUCTION

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

- **Beechwood Realty** - OPENED
- **Creative Brain Learning** - LEASED
- **Empire Sports** - OPENED
- **Golden Corral** - OPENED
- **iStaffing** - OPENED
- **La Surtidora** - IN PLAN CHECK
- **Metamorphoo Training Institute** - OPENED
- **Qi Hair Salon** - OPENED
- **Shake It Up!** - LEASED
- **Tres Islas Seafood** - OPENED

**The District (former Festival Center):** 32-acre center with freeway frontage at SR-60 & Heacock

- **WoodSpring Suites** - IN PLAN CHECK

**Elsworth Plaza:** SWC of Alessandro and Elsworth

- **Checkmat Jiu-Jitsu** - OPENED
- **La Michoacana** - OPENED
- **MAS Hair and Beauty** - UNDER CONSTRUCTION

**Heacock Medical Plaza:** 12818 Heacock, SEC of Heacock and Fir

- **Just Harmony Nursing Services Inc.** - OPENED

**HomeTown Square:** 60,600 sq. ft. neighborhood center at the SWC of Perris and Dracaea

- **Platinum Athletics Prep Academy** - OPENED

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

- **La Michoacana** - UNDER CONSTRUCTION

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

- **Cupcake & Espresso Bar** - OPENED

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

- **Apple Urgent Care** - OPENED
- **Allstate Insurance** - LEASED

**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 and Moreno Beach

**Moreno Marketplace:** One-stop neighborhood shopping center of 80,000 sq. ft. at the NWC of Moreno Beach and Cactus

- **Starbucks** - OPENED

**Moreno Valley Auto Mall:**

- **CarPros - Kia Motors** - UNDER CONSTRUCTION

## COMMERCIAL / RETAIL (continued)

**Moreno Valley Mall:** 1.1 million sq. ft. regional Mall along SR-60 between Day and Frederick, anchored by Harkins Theatres, J.C. Penney, Macy's, and Round1 Bowling & Amusement

- **JOCHI Mongolian Grill** - UNDER CONSTRUCTION
- **LifeStream Blood Bank** - OPENED
- **Yogurt & Yogurt** - 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 and Heacock

- **BioLife Plasma Services** - LEASED
- **Botanica Botica** - OPENED
- **Door Dash Training Office** - OPENED
- **R&R Appliances** - UNDER CONSTRUCTION
- **Servicios Legales Duran** - LEASED

**Pigeon Pass Plaza:** 106,000 sq. ft. shopping center at the NEC of Ironwood and Pigeon Pass, anchored by Stater Bros.

- **Uni Beauty** - LEASED
- **Le Boutique Quinceaneras** - LEASED

**Southpointe Shopping Center:** 13,000 sq. ft. neighborhood center including Pizza Hut, Dairy Queen and O'Reilly Auto Parts

- **Mani Gi Italy** - 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** - LEASED
- **BurgerIM** - OPENED
- **Tractor Supply Co.** - UNDER CONSTRUCTION
- **UPS** - OPENED

**Sunnymead Plaza:** 53,040 sq. ft. shopping center includes AutoZone, Goodyear and Black Bear Diner at SWC of Sunnymead and Perris

- **WSS Shoes** - OPENED

**Sunnymead Village Shopping Center:** 101,000 sq. ft. neighborhood center at the SEC of Alessandro and Indian

- **KK's Oh Taste & See** - LEASED

**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:

- **76 Union Beyond Station** - OPENED
- **Alamilla's Mexican Food** - UNDER CONSTRUCTION
- **Angie's Threading Salon** - OPENED
- **Blur. Mens Salon** - UNDER CONSTRUCTION
- **Coffee Bean & Tea Leaf** - OPENED
- **Country Kitchen** - UNDER CONSTRUCTION
- **FatBurger** - OPENED
- **Residence Inn** - OPENED
- **Shine A Nail** - OPENED
- **ZPizza & Tap Room** - 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

- **369 Ramen & Poke** - OPENED

**TownGate Plaza:** 48,000 sq. ft. shopping center anchored by Outback Steakhouse, Yogurtland, BJ's Restaurant, Olive Garden and Five Guys at the SWC of Frederick and SR-60

- **Starbucks** - IN PLAN CHECK

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

**Other:**

- **Full Throttle Muffler Plus (24594 Sunnymead Blvd)** - IN PLAN CHECK
- **Gerber Collision & Glass (14156 Business Center Dr)** - OPENED
- **Golden Era Barbershop (12220 Pigeon Pass Rd)** - OPENED
- **Right There Repair (25030 Alessandro Blvd)** - LEASED
- **Water Drops Car Wash (23960 Sunnymead Blvd)** - 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** - UNDER CONSTRUCTION

**Riverside University Health System:** 200,000 sq. ft. medical building NWC Cactus & Nason - OPENED

**Strategic Medical Properties:** 99-Bed Skilled Nursing Facility SWC Brodiaea & Nason - OPENED

## INDUSTRIAL

**Blackridge | The District Business Park:** 4 buildings at the northeast corner of Heacock and Hemlock. UNDER CONSTRUCTION Building 1 - LEASED TO GREENBALL TIRES.

### **CENTERPOINTE INDUSTRIAL AREA**

Home to Federal Mogul, Sherwin Williams, Harbor Freight Tools, Porvenc Doors, ResMed, Serta Simmons, United Natural Foods, and US Postal Svc.

**Alere Property Group | Brodiaea Commerce Center:** 256,859 sq. ft. NWC Brodiaea and Heacock – UNDER CONSTRUCTION

**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

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

**Rockefeller Frederick | Centerpointe Industrial Center:** 203,712 sq. ft. facility at NEC Frederick and Brodiaea - UNDER CONSTRUCTION

### **MORENO VALLEY INDUSTRIAL AREA**

Home to Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, Philips Electronics, Procter & Gamble and Ross Dress for Less.

**Duke Realty:**

- **Moreno Valley Industrial Park:** 400,935 sq. ft. NEC Heacock and Iris – LEASED TO IHERB, OPENED

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

**Phelan Development:** 100,110 sq. ft. distribution center SEC Nandina and Indian - UNDER CONSTRUCTION

**Prologis | Moreno Valley Logistics Center:** 1,702,518 sq. ft. in three buildings SWC Indian and Krameria. 1,351,763 sq. ft. - LEASED TO KEECO BEDDING, OPENED

**Sares-Regis | Indian Street Commerce Center:** 436,350 sq. ft. facility at SWC Indian and Grove View - LEASED TO TOOLOTS

### **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.

**Skechers USA Phase II:** 750,000 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 Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

### PRO-BUSINESS PHILOSOPHY

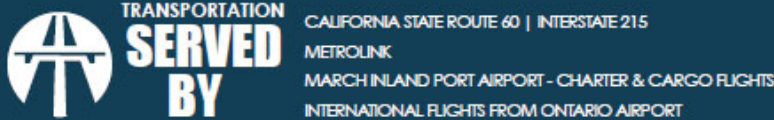
Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

### 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.