

ECONOMIC DEVELOPMENT SUMMARY

OCTOBER 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 sq. ft. mixed-use center on Cactus east of I-215. 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

- **Creative Brain Learning** - LEASED
- **La Surtidora** - UNDER CONSTRUCTION
- **Metamorphoo Training Institute** - OPENED
- **Shake It Up!** - LEASED
- **Tres Islas Seafood** - OPENED

The District (former Festival Center): 32-acre center at SR-60 & Heacock anchored by Floor & Décor

- **WoodSpring Suites** - IN PLAN CHECK

Elsworth Plaza: SWC of Alessandro and Elsworth

- **La Michoacana** - OPENED
- **M-A-S Hair and Beauty** - OPENED

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

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

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

- **La Michoacana** - UNDER CONSTRUCTION

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 Valley Auto Mall:

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

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

- **Crepes N Cravings** - OPENED
- **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** - IN PLAN CHECK
- **R&R Appliances** - UNDER CONSTRUCTION
- **Servicios Legales Duran** - LEASED

COMMERCIAL / RETAIL (continued)

Perris Pavilion: 25,000 sq. ft. neighborhood mall at the NEC of Perris and John F. Kennedy, including a food hall concept, health and beauty - IN PLAN CHECK

- **Attractiff Beauty**
- **Billionaire Burger Boyz Express**
- **Blessed Sweets**
- **Evolution Fitness & Nutrition**
- **Fine Cha Cha**
- **Fufu's Mideast Grill**
- **G&G Fashion**
- **Green Town Recycling**
- **Lemon Tree Sushi & Ramen**
- **Love, Grace & Mercy Workshop Center**
- **Lydia's Hair Designs**
- **Moreno Mongolian BBQ**
- **New Beginning Multi Services**
- **Pho 92**
- **Red Dragon Express**
- **Royal Beauty Threading**
- **Signe Money Transfer**
- **4 Life**

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

- **Le Boutique Quinceaneras** - LEASED

Rancho Belago Retail: 19,324 sq. ft. retail center at the SWC of Moreno Beach and John F. Kennedy, including a 13,324 sq. ft. market and 5,800 sq. ft. of retail space - APPROVED

Southpointe Shopping Center: 13,000 sq. ft. neighborhood center at the SEC of Heacock and Alessandro, 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

- **BurgerIM** - OPENED
- **Sonnier Beauty Supply** - LEASED
- **Tractor Supply Co.** - 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** - 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:

- **76 Union Beyond Station** - OPENED
- **Alamilla's Mexican Food** - UNDER CONSTRUCTION
- **Blur. Mens Salon** - OPENED
- **Country Kitchen** - UNDER CONSTRUCTION
- **FatBurger** - OPENED
- **Residence Inn** - OPENED
- **ZPizza & Tap Room** - UNDER CONSTRUCTION

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

- **Starbucks** - UNDER CONSTRUCTION

Walmart: new Walmart SWC Perris & Gentian – APPROVED

Standalone:

- **Bradford's Smoke House (14051 Indian St, Ste. D)** - LEASED
- **Full Throttle Muffler Plus (24594 Sunnymead Blvd)** - UNDER CONSTRUCTION
- **Gerber Collision & Glass (14156 Business Center Dr)** - OPENED
- **Golden Era Barbershop (12220 Pigeon Pass Rd)** - OPENED
- **Right There Cell Phone Repair (25030 Alessandro Blvd)** - LEASED
- **Tacos Los Perrones (24966 Sunnymead Blvd)** - OPENED
- **Water Drops Car Wash (23960 Sunnymead Blvd)** - UNDER CONSTRUCTION
- **Winchell's Donuts (Perris and Cottonwood)** - IN PLAN CHECK
- **Winchell's Donuts (Alessandro and Day)** - IN 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** - UNDER CONSTRUCTION

Moreno Valley MOB: 20,000 sq. ft. medical office building on Eucalyptus east of Day - APPROVED, 10,000 sq. ft. LEASED TO RADNET

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

Ledo Capital Group | The District Business Park: 4 buildings at the north-east corner of Heacock and Hemlock. UNDER CONSTRUCTION Building 1 - LEASED TO GREENBALL TIRES.

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Porvane Doors, ResMed, Serta Simmons, United Natural Foods, and the US Postal Service.

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, 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.

CRG Industrial: 164,920 sq. ft. on 8.67 acres along east side of Heacock south of Cosmos - IN PLAN CHECK

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

Phelan Development: 96,770 sq. ft. distribution center SEC Nandina and Indian - UNDER CONSTRUCTION

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

17825 Indian Street: 374,000 sq. ft. facility on Indian south of Grove View - 98,000 sq. ft. LEASED TO UPS

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.

2nd largest city in Riverside County	21st largest city in CALIFORNIA	51.3 square MILES	4.55% annual growth RATE
213,914 Moreno Valley Population 2020	20-mile radius population 2,342,656	Median AGE: 32.2	
Inland Empire ONE OF THE FASTEST GROWING REGIONS IN THE US	Home to numerous Fortune 500 AND INTERNATIONAL COMPANIES	4500 businesses STRONG	
21,600 JOBS created in 7 years	TRANSPORTATION SERVED BY CALIFORNIA STATE ROUTE 60 INTERSTATE 215 METROLINK MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT	\$85,356 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.