

# CITY OF MORENO VALLEY

## Economic Development Summary

### COMMERCIAL / RETAIL

**El Pollo Loco:** Quick serve restaurant at the SEC of Perris and JFK – UNDER CONSTRUCTION

**Elsworth Plaza:** A mixed-use retail / office / restaurant center with three new buildings totaling 30,000 sq. ft. at the SWC of Alessandro and Elsworth.

- **Kumon Math & Reading Center** – OPENED

**Farm Market:** Produce market at 14058 Redlands – UNDER CONSTRUCTION

**Hyundai of Moreno Valley:** New automobile dealership along south side of SR-60 between Nason and Moreno Beach – UNDER CONSTRUCTION

**In N Out:** Expansion of parking lot – IN BUILDING PLAN CHECK

**Les Schwab Tires:** New store coming to the NEC of Perris and Fir – OPENED

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

- **Armando's Mexican Restaurant** – OPENED
- **All American Ice Cream** – IN BUILDING PLAN CHECK
- **Hello Iris Beauty Supply** – LEASE SIGNED
- **State Farm Insurance** - OPENED

**Moreno Valley Mall:** 1.1 million sq. ft. Moreno Valley Mall.

- **Cricket** – relocating UNDER CONSTRUCTION
- **Dollar Fashion** – hand bags and accessories – OPENED
- **Forever 21** – two-story expansion – UNDER CONSTRUCTION
- **Jump N Jammin** - OPENED
- **Knock Out Burger & Gyros** – OPENED

**Moreno Valley Plaza:** 341,000 sq. ft. shopping center anchored by Office Depot, Superior Grocers, Big Lots, Harbor Freight Tools, and CitiTrends at the SWC of Sunnymead and Heacock.

**Napa Auto Parts** – OPENED

**Moreno Beach Plaza:** SWC Moreno Beach and Eucalyptus, anchored by Walmart.

- **Rally's Burgers** inside Walmart – OPENED

**O'Reilly Automotive:** 7,500 sq. ft. store at the SWC of JFK and Perris – OPENED

**Pigeon Pass Plaza:** 106,000 sq. ft. shopping center at the NWC of Ironwood and Pigeon Pass.

- **Pigeon Pass Massage** – OPENED
- **Shrimp Factory** – OPENED

**Sizzler:** SEC Perris and Sunnymead. Restaurant remodeled - OPENED

**Stoneridge Towne Centre:** 579,000 sq. ft. center at the SEC of SR60 and Nason, anchored by Super Target, Dress Barn, Kohl's.

- **Massage Envy** – OPENED



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**Sunnymead Towne Centre:** 220,000 sq. ft. center at the SWC Perris and Alessandro.

- **Mountain Mike's Pizza** – IN BUILDING PLAN CHECK
- **Pupuseria Ita's** - OPENED

**The Quarter:** Mixed-use project includes two 4-story hotels with a total of 216 guest rooms, a service station with a convenience store, and a multi-tenant retail/restaurant building at the NEC of Day and Eucalyptus - APPROVED

**TownGate Center:** Expansive shopping center at Frederick south of SR-60. Anchors include TJ Maxx/Home Goods, Burlington Coat Factory, Polly's Pies, Acapulco, and Regency Theater.

- **Celebrity Threading** – LEASE SIGNED
- **Cumin Thai** – OPENED
- **Mama Jones' Soul Food** – LEASE SIGNED
- **Men's Barbershop** – OPENED
- **PizaCode** - OPENED
- **Snowopolis** – OPENED
- **TownGate Massage** – OPENED

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

- **Tilted Kilt** – 6,885 sq. ft. restaurant – OPENED
- **Shop J** - 8,400 sq. ft. shop spaces – UNDER CONSTRUCTION
  - **Jimmy John's Gourmet Sandwiches** – IN BUILDING PLAN CHECK
  - **Dickey's BBQ Pit** – IN BUILDING PLAN CHECK
  - **Cupcake & Espresso Bar** - LEASE SIGNED
- **Shop L** - 13,000 sq. ft. junior anchor – UNDER CONSTRUCTION

**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 and Day.

- **Pieology Pizzeria** – IN BUILDING PLAN CHECK
- **Popeye's Louisiana Kitchen** – IN BUILDING PLAN CHECK

**Moreno Valley Plaza** – Large commercial center offering more than 341,000 sq. ft. of shopping and dining opportunities along the south side of Sunnymead between Graham and Heacock.

- **Los Mariscos Mexican restaurant** – LEASED SIGNED
- **BST Realty** expansion – LEASE SIGNED

**Walmart** – new Super Walmart at the SWC Perris / Gentian – APPROVED

## MEDICAL / OFFICE

**Riverside Co Office Building:** 52,000 sq. ft. at Heacock / Webster – OPENED

**Kaiser Permanente:** 8,500 sq. ft. expansion at Iris / Oliver - OPENED

## INDUSTRIAL

### CENTERPOINTE INDUSTRIAL AREA

An industrially-zoned area with facilities for BAS Recycling, CIMC, Federal Mogul, Frazee Paint, Harbor Freight Tools, National Tube Supply, Porvene Doors, ResMed, Serta Simmons Bedding, Supreme Truck Bodies, United Natural Foods Inc., and US Post Office.

**Prologis Centerpointe:** 601,810 sq. ft. at the NWC of Brodiaea and Graham – IN PLAN CHECK

**Veterans Way Logistics:** 366,698 sq. ft. at SWC Veterans and Newhope – AVAILABLE



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**Federal Mogul:** Interior product expansion – UNDER CONSTRUCTION

**Serta Simmons:** Relocation & Expansion to 532,926 sq. ft. – OPENED  
Former Facility: 232,596 sq. ft. – AVAILABLE

### MORENO VALLEY INDUSTRIAL AREA

An industrial specific plan with existing facilities for Amazon, Cardinal Glass, Harman Kardon, Lowe's Home Improvement, Masonite International, Minka Lighting, Modular Metal Manufacturers, O'Reilly Auto Parts, Philips Electronics, Procter & Gamble, Ross Dress for Less, and Walgreens.

**Cardinal Glass:** 49,682 sq. ft. expansion to a total of 122,439 sq. ft., doubling production capacity – UNDER CONSTRUCTION

**Moreno Valley Industrial Park:** 409,598 sf distribution facility at 15700 Heacock – UNDER CONSTRUCTION

**First Industrial Realty Trust:**

- **Karma Automotive / First 36 Logistics:** 555,670 sq. ft. manufacturing facility at Perris and the storm channel – UNDER CONSTRUCTION
- **First San Michele Logistics:** 187,800 sq. ft. distribution facility at Perris and San Michele – OPENED, LEASED TO WISEWAY TRANSPORTATION
- **First Nandina Logistics Center:** 1.45 million sq. ft. distribution center on 72.9 acres at the SWC of Indian and Nandina – APPROVED

**IDS / Real Estate Group - Nandina Distribution Center:** Two buildings at the NEC of Heacock and Nandina total - 1.47 million sq. ft.

- **Building A:** 739,909 sq. ft. – IN PLAN CHECK

**Kearny Real Estate Company - Modular Logistics Center:** 1.1 million sq. ft. distribution facility on approximately 50.84 acres at the NEC of Perris and Modular – IN PLAN CHECK

**Western Realco - March Business Center:** Two distribution buildings at the SEC of Iris and Heacock total 1.38 million sq. ft.

- **Building 1:** 1.1 million sq. ft. - AVAILABLE
- **Building 2:** 277,243 sq. ft. – AVAILABLE

### SR - 60 CORRIDOR

**Prologis Eucalyptus Industrial Park:** 1.5 million sq. ft. proposed in four buildings (ranging from 160,000 to 862,000 sq. ft.) on the south side of SR-60 between Pettit and Quincy - APPROVED

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

*Economic Development Summary* 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.

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## Economic Development Summary



### STRATEGIC LOCATION

- ◆ Strategically located at the junction of two major transportation corridors: SR-60 and I-215
- ◆ 99.3 million trips per year along SR-60

### PRO BUSINESS PHILOSOPHY

- ◆ Pro-business environment and concierge business service

### DEMOGRAPHIC STRENGTH

- ◆ 2nd largest City in Riverside County with over 200,000 population and 2.2 million county wide
- ◆ Over 51% of residents are in white collar jobs and a highly educated workforce
- ◆ Average Household Income of \$67,990 with more than 18,500 households over \$75,000

### MORENO VALLEY MARKET

- ◆ Two Regional Shopping Centers and tenants that include Costco, Super Target, Home Depot (2), Lowe's, Macy's, Burlington Coat Factory, and Home Goods
- ◆ Home to Fortune 500 and International companies that include Amazon, Procter & Gamble, Skechers USA, Harbor Freight Tools, Aldi Foods, Deckers Outdoor (UGG Boots), Philips Electronics, Walgreens, Harman Kardon, and Karma Automotive
- ◆ Major national recognized restaurants including: Outback Steakhouse, BJ's Restaurant & Brewhouse, Portillo's, Buffalo Wild Wings, Tilted Kilt Pub, Five Guys Burgers, Mimi's Café, Olive Garden, Applebee's, Chipotle, In-N-Out Burger, Miguel's Jr, Farmer Boys, Panda Express, Jersey Mike's Sub, Panera Bread, Sizzler and more.
- ◆ Approved World Logistics Center (WLC) - Largest industrial logistics business park in California history (40.6 million SF)
- ◆ Thriving Auto Mall
- ◆ 4,500 businesses strong
- ◆ Served by University of California Riverside and Moreno Valley College with student population over 32,000
- ◆ Two major medical facilities Riverside University Health System and Kaiser Permanente (2)
- ◆ Home to Moreno Valley Ranch Golf Club, 200 acres of parkland, adjacent to 8,000 acres of Lake Perris State Park



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