

COMING SOON | AVAILABLE FOR LEASE

DRIVE-THRU AND SHOP SPACE



MORENO BEACH HUB

SEC Moreno Beach & Alessandro Moreno Valley, CA 92555



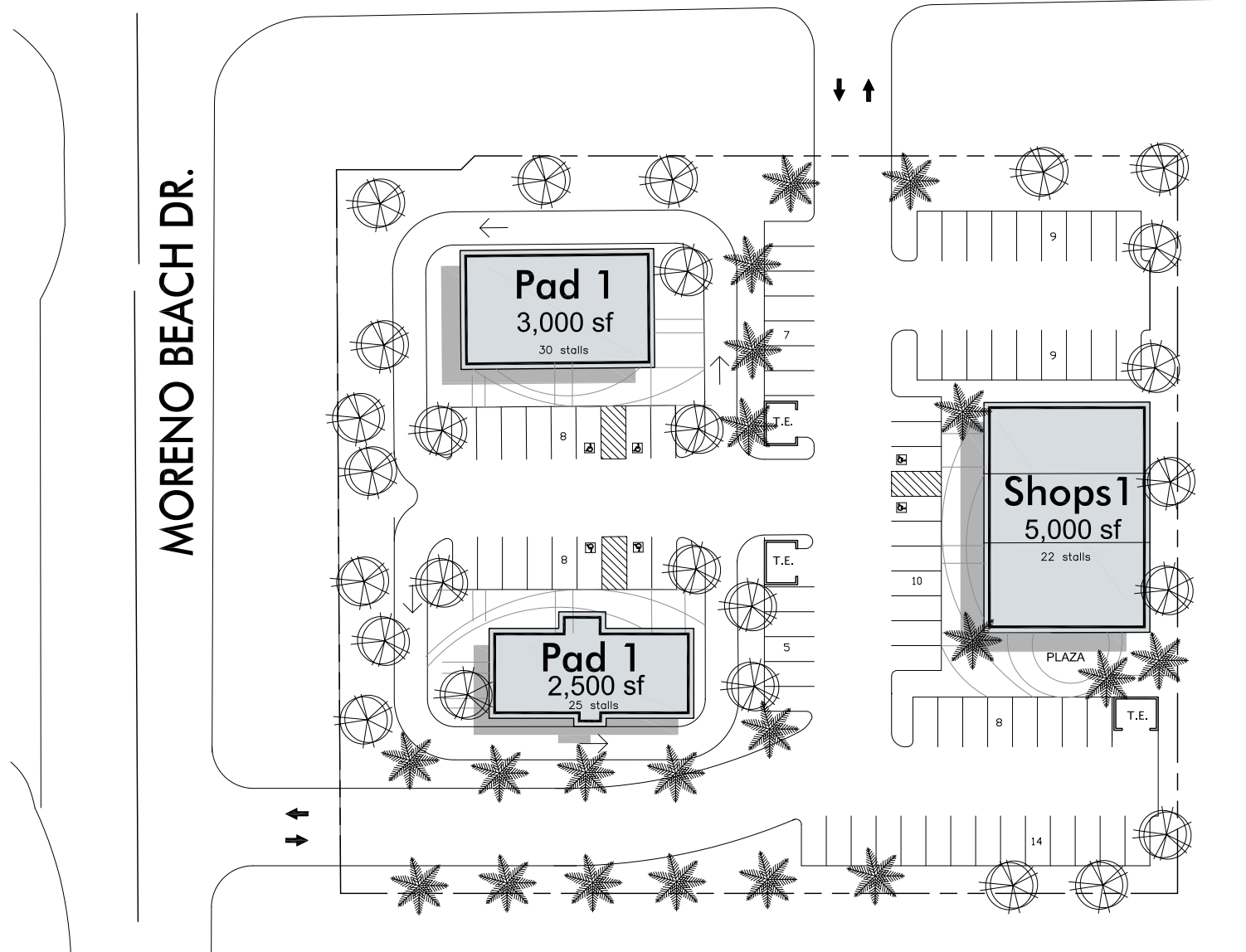
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SITE PLAN

ALESSANDRO RD.

MORENO BEACH DR.



DEMOGRAPHICS

2018 DEMOGRAPHICS

3-MILES

5-MILES

10-MILES



POPULATION

75,294

161,913

457,631



HOUSEHOLDS

19,894

42,182

131,987



AVERAGE HOUSEHOLD SIZE

3.8

3.8

3.4



MEDIAN AGE

31.4

30.9

33



MEDIAN HH INCOME

\$69,050

\$62,942

\$71,984



TOTAL BUSINESSES

736

2,250

9,694



TOTAL EMPLOYEES

10,292

25,332

103,261

THE MORENO VALLEY TRADE AREA

BUSINESS/ECONOMY

MORENO VALLEY boasts an annual growth rate of about 5%, making it the 21st largest city in California. There are two major shopping destinations near the property, Moreno Marketplace and Stoneridge Towne Centre.

“The site also enjoys proximity to the future World Logistics Center, an approved new 2,600-acre industrial campus”

The site also enjoys proximity to the future World Logistics Center, an approved new 2,600-acre industrial campus. This \$3B project will encompass 40.6M SF of industrial buildings to be constructed over a 15-year period. City officials expect World Logistics Center to boost the economy by creating quality, local jobs, reducing commute times for area residents, and generating millions in fees as well as tax revenue to fund public safety and schools.

TOP REGIONAL EMPLOYERS

EMPLOYEES

March Air Reserve Base	8,000
Amazon	5,000
Moreno Valley Unified School District	3,468
Riverside University Health System	2,882
Ross Dress For Less/ dd's Discounts	1,953
Val Verde Unified School District	1,404

BUSINESS/ECONOMY

Moreno Valley is home to over 4,500 businesses, including many Fortune 500 and international companies:

- Amazon (2 facilities)
- Procter & Gamble
- Skechers USA
- Harbor Freight Tools
- Aldi Foods
- Deckers Outdoor (UGG Boots)
- Philips Electronics
- Harman Kardon
- Serta Mattress
- Walgreens
- Lowe's Home Improvement
- Ross Dress For Less
- Minka Lighting
- United Natural Foods
- ResMed
- Federal-Mogul
- O'Reilly Automotive
- Masonite Doors
- Fisher & Paykel Healthcare
- Karma Automotive

SOURCE: Applied Geographic Solutions

THE MORENO VALLEY TRADE AREA

MORENO VALLEY, CA lies in the Inland Empire, one of Southern California's fastest growing regions. The second largest city in Riverside County, this booming community presents excellent opportunities for new businesses and development projects from retail to industrial. Moreno Valley offers a prime location, a qualified, motivated labor pool, pro-business environment, and superior quality of life for residents.

Moreno Valley is prime for robust growth with the planned World Logistics Center industrial campus approved by the city council. World Logistics Center will be the largest, single industrial development in California's history.

“World Logistics Center will be the largest, single industrial development in California's history.”

The campus will be one of the most sustainable environments of its kind featuring clean technologies alongside water-conservation strategies. New single-family residential homes, retail, and multifamily housing developments will coincide with the industrial campus to accommodate employees.



**\$3.16 B TOTAL ANNUAL
HOUSEHOLD EXPENDITURES**



**\$4,789 TOTAL MONTHLY
HOUSEHOLD EXPENDITURES**



**\$1.53 B TOTAL ANNUAL
RETAIL EXPENDITURES**



**\$2,323 TOTAL MONTHLY
RETAIL EXPENDITURES**



RIVERSIDE COUNTY

RIVERSIDE COUNTY is situated in the southern portion of the state of California, bordering Orange County to the West, San Bernardino County to the north, Arizona to the east, and San Diego County to the south. At approximately 7,300 square miles, Riverside County is the fourth largest county in California by land area; however, the county is dominated by desert, confining much of the population toward the West. Riverside enjoys good access to surrounding regions through Southern California's solid network of highways, including Interstates 10, 15 and 215, passenger and freight rail lines, and the nearby Ontario International Airport.

An estimated 2.4 million residents called Riverside County home as of 2018, making it the fourth-most populous county in California, and the eleventh-most populous county in the United States. The county is known in Southern California for its relative affordability in terms of housing costs and business operation. Riverside is characterized by suburban sprawl and tract housing along the main transportation routes and is also well-known for the resort cities in the Coachella Valley region: Palm Springs, Palm Desert, La Quinta, Rancho Mirage, Desert Hot Springs and Indian Wells.

“An estimated 2.4M residents call Riverside County home as of 2018, making it the fourth most populous county in California.”

TOP REGIONAL EMPLOYERS

EMPLOYEES

County of Riverside	22,538
University of California, Riverside	8,686
March Air Reserve Base	8,500
Amazon	7,500
Kaiser Permanente Riverside Medical Center	5,739
Corona-Norco Unified School District	5,399
Riverside Unified School District	4,236
Pechanga Resort & Casino	4,000
Riverside University Health System Medical Center	3,876
Eisenhower Medical Center	3,876

The economy of Riverside County is dominated by healthcare, education, logistics and tourism. Three of the county's top ten employers are medical centers and another three are school systems. University of California, Riverside is the second largest employer in Riverside County, and has an economic impact well over \$1 billion in the region. Amazon's fulfillment centers and the County of Riverside itself are significant employers as well. In July 2018, the unemployment rate in Riverside County was 4.7% compared to 5.1% in California overall.

MORENO VALLEY DEVELOPMENT PROJECTS

COMMERCIAL development

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of over two million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a superb quality of life. *Take a look at what's happening!*



Commercial Centers

Center Name	Size (sq. ft.)	Traffic Counts (ADT)	
		East/West	North/South
TownGate Highlands	251,900	270,000	24,200
Moreno Valley Mall	1,200,000	270,000	38,000
Stoneridge Towne Centre	579,295	163,000	20,100
TownGate Center/Plaza	465,000	257,000	33,700
Moreno Beach Plaza	350,000	139,000	14,900
Moreno Valley Plaza	341,000	15,300	24,900
TownGate Square	136,000	16,200	38,000
TownGate Crossing	237,000	270,000	38,000
TownGate Promenade	200,000	270,000	36,000
Moreno Beach Marketplace	175,000	8,400	17,300
Lakeside Plaza & Terrace	143,000	18,800	13,300
Lakeshore Village	140,000	9,400	--
*Alessandro & Lasselle	140,000	17,500	13,300
Moreno Marketplace	93,788	6,400	15,900
Iris Plaza	87,120	18,800	20,300
Elsworth Plaza	30,000	27,700	--
Cactus Commerce Center	16,000	36,100	--
Festival Center	1,327,645	103,000	33,500

Office/Medical

Map #	Name	Size (sq. ft.)
1	TownGate Square	170,000
2	Olivewood Plaza	22,758
3	Centerpointe Office Area	258,000
4	Moreno Valley Medical Plaza	217,000
5	Moreno Valley Medical Overlay Area	122,250
6	Renaissance Village	98,400
7	Riverside County Office Building	52,000
8	Fresenius Medical Care	12,000
9	Integrated Care Communities	44,000
10	Riverside University Health System Expansion	34,749
11	Kaiser Permanente Moreno Valley Emergency Room Expansion	8,500
12	Mainstreet Post-acute Care	57,000



Industrial/Job Centers

Areas	Occupied/Leased (sq. ft.)	Available/Approved (sq. ft.)	Proposed (sq. ft.)
Centerpointe Business Park	4,164,577	1,529,382	464,900
Moreno Valley Industrial Area	12,062,022	5,911,961	2,138,594
SR-60 Business Park Area	2,620,887	2,129,498	--
Approved World Logistics Center	--	40,600,000	--
Meridian Business Park	Adjacent to the City of Moreno Valley, two business parks provide additional daytime population utilizing services within Moreno Valley.		



Hospitality Development

Map #	Hotel Name	# Guest Rooms
TownGate Hotels:		
1	Residence Inn	112
2	Holiday Inn Express	104
3	Fairfield Inn & Suites	106
4	Hampton Inn & Suites	115
5	Ayres Suites	127
Sunny Meadows Area Hotels		
6	La Quinta Inn & Suites	58
7	Travelers Inn	55
8	Country Inn & Suites	64
9	Comfort Inn	92
10	Econo Lodge	51
11	Holiday Inn Express Moreno Valley	153
12	Best Western Moreno Hotel & Suites	59



RESIDENTIAL development New Single-Family Development: 4,672 Units

Map #	Tract	Builder/Applicant	# of Units	Status
1	33628	Kincaid Development	25	Approved
2	29343	Professor's Fund IV	58	Approved
3	32365	Waterman Investmt Grp	78	In Process
4	31394	Pigeon Pass Ltd.	78	Approved
5	24203	KB Home	99	Under Construction
6	32515	Lennar Homes - Meadow Creek	148	Under Construction
7	32005	Red Hill Village, LLC	214	Approved
8	33388	SCH Development LLC	15	Approved
9	31592	KB Homes	139	Under Construction
10	32710	Issac Genah	6	Approved
11	32126	Salvador Torres	35	Approved
12	36761	Right Solutions, LLC	7	Approved
13	31621	Victoria Homes - "Skyline"	12	Plan Check
14	35606	Metric Homes	16	Under Construction
15	36983	Construction Specialist Group LLC	53	In Process
16	PEN17-0096	Manuel Ruiz	4	In Process
17	35956	Mr. Salcedo	2	In Process
18	31297	Randy McFarland	7	Approved
19	35262	FDC & Associates	3	In Process
20	31517	Winchester Associates	83	Approved
21	33436	Winchester Associates	105	Plan Check
22	34603	Wolverine Properties	26	Approved
23	31206	Curtis Development	23	Approved
24	PA15-0039	Global Investment & DEV LLC	272	In Process
25	32460	Sussex Capital Group	58	Approved
26	33962	Pacific Scene Homes	31	Approved
27	32459	Sussex Capital Group	11	Approved
28	30411	Pacific Communities	24	Approved
29	30998	Pacific Communities	47	Approved
30	34043	RM3 Building and Development	12	Approved
31	33256	Pacific Communities	100	Under Construction
32	31305	RSI	87	Under Construction
33	36933	Beazer Homes	275	Under Construction
34	37060	Macjones Holdings	16	Approved
35	35823	Lansing Companies	562	In Process
36	34397	Winchester Associates	52	Approved
37	32408	Dev West Engineering	80	Approved
38	32645	Winchester Associates	54	Approved
39	31618	Frontier Homes	56	Under Construction
40	32548	Gabel, Cook and Associates	107	Approved
41	32218	Winchester Associates	63	Approved
42	32284	Joe Anderson	32	Approved
43	31590	Mike McKnight Planning Const	96	Approved
44	36882	Frontier Homes	40	Under Construction
45	PEN18-Hakan Buwan 0080		8	In Process
46	PEN18-Michael De La Torre 0154		6	In Process
47	37424	Sid Chan	7	In Process
48	36372	Motlagh Family Trust	25	In Process
49	36719	Kuo Ming Lee	34	In Process
50	35377	Michael Dillard	9	Approved
51	33222	26th Corp	235	In Process
52	PEN18-Cantebury 0053		45	In Process

53	36436	KB Homes	159	Under Construction
54	30268	Pacific Communities "High Pointe" and "Pacific Iris"	83	Under Construction
55	32566	Invermex, Inc.	32	Approved
56	34748	Rados	135	Approved
57	36760	Mission Pacific Land Co	221	Plan Check
58	22180	RSI	140	Under Construction
59	36401	Continental East Fund III, LLC	92	Approved
60	PEN18-0042	Ada Deturcios	2	In Process
61	33024	Adam Wisler	8	Approved
62	32716	Bob Rogers	57	Approved
63	31442	SKG Pacific Enterprises Inc	63	Approved

New Multi-Family Development: 2,960 Units

Map #	Tract	Builder/Applicant	# of Units	Status
1	35414	Oak Park Partners	266	Under Construction
2	PEN16-0064	Apollo III Dev Grp	18	In Process
3	PA15-0042	Latco SC Inc.	112	Under Construction
4	PA14-0027	Design Concepts	39	Plan Check
5	32215	Winchester Associates "Scottish Village"	194	Approved
6	33771	Jian Qiang Liu	12	Approved
7	PEN16-0066	Cal Choice Inv. Inc.	20	In Process
8	35663	Jimmy Lee	12	Approved
9	PEN16-0060	Frederick Homes	24	In Process
10	31814	Jesse Huizar	60	Approved
11	35369	Tason Myers Property	12	Approved
12	35769	Michael Chen	16	Approved
13	PA09-0006	Jim Nydam	15	Approved
14	35304	Jimmy Lee	12	Approved
15	PEN16-0039	Latco SC Inc.	272	Approved
16	34216	Creative Design Assoc.	39	Approved
17	35429	Creative Design Assoc.	58	Approved
18	35304	Jimmy Lee	24	Approved
19	34681	Perris Pacific Company	49	Approved
20	PEN17-City of Moreno Valley "Boulder Ridge" 0064		141	In Process
21	PA13-0006	Rancho Belago Developers, Inc.	141	Approved
22	PA15-0046	Rocas Grandes	426	Approved
23	PEN16-0123	MV Bella Vista GP, LLC	220	Approved
24	33607	Mo Ghiassi TL Group	52	Approved
25	36708	Nova Homes	122	Approved
26	32142	GHA	62	Approved
27	36401	Continental East	125	In Plan Check
28	PEN16-ROCI III CA Belago, LLC 0130		417	Approved

In Process = not yet approved by Planning Commission
Approved = Planning Commission approval
Plan Check = Approved plus construction documents in review
Under Construction