



INDUSTRIAL

MORENOVALLEY
CALIFORNIA

www.morenovalleybusiness.com

ACCELERATING OPPORTUNITIES

STRATEGIC LOCATION & CONVENIENT ACCESS

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.

HOT MORENO VALLEY MARKET

Highly skilled and motivated workforce in a City with a population of more than 217,000 and nearly 2.4 million within a 20 mile radius. Future development includes the World Logistics Center (WLC) - largest industrial logistics business park in California history (40.6 million SF).

PRO-BUSINESS PHILOSOPHY

Pro-business environment and concierge business service, able to fast track development and unparalleled plan check turn around. Boasts City owned electric utility and top in industry for reliability.

ATTRACTIVE INCENTIVES

Electrical rate discount for qualifying businesses
Foreign Trade Zone designation | Time & Materials program
Workforce Recruitment and Training subsidy

2nd
largest city in
Riverside County

21st
largest city in
CALIFORNIA

51.3 square
MILES

3.44%
annual growth
RATE

217,197
Moreno Valley
Population 2022

20-mile
radius population
2,420,046

Median
AGE: **33.1**

Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US

Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES

4500
businesses
STRONG

25,600
JOBS
created in 9 years

TRANSPORTATION
SERVED BY

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

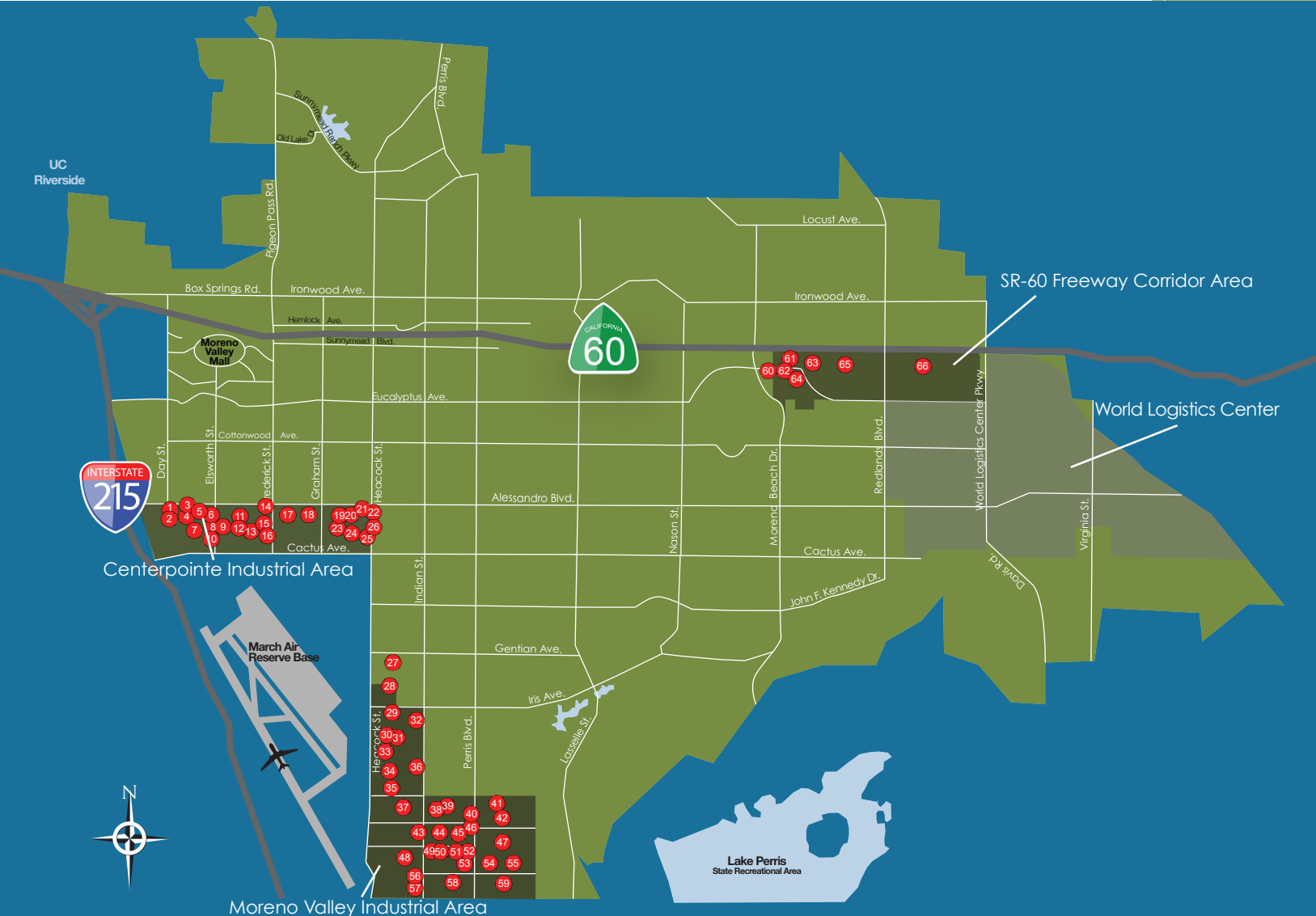
\$94,801
Average household
INCOME



MORENO VALLEY

CALIFORNIA

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INDUSTRIAL PROPERTIES

CENTERPOINTE INDUSTRIAL AREA

1. Gateway Business Park
2. Robertson's Ready Mix
3. CIMC, Inc
4. BAS Recycling
5. Supreme Truck Bodies
6. Porvene Doors
7. United Natural Foods, Inc Distribution Center
8. National Tube Supply
9. Value Windows and Doors
10. Innovative Expo
11. Skechers USA
12. Koll Corporate Center
13. Veterans Way Business Park
14. Moreno Valley Civic Center
15. Resource Corporate Center
16. Harbor Freight
17. Gate City Beverage

18. Compass Danbe Centerpointe
 19. Uttermost
 20. Kush Co
 21. PAMA Business Park
 22. Nautilus Fitness
 23. Sherwin Williams
 24. Serta Simmons Manufacturing and Distribution Center
 25. U.S. Post Office Distributing Center
 26. United Material Handling
- ### MORENO VALLEY INDUSTRIAL AREA
27. Rados
 28. iHerb
 29. Floor & Decor
 30. Patriot Development
 31. Medline
 32. Proctor & Gamble
 33. DHL

34. Lowe's Home Improvement Distribution Center
35. Cardinal Glass Manufacturing & Distribution
36. Keeco Home
37. Amazon
38. O'Reilly Automotive Distribution Center
39. Minka Lighting
40. ResMed
41. Karma Automotive
42. Ross Dress for Less/DMSI
43. Amazon
44. Modular Metal Fabricators
45. Harbor Freight Tools
46. Wiseway Transportation
47. Walgreens Distribution Center
48. Lowe's Home Improvement Distribution Center
49. Tricorbraun

50. United Material Handling
 51. Rep Fitness
 52. Legrand North America
 53. Fisher & Paykel
 54. Masonite Door Fabrication
 55. Philips Electronics Distribution Center
 56. Toolots
 57. Karma Automotive
 58. Deckers Outdoor
 59. Ross Dress for Less
- ### SR-60 FREEWAY CORRIDOR AREA
60. Moreno Valley Auto Mall
 61. Ship Bob
 62. Main Freight
 63. Solaris Paper
 64. Santa Fe Warehouse
 65. ALDI Foods, Inc.
 66. Skechers
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