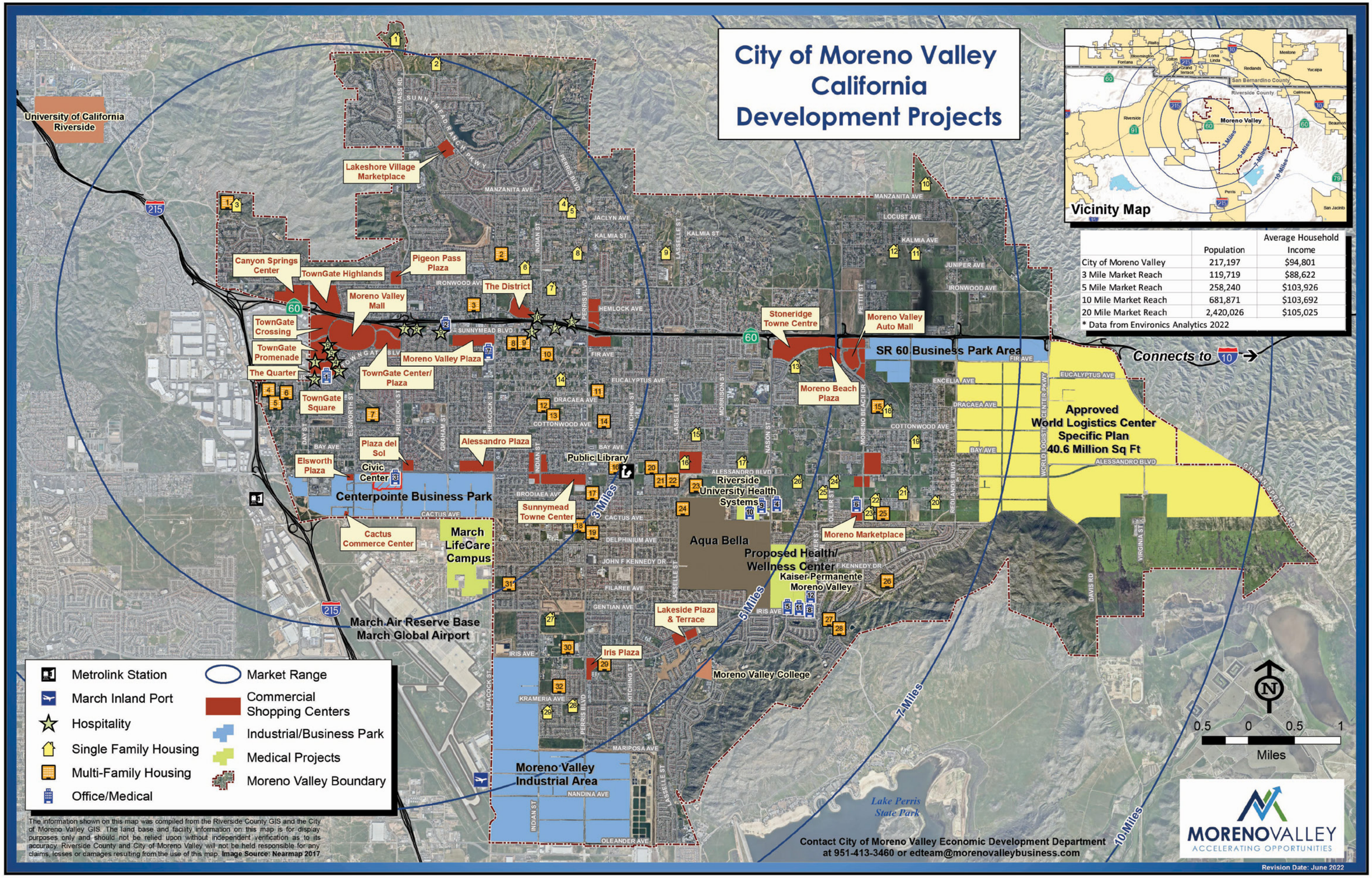
City of Moreno Valley California Development Projects



The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. **Image Source: Nearmap 2017**

	Population	Average Household Income
City of Moreno Valley	217,197	$94,801
3 Mile Market Reach	119,719	$88,622
5 Mile Market Reach	258,240	$103,926
10 Mile Market Reach	681,871	$103,692
20 Mile Market Reach	2,420,026	$105,025

* Data from Environics Analytics 2022

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	Traffic Counts (ADT) North/South
TownGate Highlands	251,900	154,000	21,000
Moreno Valley Mall	1,200,000	154,000	22,900
Stoneridge Towne Centre	579,295	90,000	17,100
TownGate Center/Plaza	465,000	137,000	24,200
Moreno Beach Plaza	350,000	74,000	15,400
Moreno Valley Plaza	341,000	19,500	22,900
TownGate Square	136,000	20,600	22,900
TownGate Crossing	237,000	154,000	22,900
TownGate Promenade	200,000	154,000	22,900
Moreno Beach Marketplace	175,000	74,000	15,400
Lakeside Plaza & Terrace	143,000	20,700	23,600
Lakeshore Village	140,000	20,500	18,000
Alessandro & Lasselle	140,000	16,600	12,100
Moreno Marketplace	93,788	11,900	14,000
Iris Plaza	87,120	16,800	25,900
Elsworth Plaza	30,000	19,000	8,800
Cactus Commerce Center	16,000	43,300	7,700
The District	1,327,645	120,000	33,500
The Quarter	420,485	13,800	22,900

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	1,200,000
11	Kaiser Permanente Master Campus Expansion	800,000
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	5,465,659	957,060	119,800
Moreno Valley Industrial Area	19,001,657	1,311,080	221,859
SR-60 Business Park Area	3,651,264	1,249,121	--
Approved World Logistics Center	--	40,600,000	--

Hospitality Development

Map #	Hotel Name	# Guest Rooms
	TownGate Hotels:	
1	Residence Inn	112
2	Holiday Inn Express	104
3	Fairfield Inn & Suites	106
4	Hilton Garden Inn	126
5	Ayres Suites	127
6	Hampton Inn & Suites	115
	Sunnymead Area Hotels	
7	La Quinta Inn & Suites	58
8	Travelers Inn	55
9	Comfort Inn	92
10	Woodsprings Suites	122
11	Econo Lodge	51
12	Hotel XOLA by Wyndham	151
13	Best Western Moreno Hotel & Suites	59

RESIDENTIAL
development

Single-Family Development: 2,713 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	PA05-0189-P16-086 & PEN19-0250	Wang/Kang	78	Plan Check
2	PEN18-0145	KB Homes	97	Construction Completed
3	PEN20-0095/-0096/ PEN21-0066	Shizao Zheng	108	In Process
4	PEN19-0202/-0208	Bonnful LLC	31	In Process
5	PEN19-0202	Tom Love	31	In Process
6	PA14-0031/ PEN18-0144	Right Solutions	7	Plan Check
7	PEN17-0096	Manuel Ruiz	4	Plan Check
8	PA03-0100/ PEN17-0014	Victoria Homes	12	Plan Check
9	PA05-0052/ PEN19-0244	Winchester Associates/ KB Homes	104	Plan Check
10	PEN16-0162/ PEN19-0247	Curtis Development	23	Approved
11	PA05-0114/ PEN16-0146/ PEN19-0254	Sussex Capital Group	11	Approved
12	PA05-0115/ PEN16-0147/ PEN19-0255	Sussex Capital Group	57	Approved
13	PA04-0146/ PA10-0038/ P15-066&067	Beazer Homes	274	Construction Completed
14	PEN19-0190	Alcantar Construction	4	In Process
15	PEN18-0065	Macjones Holdings	31	Approved
16	PEN21-0136	DR Horton/ Winco Holdings Inc.	177	Approved
17	PEN21-0290-91-92	Pacific Investment	236	In Process
18	PEN21-0075/ 0080/0081	Lansing Companies	315	In Process
19	PEN22-0014 thru PEN22-0017	Pacific Investment	76	In Process
20	PEN21-0145/ 0238 thru 0245	Passco Pacifica	322	In Process
21	PEN18-0053/ PEN18-0092	Cantebury	45	Plan Check
22	PEN18-0154	Michael De La Torre	6	Plan Check
23	PEN18-0080	Hakan Buvan	8	Plan Check
24	PEN20-0144	Mike McKnight Planning	96	Plan Check
25	PEN21-0199/ 0203/0204	DR Horton	67	In Process
26	PEN21-0184/-0185	DR Horton	204	In Process
27	PEN16-0095/ PEN20-0016	Mission Pacific Land	221	Under Construction
28	PEN19-0188	PI Properties No. 67 LLC	66	In Process
29	PEN18-0042	Ada Deturcios	2	Plan Check

Multi-Family Development: 4,029 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	LGR21-0045/ PEN21-0066	Shizao Zheng	138	In Process
2	PA06-0092/ PEN18-0242/ PEN21-0307	Fagan Consulting	130	Approved
3	PA14-0027/ PEN20-0019	Design Concepts	39	Under Construction
4	PEN20-0057,-058	Apollo IV Dev Grp	51	Approved
5	PEN20-0057/ PEN20-0058	Patricia Ella	49	Approved
6	PEN18-0064	Apollo III Dev Grp	18	Construction Completed
7	PEN19-0127,-0128, -0129 PEN21-0233	JWDA-MS Architects	197	In Process
8	PEN16-0066	Cal Choice Inv. Inc.	20	Approved
9	PA08-0032/ PEN18-0234	Jimmy Lee	12	Approved
10	PEN19-0157	Geri Relich	11	Plan Check
11	PEN21-0133	Bazargan	5	Approved
12	PEN21-0112 thru 0115	MORENO VALLEY HOUSING AUTHORITY	32	In Process
13	PEN19-0110-0108 - 0109 - 0097	Moreno Valley Housing Authority	80	Under Construction
14	PEN21-0127	Cottonwood 939	92	In Process
15	PEN21-0075/ 0080/0081	Lansing Companies	430	In Process
16	PEN21-0250 thru 0252	Moreno Rose	64	In Process
17	PA16-0039/ PEN18-0211	Spruce Grove Inc.	272	Plan Check Expired
18	PA14-0015/ PEN18-0032	Century Communities	117	Construction Completed
19	PA06-0096/ PEN19-0203	TL Group	52	Plan Check
20	PA13-0062/ PEN16-0120 EOT PEN20-0006	Creative Design Assoc.	58	Approved
21	PEN22-0029/ PEN22-0030	Brian King/Empire CM Inc	88	In Process
22	PEN22-0022/ PEN22-0023	Brian King/Empire CM Inc	200	In Process
23	PA15-0046/ PEN19-0159 BFR22-0048	Rocas Grandes	426	Approved
24	PEN16-0123/ PEN19-0007	Villa Annette, L.P.	220	Under Construction
25	PEN20-0175	RC Hobbs	38	In Process
26	PEN16-0130	ROCIII CA Belago	358	Plan Check
27	PA08-0054/ PEN18-0225	Granite Capital	135	Plan Check
28	PA08-0054/P08-053/ PEN18-0225/ PEN21-0085	Via Del Lago Homes	135	Approved
29	PEN20-0063,0065-68 BFT22-0039	Passco Pacific LLC	82	In Grading & Building plan check
30	PEN21-0021/ 0215/0216	PERRIS AT PENTECOSTAL	426	In Process
31	PEN21-0264	Eugene Lai	2	In Process
32	PEN21-0179/0180/ 0188/0189	TTM 38242	52	In Process

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

MORENOVALLEY
ACCELERATING OPPORTUNITIES

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