

ECONOMIC DEVELOPMENT SUMMARY

SEPTEMBER 2021



COMMERCIAL / RETAIL

Bear Valley Shopping Center: NEC of Alessandro and Perris

- **Ross Dress For Less** - UNDER CONSTRUCTION

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

- **Starbucks** - LEASED
- **Wendy's** - UNDER CONSTRUCTION

Canyon Springs Plaza: 417,000 sq. ft. regional center at SR-60 & Day

- **100% Gas Clothing** - LEASED
- **Aurora Monroe School of Dance** - LEASED
- **Excellence Real Estate** - LEASED
- **Krystle Thomas Photography** - OPENED
- **La Surtidora** - UNDER CONSTRUCTION
- **Red Smoke Cheer** - LEASED
- **Revive Fitness** - LEASED
- **Thai Restaurant** - LEASED

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

- **Sprouts Farmers Market** - UNDER CONSTRUCTION
- **WSS** - UNDER CONSTRUCTION
- **WoodSpring Suites** - IN PLAN CHECK

Hometown Square: 60,000 sq. ft. shopping center at SWC of Perris and Dracaea

- **Able Medical Supply** - OPENED
- **Best Price Restaurant & Kitchen Supplies** - LEASED
- **Brick Bar B Que** - LEASED
- **Kitchens 2 Go** - LEASED

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

- **La Famose Michoacana** - OPENED
- **House of Gashi** - OPENED

Lakeshore Village: 140,000 sq. ft. center located across from Sunnymead Ranch Lake

- **Dollar Tree** - OPENED

Moreno Beach Plaza: 171,483 sq. ft. shopping center at SWC of Eucalyptus and Moreno Beach anchored by Walmart

- **Capriotti's Sandwich Shop** - IN PLAN CHECK
- **Wingstop** - OPENED

Moreno Valley Auto Mall:

- **CarPros - Kia Motors** - OPENED

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

- **2Rich** - LEASED
- **Entyce** - LEASED
- **Melba** - LEASED
- **MG Shapewear** - LEASED
- **QasaHome** - LEASED
- **Sales 4 Days** - LEASED

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

- **BioLife Plasma Services** - OPENED

Plaza Del Sol: Neighborhood center at the NEC of Frederick and Alessandro with 79,000 sq. ft. of retail and restaurant space, including Woody's Restaurant and Brewery

- **Carnitas Al Estilo Michoacan (former Caliente Bar & Grill)** - OPENED

COMMERCIAL / RETAIL (continued)

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

- **Attractiff Beauty** - OPENED
- **Billionaire Burger Boyz Express** - UNDER CONSTRUCTION
- **Blessed Sweets** - OPENED
- **Doris Accessories and More** - OPENED
- **Evolution Fitness & Nutrition**
- **Fine Cha Cha** - UNDER CONSTRUCTION
- **Fufu's Mideast Grill** - UNDER CONSTRUCTION
- **G&G Fashion**
- **Green Town Recycling**
- **Isabel's Beauty** - OPENED
- **Lemon Tree Sushi & Ramen** - UNDER CONSTRUCTION
- **Love, Grace & Mercy Worship Center**
- **Lydia's Hair Designs** - UNDER CONSTRUCTION
- **Moreno Mongolian BBQ** - OPENED
- **New Beginning Multi Services**
- **Puente De Oro Home Loans** - OPENED
- **Red Dragon Express** - OPENED
- **Royal Beauty Threading** - OPENED
- **Sandy's Fabric & Alterations**
- **Signe Money Transfer** - OPENED
- **4 Life** - OPENED

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

- **Happy Feet 3D Ultrasound** - LEASED
- **Hihi Tea House** - OPENED
- **Oh So Cute Dog Grooming** - 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

Stoneridge Towne Centre: 579,000 sq. ft. center at the SEC of SR-60 and Nason, anchored by Super Target, Kohl's, Kirkland and Best Buy Outlet

- **Focus Vision Optometry** - UNDER CONSTRUCTION
- **Popeye's** - LEASED
- **Sharetea** - UNDER CONSTRUCTION

Southpointe Shopping Center: SEC of Heacock and Alessandro anchored by O'Reilly Auto Parts, Leading Edge Learning and Dairy Queen

- **Rancho Physical Therapy** - OPENED
- **Skinology Aesthetic Center** - LEASED
- **The Cupcake & Espresso Bar Ghost Kitchen** - UNDER CONSTRUCTION

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:

- **Alamilla's Mexican Food** - OPENED
- **Blur. Mens Salon** - OPENED
- **Country Kitchen** - OPENED
- **Orleans & York** - UNDER CONSTRUCTION
- **UBreakIFix** - OPENED
- **ZPizza & Tap Room** - OPENED

TownGate Center: High profile mix of national tenants including TJ-Maxx, HomeGoods, Ulta, BevMo, Planet Fitness and Regency Theatres at the NWC of Frederick and Towngate Blvd

- **Boba St.** - LEASED
- **Fairway Staffing** - OPENED
- **Raising Cane's** - UNDER CONSTRUCTION
- **Sol Beauty & Care** - OPENED
- **The Camp Transformation Center** - OPENED

TownGate Plaza: SEC of Day and Campus anchored by Yogurtland, BJ's Restaurant, Olive Garden and Five Guys at the SWC of Frederick and SR-60

- **Starbucks (Drive-thru)** - OPENED

TownGate Promenade: 48,000 sq. ft. shopping center anchored by Aldi and 24 Hour Fitness

- **Alaska Crab Juicy Cajun Seafood** - OPENED
- **Wingstop** - OPENED

Standalone:

- **Winchell's Donuts (Perris and Cottonwood)** - UNDER CONSTRUCTION
- **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: 20,337 sq. ft. medical office building on Eucalyptus east of Day - APPROVED, 10,000 sq. ft. LEASED TO RADNET

INDUSTRIAL

Ledo Capital Group | The District Business Park: 4 buildings at the north-east corner of Heacock and Hemlock. Building 1 - LEASED TO GREENBALL TIRES, OPENED. Building 2 - LEASED TO ACCESS MANAGEMENT FIRE COMPANY, OPENED. Building 3 - LEASED TO TSC APPAREL; OPENED. Building 4 - LEASED TO CORPORATE OFFICE IMAGE; OPENED.

CENTERPOINTE INDUSTRIAL AREA

Home to Sherwin Williams, Harbor Freight Tools, Porvane Doors, UMH, Serta Simmons, Uttermost and the US Postal Service.

Alere Property Group | Brodiaea Commerce Center: 256,859 sq. ft. NWC Brodiaea and Heacock – LEASED TO NAUTILUS, INC., OPENED

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 - IN PLAN CHECK

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 - SOLD TO GATE CITY BEVERAGE, OPENED

MORENO VALLEY INDUSTRIAL AREA

Home to Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, Philips Electronics, Procter & Gamble, Deckers Outdoor, Lowe's Home Improvement and Ross Dress for Less.

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

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

LDC Industrial: 95,875 sq. ft. at 24773 Nandina Ave - UNDER CONSTRUCTION

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

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

SR - 60 CORRIDOR

Home to Aldi Foods, Skechers USA, Solaris Paper, ShipBob, Mainfreight and Santa Fe Warehouse.

Skechers USA Phase II: 790,400 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 \$86,641 with nearly 18,000 households at \$100,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



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.