

## Why Moreno Valley

### Opportunity

Ideally situated at the junction of State Route 60 and Interstate 215, Moreno Valley is one of the Inland Empire's best opportunities for a new business or a development project. Recently ranked as one of the fastest growing cities in the nation (cities with a population of 100,000 or more), Moreno Valley is the second largest city in Riverside County and continues to be a leader in business development with an array of undeveloped land, development opportunities, entitled development projects, and available lease space at affordable prices.

### Qualified Workforce

Offering a diverse and qualified workforce, businesses attracted to Moreno Valley find skilled employees eager to work close to home. Moreno Valley also provides access to the Inland Empire's 27 community colleges and universities that offer employers the educated and skilled labor required for the 21<sup>st</sup> century.

Moreno Valley offers a big city market combined with a small-town atmosphere. These attributes have inspired a number of Fortune 500 companies to choose Moreno Valley including: Frazee Paint, Harbor Freight Tools, Lowe's Home Improvement, Masonite International, O'Reilly Automotive, Philips Electronics, ResMed, Ross Dress For Less, Serta Mattress, Minka Lighting, Walgreens, United Natural Foods, and the coming 1.8 million square foot Skechers facility.

### Prime Location

Moreno Valley is strategically located in the Southern California marketplace with a market reach of nearly two million consumers and excellent access to major transportation networks including the I 215 Corridor, the future logistics location for new and growing businesses in Southern California. Ontario International Airport can be reached in thirty minutes, fulfilling passenger service needs. Moreover, an inter-modal rail facility is 18 miles away and the two major ports of Los Angeles and Long Beach are easily accessed via the freeway system.

### Business Environment

The City of Moreno Valley created a team of professionals specifically to work closely with businesses considering relocation or expansion projects. The Economic Development Team's role is to serve as a resource for your development team and assist in a variety of non-regulatory ways. The Community Development and Public Works Departments also work hard to provide seamless service to the business and development communities to help keep projects on track.

### Quality of Life

Moreno Valley offers a superb quality of life and a lifestyle that includes two golf courses, 200 acres of parkland, horseback riding, hiking and bike trails, and 8,000-acre Lake Perris, among Southern California's most popular boating, fishing, and camping locales. Housing is available in the community in a wide array of sizes and pricing from executive level homes to quality affordable housing options.

Local shoppers enjoy the 1.2 million square foot Moreno Valley Mall and many dynamic retail centers throughout the community. Two major shopping centers with a combined one million square feet have also been developed in the rapidly growing eastern area of the City.