

ECONOMIC DEVELOPMENT SUMMARY

FEBRUARY 2021

**Note: Some businesses listed may be closed due to the closure order.*



COMMERCIAL / RETAIL

Bear Valley Shopping Center: NEC of Alessandro and Perris

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

Butterfield Valley Village: Center adjacent to Cardenas Market, Rio Rancho Mall and Sizzler

- **Tea Be Honest** - OPEN

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

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

- **81st Barber Co.** - LEASED
- **La Surtidora** - UNDER CONSTRUCTION
- **Presto Pizza** - UNDER CONSTRUCTION
- **Thai Restaurant** - LEASED

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

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

Elsworth Plaza: SWC of Alessandro and Elsworth

- **La Michoacana** - OPENED
- **M-A-S Hair and Beauty** - OPENED

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

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

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

- **Wingstop** - OPENED

Moreno Valley Auto Mall:

- **CarPros - Kia Motors** - UNDER CONSTRUCTION

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

- **Beauty High XOXO Salon** - LEASED
- **Crepes N Cravings** - OPENED
- **Elite Spa** - LEASED
- **Fashion Q** - LEASED
- **Jochi Mongolian BBQ** - OPENED
- **La Michoacana Original** - OPENED
- **Mattress 101** - LEASED
- **Perez Printing** - 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

- **Casa Blanca Furniture** - LEASED
- **Children's Choice Dental** - LEASED
- **BioLife Plasma Services** - UNDER CONSTRUCTION

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)** - SOLD

COMMERCIAL / RETAIL (continued)

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

- **Attractiff Beauty**
- **Billionaire Burger Boyz Express**
- **Blessed Sweets**
- **Evolution Fitness & Nutrition**
- **Fine Cha Cha**
- **Fufu's Mideast Grill** - UNDER CONSTRUCTION
- **G&G Fashion**
- **Green Town Recycling**
- **Lemon Tree Sushi & Ramen**
- **Love, Grace & Mercy Workshop Center**
- **Lydia's Hair Designs**
- **Moreno Mongolian BBQ**
- **New Beginning Multi Services**
- **Pho 92**
- **Red Dragon Express** - UNDER CONSTRUCTION
- **Royal Beauty Threading**
- **Sandy's Fabric & Alterations**
- **Signe Money Transfer**
- **4 Life**

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

- **Le Boutique Quinceaneras & Bridal** - OPENED

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

- **Inland Empire Hot Spring Spas** - OPENED
- **Sonnier Beauty Supply** - LEASED
- **Tractor Supply Co.** - OPENED

Sunnymead Plaza: 53,040 sq. ft. shopping center includes AutoZone, Goodyear and Black Bear Diner at SWC of Sunnymead and Perris

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** - UNDER CONSTRUCTION
- **Blur. Mens Salon** - OPENED
- **Country Kitchen** - OPENED
- **Orleans & York** - IN PLAN CHECK
- **UBreakIFix** - UNDER CONSTRUCTION
- **ZPizza & Tap Room** - UNDER CONSTRUCTION

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

- **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** - LEASED
- **Wingstop** - UNDER CONSTRUCTION

Standalone:

- **Bradford's Smoke House (14051 Indian St, Ste. D)** - OPENED
- **Full Throttle Muffler Plus (24594 Sunnymead Blvd)** - OPENED
- **Right There Cell Phone Repair (25030 Alessandro Blvd)** - OPENED
- **Tacos Los Perrones (24966 Sunnymead Blvd)** - OPENED
- **Water Drops Car Wash (23960 Sunnymead Blvd)** - UNDER CONSTRUCTION
- **Winchell's Donuts (Perris and Cottonwood)** - UNDER CONSTRUCTION
- **Winchell's Donuts (Alessandro and Day)** - IN PLAN CHECK

MEDICAL / OFFICE

Heacock Medical Plaza: 12818 Heacock, SEC of Heacock and Fir

- **Just Harmony Nursing Services Inc. - OPENED**

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

Strategic Medical Properties: 99-Bed Skilled Nursing Facility SWC Brodiaea & Nason - OPENED

INDUSTRIAL

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

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 – UNDER CONSTRUCTION

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, UNDER CONSTRUCTION

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 - IN PLAN CHECK

Phelan Development: 96,770 sq. ft. distribution center SEC Nandina and Indian - 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



MORENOVALLEY
ACCELERATING OPPORTUNITIES



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.