

CITY OF MORENO VALLEY

RETAIL OPPORTUNITY AND
SHOPPING CENTER GUIDE



Join Us

CHECK OUT TOP 100 BUSINESSES

Moreno Valley's story is one you don't want to be left out of. The City of Moreno Valley is one of Southern California's best opportunities for a new business. Retailers and restaurants prosper in Moreno Valley because as a family oriented community, the growing population is hungry for more restaurants, more shops, and more options.

Sweetening the opportunity for retailers in Moreno Valley is our expanding business community and new development projects providing an increasing daytime population.

Check out this sampling of our collection of companies that chose Moreno Valley!

- | | | |
|----------------------------------|-----------------------|---------------------|
| ACAPULCO | FRESH & EASY | PORTILLO'S |
| AÉROPOSTALE | HARBOR | RADIO SHACK |
| ANNA'S LINENS | FREIGHT TOOLS | REGENCY THEATRES |
| APPLEBEE'S | HARKINS THEATRES | RITE AID |
| BATH &
BODY WORKS | HELZBERG DIAMONDS | ROSS DRESS FOR LESS |
| BEVMO! | HOLLISTER CO. | ROUND 1 |
| BJ'S RESTAURANT
AND BREWHOUSE | HOME DEPOT | ROUND TABLE PIZZA |
| BIG 5 | HOMEGOODS | RUE 21 |
| SPORTING GOODS | IHOP | SEE'S CANDY |
| BOB'S BIG BOY | JAMBA JUICE | SEARS |
| BUFFALO WILD WINGS | JC PENNEY | SIZZLER |
| BURLINGTON
COAT FACTORY | JUICE IT UP | SPORTS AUTHORITY |
| CHARLOTTE RUSSE | KAY JEWELERS | STARBUCKS COFFEE |
| CHILI'S | KOHL'S | STATER BROS. |
| CHIPOTLE | L.A. FITNESS | SUBWAY |
| COCO'S | LANE BRYANT | SUPER TARGET |
| COLDSTONE
CREAMERY | LOWE'S | THE AVENUE |
| COSTCO | MACY'S | THINGS REMEMBERED |
| CVS PHARMACY | MIGUEL'S JR. | TJ MAXX |
| DOLLAR GENERAL | MIMI'S CAFÉ | TORRID |
| DRESS BARN | MRS. FIELDS COOKIES | ULTA BEAUTY |
| FAMILY DOLLAR | NEW YORK & CO. | VANS |
| FAMOUS FOOTWEAR | OFFICE DEPOT | VERIZON |
| FIVE GUYS | OFFICE MAX | VICTORIA'S SECRET |
| BURGERS AND FRIES | OLIVE GARDEN | WALGREENS |
| FLAME BROILER | OUTBACK
STEAKHOUSE | WALMART |
| FOOT LOCKER | PAC SUN | WET SEAL |
| FOREVER 21 | PANDA EXPRESS | WSS |
| | PANERA BREAD | 24 HOUR FITNESS |
| | PAYLESS SHOESOURCE | 99 CENT ONLY |

MORENO VALLEY *Opportunity*

THE PLACE TO BE

Location. Population. Income. Moreno Valley has it all.

Moreno Valley is strategically located in Southern California's Inland Empire. The Inland Empire is one of the fastest growing regions in the Country drawing people and businesses from coastal communities of Los Angeles, Orange and San Diego Counties. Moreno Valley is situated at SR-60 and I-215. These major transportation corridors connect underserved Inland residents to their jobs and shopping opportunities. Retail centers in Moreno Valley are well positioned to serve the needs of several surrounding communities such as East Riverside (Orangecrest, Woodcrest, Mission Grove and Canyon Crest), Perris, Hemet/San Jacinto, Redlands, and the Beaumont/Banning areas.

LOCATION MAP

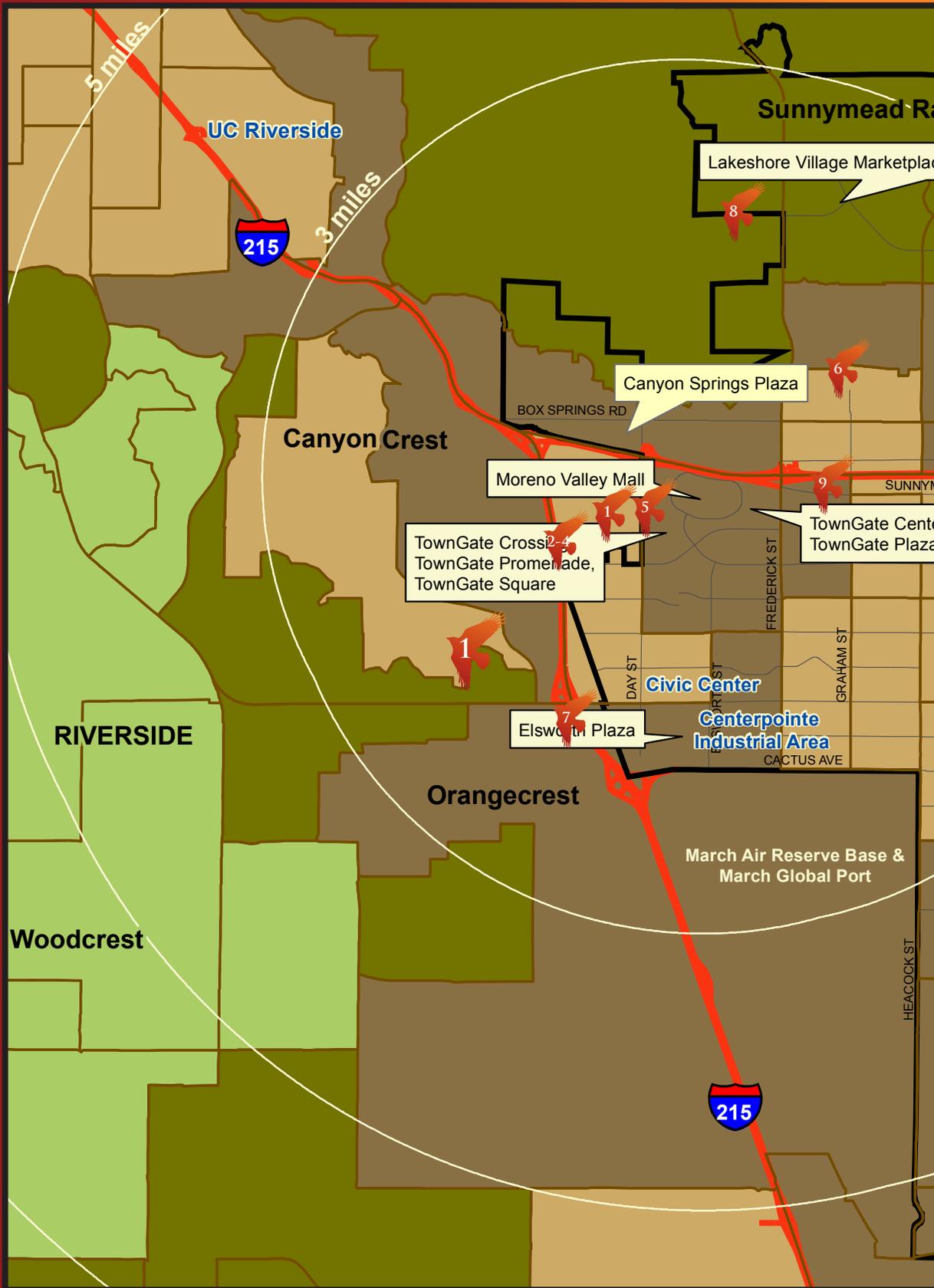


Location

Strengths of Moreno Valley's Market

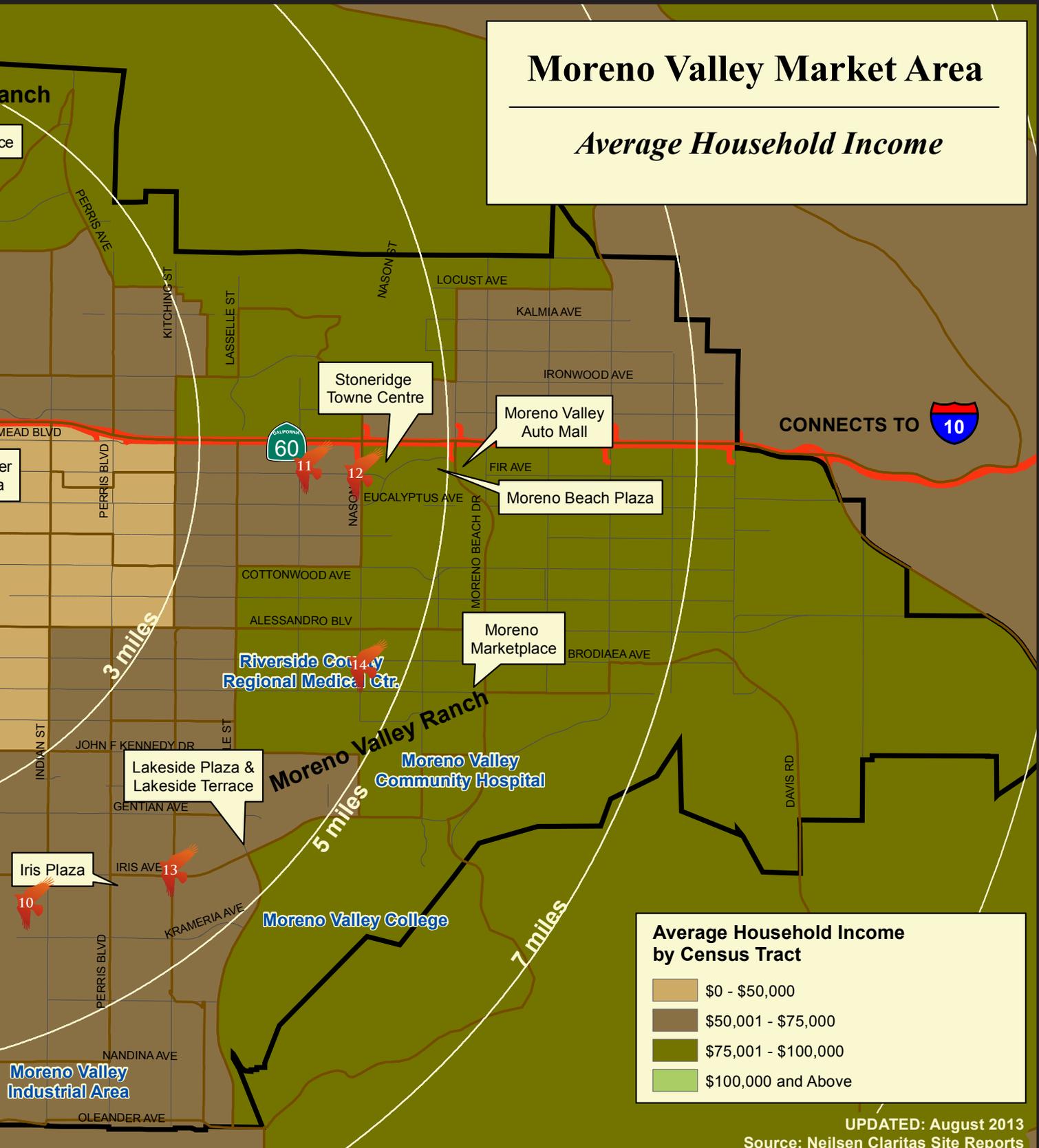
	Citywide	Within 3 miles of Regional Mall	Within 5 miles of Regional Mall	Within 7 Miles of Regional Mall	Within 10 Miles of Regional Mall
Population Count	203,266	104,650	247,736	375,121	643,002
Median Age	29.9	29.8	29.8	30.7	31.3
Percent Age 21 and over	64.3%	64.7%	65.4%	66.1%	66.7%
College Educated Count	56,039	29,140	76,976	118,265	203,216
Household Count	53,981	29,434	70,051	106,788	189,001
Household Count at \$75K+ Income	16,524	7,537	23,006	36,314	60,758
Average Household Income	\$62,165	\$56,727	\$66,617	\$68,611	\$66,985
Median Household Income	\$51,217	\$44,764	\$52,150	\$53,396	\$51,536
Average Persons per Household	3.76	3.54	3.44	3.43	3.33
Percent Family Households	84%	80%	77%	77%	75%
Median Owner Occupied Housing Value	\$187,262	\$188,416	\$217,603	\$224,996	\$219,796

SOURCE: 2014 NIELSEN CLARITAS SITE REPORTS



Moreno Valley Market Area

Average Household Income



Average Household Income by Census Tract

- \$0 - \$50,000
- \$50,001 - \$75,000
- \$75,001 - \$100,000
- \$100,000 and Above

UPDATED: August 2013
Source: Neilsen Claritas Site Reports



1 Moreno Valley Mall

Under the new management of Cushman & Wakefield, this one-million square foot regional mall is anchored by JC Penney, Macy's, Sears, and the 16-screen Harkins Theatres. There are plans for significant upgrades and an expansion that could include restaurant and outdoor plaza space. Current tenants include: Aéropostale, Bath & Body Works, Crunch Gym, Express, Foot Locker, Forever 21, Helzberg Diamonds, Hollister Co., Image, New York & Co., Pac Sun, Round 1, Rue21, Tilly's, Victoria's Secret and Zales. **Contact Spinoso Management Group at 951.653.1177, gromano@spinosoreg.com.**

TownGate is a 590-acre mixed-use master planned community comprised of retail, restaurants, office and residential areas.



2 TownGate Crossing

The 250,000 square foot commercial center is the western gateway into Moreno Valley with excellent freeway access and visibility. The center is anchored by Lowe's, Sports Authority, 99 Cent Only Store, Anna's Linens, Buffalo Wild Wings and Starbucks. **Contact Fritz Duda Co. at 949.723.7100, ext. 200, cmcbride@fritzduda.com; CBRE at 949.725.8500, dan.samulski@CBRE.com.**



3 TownGate Promenade

A "Hospitality-Restaurant Row," this 353,000 square foot commercial center features Hampton Inn & Suites and Ayres Hotel & Spa as well as Mimi's Café, Applebee's and many popular quick service dining options and restaurants. Anchored by Costco and a new 24 Hour Fitness, there are opportunities for additional big-box retailers and restaurants. **Contact Fritz Duda Co. at 949.723.7100, ext. 200, cmcbride@fritzduda.com; CBRE at 949.725.8500, dan.samulski@CBRE.com.**



4 TownGate Square

Mixed-use development with 301,524 square feet approved for retail and restaurant space plus 170,000 square feet for office development is anchored by WinCo Foods and Chicago-based Portillo's. Future plans include other national retailers, restaurants and an additional hotel. **Contact Fritz Duda Co. at 949.723.7100, ext. 200, cmcbride@fritzduda.com; CBRE at 949.725.8500, dan.samulski@CBRE.com.**



5 TownGate Center and Plaza

Key location with high traffic counts and 464,000 square feet, includes the "financial district" in Moreno Valley with Bank of America, California Bank & Trust, Wells Fargo, and Chase Bank. The appealing group of retailers and restaurants include popular options such as TJ Maxx, HomeGoods, Burlington Coat Factory, Ulta Beauty, BevMo, Polly's Pies, Planet Fitness, Jersey Mike's, Chipotle, Ross Dress For Less, Regency Theatres, BJ's Brewhouse, Chili's, Olive Garden, Outback Steakhouse and Acapulco Restaurant. **TownGate Center Contact Cassidy Turley at 951.363.3999; TownGate Plaza Contact Fritz Duda Co at 949.723.7100, ext. 200, cmcbride@fritzduda.com.; Broker: CBRE at 949.725.8500, dan.samulski@CBRE.com.**



6 Canyon Springs Plaza

This expansive 417,000 square foot, high traffic volume shopping and service destination provides many opportunities for retail and mixed uses. There is already a great mix of tenants such as Mattress Brothers, Wizard's Party House, Altura Credit Union, Boompas Pizza & Pasta, Curry & Kabab, Green Onion, Sage College, Sylvan Learning Center, Smile Care, and MMA Fitness Club. **Contact Atlas Properties at 951.369.0308, john@atlasland.com.**



7 Elsworth Plaza

Beautifully constructed mixed-use development is just steps away from the City's Civic Center and in close proximity to medical offices, business parks, and March Air Reserve Base. Tenants include personal services and furniture as well as quick dining options such as Subway, Jack in the Box and Berrybean Cafe. **Contact Focus Estates at 949.813.8401, n.doumit@Focus_estates.com.**



Lakeshore Village Marketplace

Serving one of Moreno Valley's more affluent areas including three master planned communities, this 140,000 square foot neighborhood shopping center which includes several personal service store fronts and quick serve and sit-down dining such as Subway, Jack in the Box, S Bar & Grill and Oishii Sushi. Anchor space is now available. **Contact Doug Rickard at NAI Capital at 818.715.0965 or dougr@adrproperties.com or Vicki Donrin at 909.945.2339 (office) or 909.732.8832 (cell).**



Moreno Valley Plaza

A popular 341,000 square foot shopping center is a draw in Moreno Valley due to its clever tenant mix, providing food, fashion, and fun. It is located along Sunnymead Blvd., a commercial stretch that recently underwent significant landscape improvements. Tenants include recognized names such as Superior Grocers, Fallas, Big Lots, Big 5 Sporting Goods, Family Dollar, Harbor Freight Tools, Wells Fargo and Office Depot. **Contact Sharmayne McPeace at Kennedy Wilson at 951.242.5247 or smcpeace@kennedywilson.com.**



Iris Plaza

At 109,289 square feet, Iris Plaza is one of the City's newest shopping centers bringing shopping and dining opportunities to the southern area of Moreno Valley. Anchors include Fresh & Easy Market, Walgreens and Provident Bank. Other tenants include Autozone, Fitness 19, Certified GoodYear Tire, and a number of quick serve dining options. **Contact Panorama Development at 909.931.3363, or Wes@PanoramaDev.com; Lloyd@PanoramaDev.com.**



Stoneridge Towne Centre

With excellent freeway visibility, Stoneridge Towne Centre is an exciting 579,000 square foot lifestyle center anchoring retail on the east end of Moreno Valley. With national names like Super Target, Kohl's, and OfficeMax, other great tenants include: Bob's Big Boy, Chase Bank, Chevron, Chili's, Dress Barn, Famous Footwear, Jack in the Box, US Bank and many others. **Contact Weingarten Realty at 714.653.7320 or rtaylor@weingarten.com.**



Moreno Beach Plaza

Located in City Center and at the gateway to California's Lake Perris recreational area, Moreno Beach Plaza is situated at the SWC of HWY 60/Moreno Beach Drive. This thriving 368,000 square foot center is home to Walmart, Starbucks Coffee, Game Stop, El Pollo Loco, Payless Shoe Source, LA Fitness, Verizon, and many popular national quick serve dining and specialty retailers. **Contact Merlone Geier Partners at 858.259.9909 or mgrehl@merlonegeier.com.**



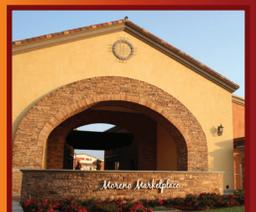
Lakeside Plaza and Lakeside Terrace

Two distinct, vibrant neighborhood shopping centers adjacent to one another, serving residents in the southeast area of the City, Moreno Valley College, and Kaiser Permanente's medical campus. With a combined retail space of 150,000 square feet, Lakeside Plaza is anchored by Stater Bros., and includes Starbucks Coffee and quick serve dining such as Jack in the Box and Panda Express. Lakeside Terrace is just across the street from Lakeside Plaza with national tenants such as CVS Pharmacy, McDonald's, Chase Bank, and other specialty shops. **Contact Guardian Commercial at 909.544.5000, malvarez@guardian-capital.com.**



Moreno Marketplace

Eastern Moreno Valley's 93,788 square foot grocery-anchored center is adjacent to the City's newer, more affluent neighborhoods and serves the developing area. Tenants include Stater Bros., Jack in the Box, Wells Fargo, and several professional services. **Contact AIP Commercial Brokerage at 909.815.5500, or robin@aipcommercial.com.**





MORENO VALLEY
WHERE DREAMS SOAR

FOR MORE INFORMATION,
CONTACT MORENO VALLEY
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EDTEAM@MOVAL.ORG
WWW.MOVAL.ORG