



ECONOMIC DEVELOPMENT SUMMARY

COMMERCIAL/RETAIL PROJECTS

Nearly 2.6 million square feet of commercial and retail development underway.

Moreno Valley Mall at TownGate: Updating and repositioning of the 1.2 million sq. ft. Regional Mall, anchored by **Harkins Theater, JC Penney, Macy's and Sears.**

- ✓ 300,000 sq. ft. under development or recently completed with new stores, remodel or relocation.

TownGate Center and Plaza: Existing community shopping centers at the SWC of Frederick and SR 60. Tenants include **Ross, Regency Theatres, Chase Bank, Wells Fargo, Bank of America, BJ's Restaurant, Bank of America, Chili's, Acapulco, Dollar Tree** and **Starbucks.**

NEW USES INCLUDE:

- ✓ **SanSai Japanese Grill** – JUST OPENED
- ✓ **Clearpath Federal Credit Union** – EXECUTED LEASE

TownGate Crossing: 250,000 sq. ft. shopping center expanding west of the Mall at the SEC of Day St. and SR 60. Anchors include **Lowe's** and **Circuit City.** NEW RETAIL USES INCLUDE:

- ✓ **Sports Authority** – JUST OPENED
- ✓ **SportClips** – LETTER OF INTENT
- ✓ **Nubi Yogurt** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Extreme Pita** – LETTER OF INTENT WITH NEW FRANCHISEE

TownGate Promenade: Expanding 353,000 sq. ft. shopping center at the SEC of Day St. and Campus Pkwy anchored by **Costco.**

- ✓ **Carino's Italian Grill** – PROJECT CONSTRUCTION ON HOLD
- ✓ **Famous Dave's Barbeque** – APPROVED AND IN PLAN CHECK
- ✓ **On the Border** – APPROVED, BUT CONSTRUCTION ON HOLD
- ✓ **Red Lobster** – APPROVED, BUT CONSTRUCTION ON HOLD

TownGate Square: A mixed-use development project anchored by **WinCo Foods** with – 136,000 sq. ft. of retail/restaurant including **Portillo's**, plus 170,000 sq. ft. of office at the SEC of Gateway Dr. and Day St.

- ✓ **Additional parking underway for new pads** – UNDER CONSTRUCTION

Moreno Valley Plaza: Existing 341,000 sq. ft. community center anchored by **Office Depot, Superior Warehouse** and **Big Lots** at the SWC of Sunnymead Blvd. and Heacock St.

- ✓ Multi-phase renovation of shopping center – UNDER WAY

iWash Express (formerly known as Joe's Super Car Wash): A 9,611 sq. ft. car wash and retail/minor automotive repair shop located on Sunnymead, east of Graham – UNDER CONSTRUCTION

Stoneridge Towne Centre: New 579,295 sq. ft. commercial center at the SEC of SR60 and Nason St., anchored by **SuperTarget, Best Buy, Kohls, Office Max, PFF Bank and Trust** and **Wachovia Bank.**

Moreno Beach Plaza: Anchor includes **Wal-Mart** (Supercenter/grocery component – OPEN)

- ✓ 2nd Phase – 86,500 sq. ft. expansion to include: **Carl's Jr** and **Panda Express** – JUST OPENED; **PetSmart, Staples** and **Wescom Credit Union** – UNDER CONSTRUCTION

Moreno Marketplace: New 93,788 sq. ft. neighborhood shopping center at the NWC of Cactus Ave. and Moreno Beach Dr., anchored by **Stater Bros.**, includes **Wells Fargo and Jack in the Box. Fantastic Sams** and **Moreno Beach Dental** – JUST OPENED

- ✓ **Lakeside Cleaners** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Q Nails and Spa** – COMING SOON

Moreno Beach Marketplace: Planned 175,000 sq. ft. shopping center on 13.6 acres, anchored by a 137,000 sq. ft. **Lowe's**, at the NEC of Moreno Beach Dr. and Alessandro Blvd. – APPROVED, BUT CONSTRUCTION ON HOLD

Rancho Belago Plaza: Retail/commercial center with two new buildings and a total of 14,000 sq. ft., located at the SWC of JFK and Moreno Beach Drives. – APPROVED AND IN PLAN CHECK

Iris Plaza: New 87,120 sq. ft. retail center at the SEC of Iris Ave. and Perris Blvd., anchored by **Walgreen's** and **Fresh and Easy.**

- ✓ **Goodyear Tire** – UNDER CONSTRUCTION
- ✓ **Arby's** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Mr. You Chinese Food Restaurant** – TENANT IMPROVEMENTS UNDERWAY

Jack In the Box: A 2,800 sq. ft. drive-thru restaurant located at the SWC of Perris and Elder in the former **Wendy's** restaurant – JUST OPENED

N & R Square: New 13,000 sq. ft. retail center on Perris Blvd., south of Alessandro Blvd., anchored by **Warehouse Shoe Sale** – UNDER CONSTRUCTION

Sunnymead and Indian: Proposed two building commercial development totaling 19,360 sq. ft. on 2.2 acres, located on Sunnymead Blvd., west of Indian Ave. – APPROVED

Sonic Restaurant: Proposed 1,728 sq. ft. drive-thru restaurant located at the NEC of Alessandro and Indian – APPROVED

Cactus Commerce Center: 16,000 sq. ft. two-story mixed-use (retail/office) building near NWC of Cactus Ave. and Elsworth St. Tenants include **Personnel Plus** and **Quizno's** – SPACE AVAILABLE FOR LEASE

- ✓ **Straw Hat Pizza** – JUST OPENED

Touch of Class Car Wash: A new 3,000 sq. ft. self-service car wash and 5,500 sq. ft. retail center located at the SEC of Alessandro Blvd. and Grant St. – CAR WASH OPEN; RETAIL SPACE AVAILABLE FOR LEASE

Elsworth Plaza: A mixed-use retail/office/restaurant project with three new buildings totaling 30,000 sq. ft. near the SWC of Alessandro Blvd. and Elsworth St. – AVAILABLE FOR LEASE/TENANT IMPROVEMENTS UNDERWAY. New tenants include: **Subway, LinkU Web Design, ISIS Unique Floral Creations, Classic Promotions** and **Buller Brothers Mattress Discounters**

- ✓ **Plaza Markets** – TENANT IMPROVEMENTS UNDERWAY
- ✓ **Hangar C-17 Restaurant and Sports Bar** – APPROVED AND IN PLAN CHECK
- ✓ **The Coffee Spot** – COMING SOON

Tesco – "Fresh & Easy Neighborhood Market" with two locations open and three under development:

- ✓ Frederick and Cottonwood – OPENING SOON
- ✓ Ironwood and Heacock – OPENING SOON
- ✓ Iris and Oliver – APPROVED

COMMERCIAL PROJECTS IN PLANNING

306,750 square feet of commercial development in planning.

Alessandro and Lasselle: Proposed 140,000 sq. ft. retail center at NEC, anchored by 95,000 sq. ft. **WinCo Foods**, plus additional retail/restaurant space. – IN PLANNING

Alessandro and Lasselle: Proposed mixed-use residential/commercial project at NWC with 96-residential units and 11,000 sq. ft. of commercial space in two buildings. – IN PLANNING

Alessandro and Moreno Beach: Proposed 36,000 sq. ft. retail center at the SWC anchored by a **Walgreens** drug store. – IN PLANNING

Alessandro and Moreno Beach: Proposed retail/office project at the SEC anchored by a 15,150 sq. ft. **Rite-Aid** – APPROVED

Komar Cactus Plaza: Proposed 81,000 sq. ft. mixed-use retail/restaurant/hospitality project at the NEC of Cactus Ave. and Commerce Center Dr., consisting of a 110-guest room hotel, two drive-thru restaurants (6,000 sq. ft. and 2,500 sq. ft.), one 4,500 sq. ft. restaurant pad and 12,220 sq. ft. of retail space. – IN PLANNING

Pigeon Pass and Hemlock: Proposed 13, 140 sq. ft. retail center on 1.02 acres. – IN PLANNING

HOTEL/HOSPITALITY

676 guestrooms in seven projects under development.

Cactus and Elsworth: Proposed four-story **Hawthorn Inn & Suites** with 79-guest rooms – APPROVED

Frederick and Sunnymead: Three-story **La Quinta Inn & Suites** with 58-guest rooms, totaling 29,699 sq. ft. on 1.35 acres – UNDER CONSTRUCTION

Komar Cactus Plaza: Proposed four-story **Marriott TownePlace Suites** with 110-guest rooms – IN PLANNING

Olivewood Plaza Drive: Proposed three-story **Sleep Inn Suites** with 74-guest rooms – IN PLANNING

Sunnymead and Heacock: Proposed four-story, 41,189 sq. ft. **Value Place** extended stay hotel with 113-guest rooms at the NWC – IN PLANNING

TownGate Promenade: Two hotels totaling 242-guest rooms:

- ✓ **Hampton Inn & Suites** with 115 rooms, located at SWC Town Cir. and Memorial Way – JUST OPENED
- ✓ **Ayres Suites** with 127 rooms, located at NWC Gateway Dr. and Memorial Way – UNDER CONSTRUCTION

OFFICE

706,280 square feet of office development in progress.

Cresta Bella: K and S Property LLC are processing a mixed-use project with 30,000 sq. ft. of medical office condominium space on Iris, east of Moreno Valley Community Hospital – IN PLANNING

Jacobs Development: 10-acre mixed-use project with 48,000 sq. ft. office/R and D, plus 80,000 sq. ft. self-storage at the SWC of Graham St. and Alessandro Blvd. – APPROVED AND IN PLAN CHECK

Moreno Valley Professional Village: 130,000 sq. ft. medical/office at the SWC of Alessandro Blvd. and Veterans' Way. Tenants include:

- ✓ **Moreno Valley Family Health Center** – 14, 179 sq. ft. community health center
- ✓ **Westech College** – recent expansion completed adding 4,122 sq. ft. to the existing 7,703 sq. ft. educational facility

Olivewood Plaza: 22,758 sq. ft. three-story office building on 1.10 acres located north of Sunnymead Blvd. and west of Graham St. – APPROVED AND IN PLAN CHECK

Moreno Valley Medical Campus: A proposed 80,000 sq. ft. medical office condominium complex on Iris, west of Moreno Valley Community Hospital, recently purchased by Kaiser Permanente – APPROVED AND IN PLAN CHECK

Izvernari Professional Office: Proposed 4,400 sq. ft. two-story office building located at Perris Blvd. and Myers Ave. – UNDER CONSTRUCTION

Imperial Village, LLC- Senior Retirement Community Center: Proposed 217,000 sq. ft. mixed-use medical complex on 18 acres located on the east side of Nason St., south of Brodiaea Ave. The complex will consist of a three-story, 89,400 sq. ft. medical office building, a two-story, 60,000 sq. ft. assisted living facility, a two-story, 20,000 sq. ft. mental health facility and a one-story, 48,000 sq. ft. skilled nursing facility. – IN PLANNING

TownGate Square: 170,000 sq. ft. of office space at the SEC of Gateway Dr., and Day St. – APPROVED

INDUSTRIAL

Nearly 23 million square feet of industrial buildings under development

Alere Property Group:

- ✓ 756,340 sq. ft. distribution center on the east side of Heacock St., north of Cardinal Way.
Lowe's Home Improvement occupies 500,000 sq. ft. – 256,340 sq. ft. is AVAILABLE THROUGH NEWPORT REAL ESTATE SERVICES
- ✓ **O'Reilly Auto Parts** to occupy the 407,948 sq. ft. distribution center at the NEC of Indian St. and San Michele Rd. – TENANT IMPROVEMENTS IN PLAN CHECK
- ✓ 423,015 sq. ft. distribution center at Indian St. and San Michele Rd. – APPROVED AND IN PLAN CHECK

Apache Colonel Rogers Trust: 569,200 sq. ft. industrial complex with office and warehouse facilities. – APPROVED AND IN PLAN CHECK

BAS Recycling: Tire recycling plant to occupy 66,934 sq. ft. building located on Day St., south of Alessandro Blvd – TENANT IMPROVEMENTS IN PLAN CHECK

Cemex Materials: Proposed concrete plant near corner of Nandina Ave. and Indian St. – APPROVED AND IN PLAN CHECK

Centerpointe Business Park: Ridge Property Trust is developing 2,461,738 sq. ft. in 9 buildings (includes **Minka Lighting**, **ResMed** and **Moreno Valley Post Office Direct Distribution Center**) – between Alessandro, Frederick, Cactus and Heacock – THREE BUILDINGS IN PLAN CHECK; TWO BUILDINGS AVAILABLE

Ecolite Concrete: Manufacturing tenant occupying an 81,000 sq. ft. industrial building at the SEC of Alessandro Blvd. and Day St. – OPEN

84 Lumber Co.: Developing a retail/lumber storage complex with 56,400 sq. ft. building on 11.04 acres at the SEC of Heacock St. and Nandina Ave. – APPROVED AND IN PLAN CHECK

First Industrial Realty Trust:

- ✓ North side of Nandina Ave., west of Perris Blvd. An 874,000 sq. ft. industrial/distribution facility in two buildings (700,000 sq. ft. and 174,000 sq. ft.) – APPROVED
- ✓ North side of Nandina Ave., between Heacock St. and Indian St. Developing more than 1.1 million sq. ft. in two buildings: 413,598 sq. ft. building – APPROVED AND IN PLAN CHECK; 769,320 sq. ft. building – CONSTRUCTION ON HOLD

Gateway Business Park: 34 Industrial condos between 5,000 and 10,000 sq. ft., (184,036 total sq. ft.) south of Alessandro Blvd., west of Day St. – APPROVED AND IN PLAN CHECK

Highland Fairview: Proposed 1,812,107 sq. ft. building for Skechers USA, along the south side of SR60 between Redlands Blvd. and Theodore St. – APPROVED AND IN PLAN CHECK

IDI: Grove View Distribution Center: 426,700 sq. ft. at Perris Blvd. and Grove View Rd.

- ✓ 125,600 sq. ft. – AVAILABLE

Komar Investments: Proposed 1.75 million sq. ft. industrial/distribution center development on 80 acres along the north side of San Michele Rd. between Heacock St. and Indian St. – APPROVED AND IN PLAN CHECK

Masonry Technology, Inc.: Proposed three-building industrial complex with two-covered storage buildings and contractor storage yard on 5 acres on Nandina Ave. east of Indian St. – IN PLANNING

Overton Moore Properties:

- ✓ United Natural Foods, Inc., a new 613,174 sq. ft. warehouse/distribution center Sept. '08 at the NEC of Cactus Ave. and Day St. – OPEN
- ✓ Proposed 519,716 sq. ft. industrial warehouse building on 25.9 acres at the NWC of Cactus Ave. and Frederick St. – APPROVED

Prologis: 2,224,419 sq. ft. proposed in six buildings along the south side of SR60 between Pettit St. and Quincy St. – IN PLANNING

Rados Tenants in Common: Proposed seven-industrial building project at NEC of Heacock St. and Iris Ave. with a total of 619,127 sq. ft.

- ✓ 6 buildings ranging from 23,700 sq. ft. to 49,601 sq. ft. – IN PLANNING
- ✓ Proposed 408,598 sq. ft. warehouse distribution center – IN PLANNING

Ridge Property Trust: 943,800 sq. ft. in one building along the south side of SR60 between Quincy St. and Redlands Blvd. – IN PLANNING

Robertson's Ready-Mix: Proposed concrete plant on Old 215 Frontage Rd., south of Alessandro Blvd. – APPROVED

Ross Dress For Less Distribution Center: Expanding in Moreno Valley:

- ✓ 2nd Phase adds 612,000 sq. ft. plus a 285,000 sq. ft. mezzanine to the existing 686,000 sq. ft. building for a total of 1.3 million sq. ft.) – EXPANSION UNDER CONSTRUCTION

Vogel Engineers Inc.: 1,616,133 sq. ft. warehouse distribution building on 71.15 acres along north side of Oleander Storm Drain between Indian St. and Perris Blvd. – IN PLANNING

Vogel Industrial Park: 360,440 sq. ft. industrial facility on the west side of Indian St., north of the Perris Valley Storm Drain. – AVAILABLE

Western Realco: 1,582,898 sq. ft. in four buildings at SEC of Iris Ave. and Heacock St. – IN PLANNING
