

— W E L C O M E T O T H E —



# MORENO VALLEY

— T O W N C E N T E R —

**YOUR PLACE TO**  
WORK / SHOP / DINE / EXPERIENCE

**Lewis Retail Centers**  
A Member of the Lewis Group of Companies



## MORENO VALLEY TOWN CENTER

### WHY MORENO VALLEY

The City of Moreno Valley is located in Riverside County, California, and is part of the Inland Empire region in Southern California. Moreno Valley now boasts a thriving population of over **214,000** and **2.3 million** in a twenty-mile radius.

The city is currently the second-largest city in Riverside County by people with a **4%** annual growth rate and is the **twenty-first** in the State of California.

The Inland Empire is one of the fastest growing regions in the US with Moreno Valley considered an Inland Empire population centers.

### THE STATS

**2<sup>ND</sup> LARGEST CITY**  
In Riverside County

**217,197 PEOPLE**  
Moreno Valley 2020

**\$94,801**  
Average Household Income

**3.44%**  
Annual Growth Rate

**25,600 JOBS**  
Created in 9 Years

**21<sup>ST</sup> LARGEST CITY**  
In California

**2,420,046 PEOPLE**  
Within a 20-Mile Radius

**33.1**  
Median Age

**4,500**  
Businesses Strong

**NUMEROUS FORTUNE 500**  
& International Companies

## Goodbye L.A. and San Francisco. HELLO, RIVERSIDE AND CENTRAL VALLEY California Moves East

LINK TO ARTICAL

<https://www.latimes.com/california/story/2022-04-27/california-los-angeles-san-francisco-population-decline>

**12TH-LARGEST** STATISTICAL AREA IN  
THE U.S. SAN BERNARDINO-RIVERSIDE-ONTARIO METROPOLITAN

**3<sup>RD</sup> HIGHEST**  
COUNTYWIDE POPULATION GAIN IN THE NATION  
JULY 2020 - JULY 2021

RIVERSIDE COUNTY GAINED NEARLY  
**36,000 RESIDENTS**  
BETWEEN JULY 2020 AND JULY 2021

OVER **4.6 MILLION**  
RESIDENTS AS OF JULY 2021

**42%**

OF ALL GOODS THAT ENTER THROUGH THE  
PORTS PASS THROUGH THE IE

ALL GOODS

**amazon**

AMAZON'S BIGGEST FOOTPRINT IN THE  
U.S. IS IN THE IE



WALMART, TARGET AND OTHER MAJOR  
PLAYERS HAVE WAREHOUSES IN THE IE



## WORK / SHOP / DINE / EXPERIENCE



**Moreno Valley Town Center** is the heart of the community. It provides a place to gather, celebrate, create memories, and enjoy life's most memorable moments. **Moreno Valley Town Center** is seeking to establish a new landmark and identity for the Moreno Valley, serving the community's daily needs and providing a space for generations to enjoy.

The future development intends to feature a vibrant downtown scene that attracts residents, daytime professionals, and visitors to experience a high-quality work, shop, stay and play atmosphere. **Moreno Valley Town Center** will become a new landmark for the community, anchored by unique experiences connected by public plazas and open spaces in a friendly environment for all ages.



# SITE OVERVIEW



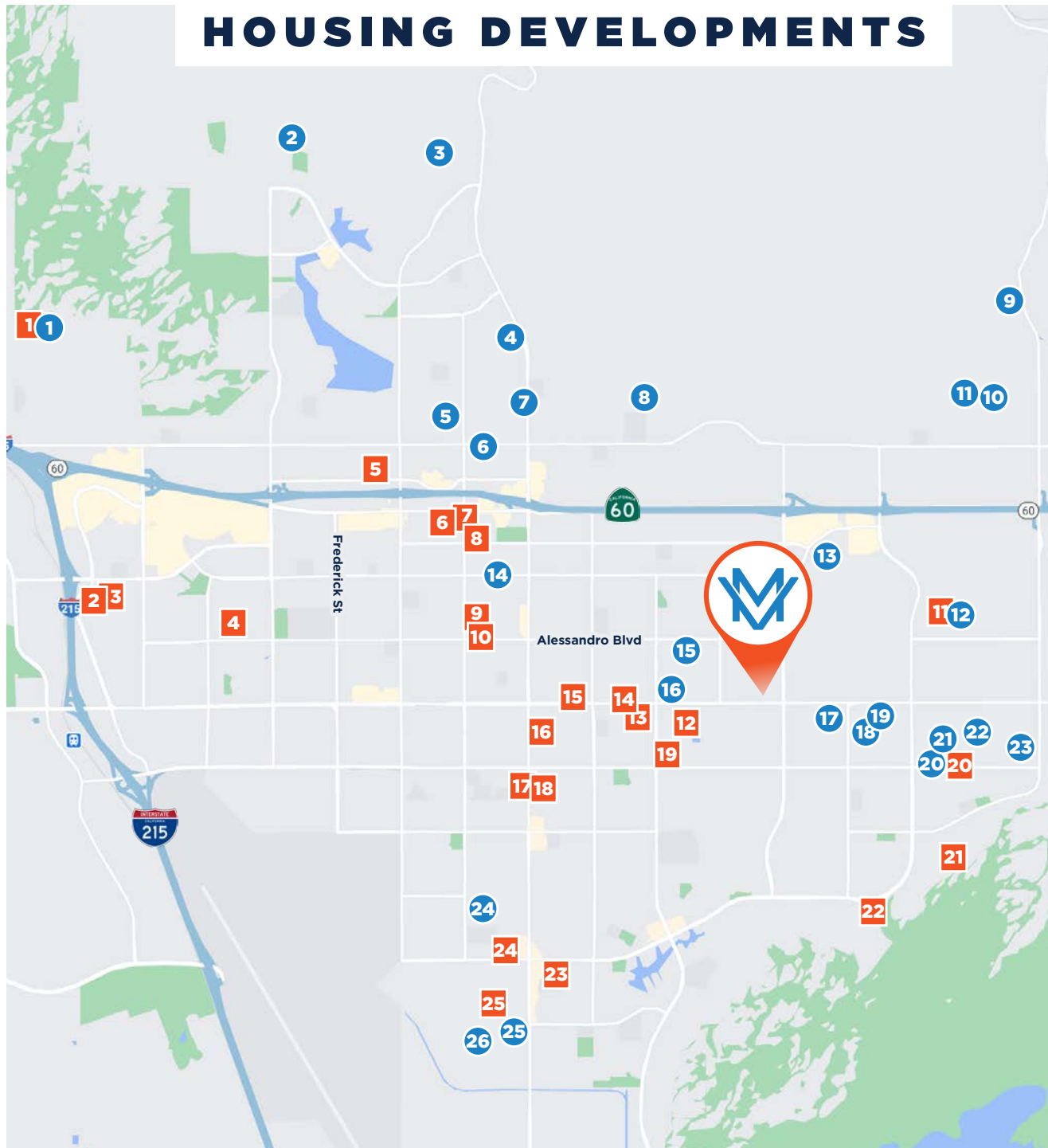
Demographics	1 MILE	2 MILES	3 MILES
Avg. Household Income	\$92,168	\$85,961	\$81,206
Residential Population	6,692	59,150	115,301
Daytime Population	1,688	8,780	14,437



# SITE OVERVIEW



# HOUSING DEVELOPMENTS



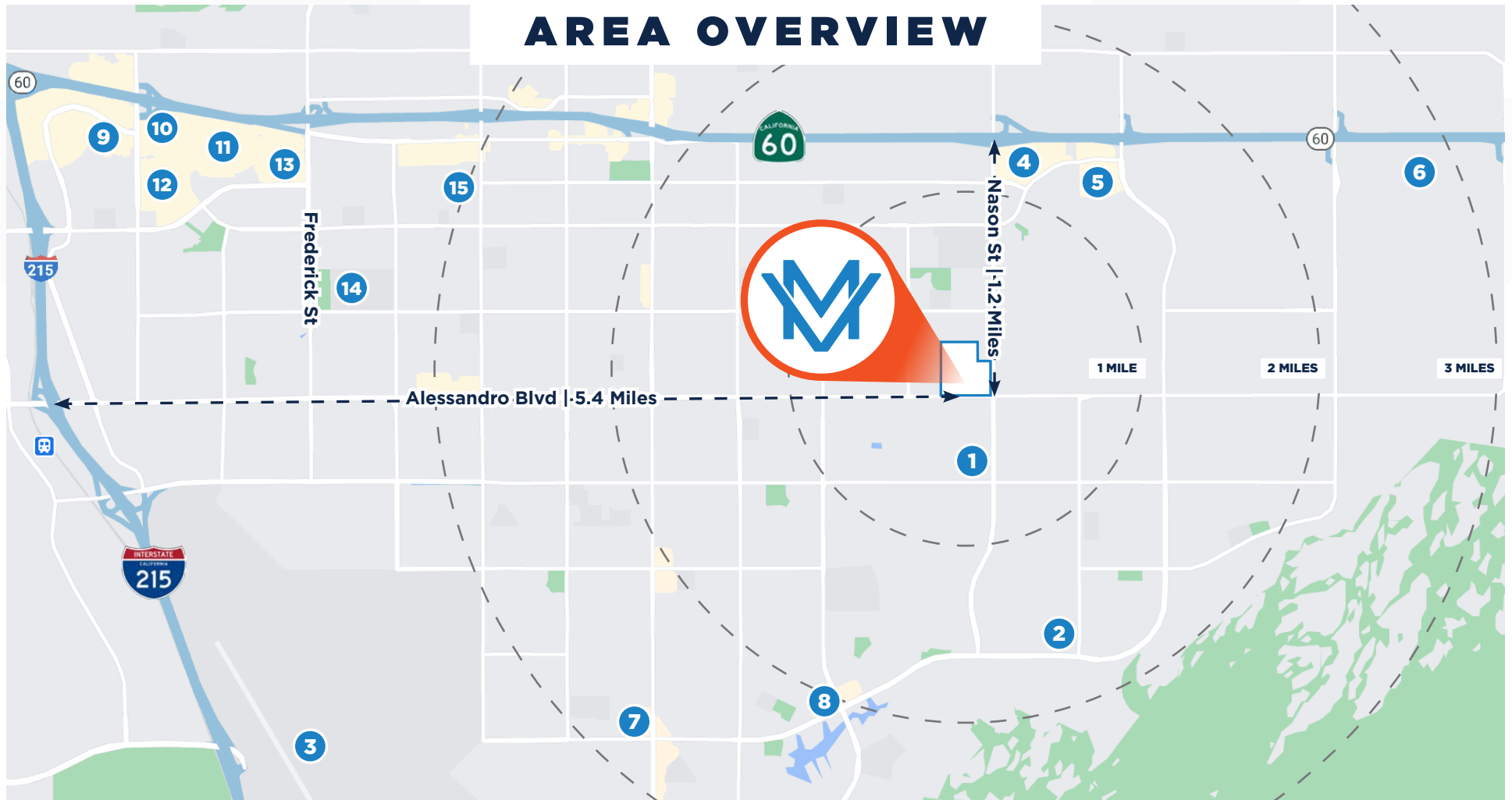
## ● SINGLE-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	Shizao Zheng	108	In Process
2	KB Homes	97	Under Construction
3	Redhill Village	213	Approved
4	Bonnful LLC	31	In Process
5	Right Solutions	7	Plan Check
6	Manuel Ruiz	4	Plan Check
7	Victoria Homes	12	Plan Check
8	Winchester Associates	105	Plan Check
9	Curtis Development	23	Approved
10	Sussex Capital Group	11	Approved
11	Sussex Capital Group	57	Approved
12	Lansing Companies	315	In Process
13	Beazer Homes	274	Under Construction
14	Alcantar Construction	4	In Process
15	Macjones Holdings	31	Approved
16	Winco Holdings Inc.	195	In Process
17	DR Horton	204	In Process
18	DR Horton	67	In Process
19	Mike McKnight Planning	96	Plan Check
20	Hakan Buvan	8	Plan Check
21	Michael De La Torre	6	Plan Check
22	Cantebury	45	Plan Check
23	Passco Pacifica	322	In Process
24	Mission Pacific Land	221	Under Construction
25	PI Properties No. 67 LLC	66	Approved
26	Ada Deturcios	2	Plan Check

## ■ MULTI-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	PEN20-0096 (CZ)	108	In Process
2	Apollo IV Dev Grp	97	Under Construction
3	Apollo IV Dev Grp	213	Approved
4	JWDA-MS Architects	31	In Process
5	Design Concepts	7	Plan Check
6	Cal Choice Inv. Inc.	4	Plan Check
7	Jimmy Lee	12	Plan Check
8	Geri Relich	105	Plan Check
9	M.V. Housing Authority	23	Approved
10	M.V. Housing Authority	11	Approved
11	Lansing Companies	57	Approved
12	Rocas Grandes	315	In Process
13	Perris Pacific Company	274	Under Construction
14	Creative Design Assoc.	4	In Process
15	Moreno Rose	31	Approved
16	Spruce Grove Inc.	195	In Process
17	Century Communities	204	In Process
18	TL Group	67	In Process
19	Villa Annette, L.P.	96	Plan Check
20	RC Hobbs	8	Plan Check
21	ROCIII CA Belago	6	Plan Check
22	Granite Capital	45	Plan Check
23	Passco Pacific LLC	322	In Process
24	Perris At Pentecostal	221	Under Construction
25	TTM 38242	66	Approved

## AREA OVERVIEW



**1** Riverside University Medical Center

**2** Kaiser Permanente Medical Center

**3** March Air Reserve Base

**4** Target

**5** Walmart Supercenter

**6** SKECHERS Factory Outlet

**7** The Home Depot

**8** Stater Bros. Markets

**9** Target

**10** Lowe's Home Improvement

**11** Moreno Valley Mall

**12** Costco Wholesale

**13** BevMo!

**14** Moreno Valley High School

**15** Kaiser Permanente Medical Offices



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— TOWN CENTER —

*For more information, please contact:*

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