WELCOME TO THE



MORENO VALLEY — TOWN CENTER —

YOUR PLACE TOWORK / SHOP / DINE / EXPERIENCE

LEWIS RETAIL CENTERS

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WORK / SHOP / DINE / EXPERIENCE

184,000 SF MIXED-USE DEVELOPMENT

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.

Located next to a thriving community with over 1,000 new homes under construction, this shopping center promises high foot traffic and a vibrant customer base.



COFFEE

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 PLAN



SITE OVERVIEW



SINGLE-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	Wang/Kang	78	Plan Check
2	KB Homes	97	Completed
3	Shizao Zheng	108	In Process
4	Bonnful LLC	31	In Process
5	Right Solutions	7	Plan Check
6	Manuel Ruiz	4	Completed
7	Victoria Homes	12	Plan Check
8	Winchester Associates/KB Home	s 104	Under Construction
9	Curtis Development	23	Approved
10	Sussex Capital Group	57	Approved
11	Sussex Capital Group	11	Approved
12	Beazer Homes	274	Completed
13	Vigorous Moreno Valley	37	In Process
14	Macjones Holdings	31	Approved
15	DR Horton/Winco Holdings Inc.	177	Approved
16	Pacific Investment	238	Approved
17	Sunset Crossings	133	In Process
18	Sunset Crossings	132	In Process
19	DR Horton	204	Approved
20	Mike McKnight Planning	96	Under Construction
21	DR Horton	67	Under Construction
22	Lansing Companies	315	In Process
23	Pacific Investment	76	In Process
24	Passco Pacifica	322	In Process
25	Cantebury	45	Plan Check
26	Michael De La Torre	6	Plan Check
27	Hakan Buvan	8	Plan Check
28	Mission Pacific Land	221	Under Construction
		TOTAL: 2.914	

TOTAL: 2,914

MULTI-FAMILY DEVELOPMENTS

#	Builder/	Applicant	# of Units	Status
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n Consulting n Concepts n Towngate/Tim Busch b IV Dev Grp b III Dev Grp nwood 36 noice Inv. Inc. y Lee telich no Valley Housing Authority	130 39 150 51 18 36 20 12 12 11 32	Approved Under Construction In Progress Approved In Progress Approved Approved Plan Check
n Towngate/Tim Busch DIV Dev Grp DIII Dev Grp nwood 36 noice Inv. Inc. y Lee Lelich to Valley Housing Authority	150 51 18 36 20 12 11	In Progress Approved Completed In Progress Approved Approved Plan Check
o IV Dev Grp o III Dev Grp nwood 36 noice Inv. Inc. y Lee lelich no Valley Housing Authority	51 18 36 20 12 11	Approved Completed In Progress Approved Approved Plan Check
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y Lee Relich no Valley Housing Authority	12 11	Approved Plan Check
Relich no Valley Housing Authority	11	Plan Check
no Valley Housing Authority		
	32	
		Under Construction
no Valley Housing Authority	80	Under Construction
gan	5	Approved
nwood 939	92	Approved
ng Companies	430	In Process
ve Design Assoc.	58	Approved
no Rose	64	In Process
e Grove Inc.	272	Plan Check
King/Empire CM Inc	88	In Process
King/Empire CM Inc	200	Under Construction
Grandes	426	Approved
Annette, L.P.	220	Under Construction
oup	52	Plan Check
ry Communities	117	Completed
ne Lai	2	In Process
at Pentecostal	426	In Process
o Pacific LLC	82	Plan Check
l Lago Homes	135	Approved
III CA Belago	358	Plan Check
	TOTAL: 3,60	06
	King/Empire CM Inc s Grandes Annette, L.P. oup rry Communities ne Lai at Pentecostal o Pacific LLC I Lago Homes III CA Belago	s Grandes 426 Annette, L.P. 220 oup 52 rry Communities 117 ne Lai 2 at Pentecostal 426 o Pacific LLC 82 Il Lago Homes 135

HOUSING DEVELOPMENTS



RETAIL OVERVIEW







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 twentymile 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

2ND LARGEST CITY In Riverside County

213,914 PEOPLE Moreno Valley 2020

\$85,356 Average Household Income

4.55% Annual Growth Rate

20,000 JOBS Created in 6 Years 21sT LARGEST CITY In California

2,342,656 PEOPLE Within a 20-Mile Radius

32.2 Median Age

4,500 Businesses Strong

MANY FORTUNE 500 & International Companies



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MORENO VALLEY TOWN CENTER ------

For more information, please contact: e: retailinfo@lewismc.com p: 909-946-7518

LEWIS RETAIL CENTERS

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