

— WELCOME TO THE —



MORENO VALLEY

— TOWN CENTER —

YOUR PLACE TO
WORK / SHOP / DINE / EXPERIENCE

LEWIS RETAIL CENTERS

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.



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	Bonnfll 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 Homes	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

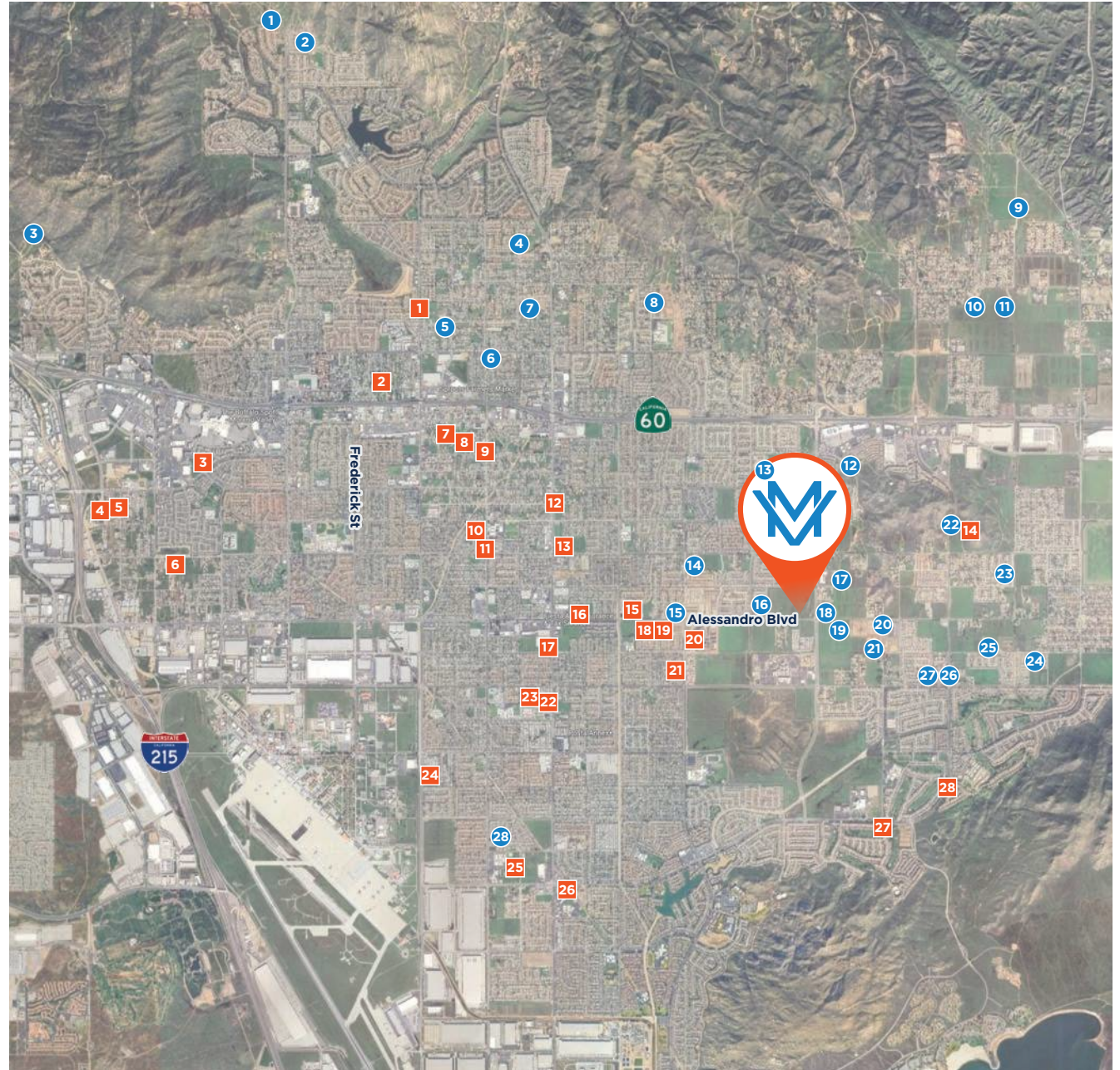
TOTAL: 2,914

■ MULTI-FAMILY DEVELOPMENTS

#	Builder/Applicant	# of Units	Status
1	Fagan Consulting	130	Approved
2	Design Concepts	39	Under Construction
3	Album Towngate/Tim Busch	150	In Progress
4	Apollo IV Dev Grp	51	Approved
5	Apollo III Dev Grp	18	Completed
6	Cottonwood 36	36	In Progress
7	Cal Choice Inv. Inc.	20	Approved
8	Jimmy Lee	12	Approved
9	Geri Relich	11	Plan Check
10	Moreno Valley Housing Authority	32	Under Construction
11	Moreno Valley Housing Authority	80	Under Construction
12	Bazargan	5	Approved
13	Cottonwood 939	92	Approved
14	Lansing Companies	430	In Process
15	Creative Design Assoc.	58	Approved
16	Moreno Rose	64	In Process
17	Spruce Grove Inc.	272	Plan Check
18	Brian King/Empire CM Inc	88	In Process
19	Brian King/Empire CM Inc	200	Under Construction
20	Rocas Grandes	426	Approved
21	Villa Annette, L.P.	220	Under Construction
22	TL Group	52	Plan Check
23	Century Communities	117	Completed
24	Eugene Lai	2	In Process
25	Perris at Pentecostal	426	In Process
26	Passco Pacific LLC	82	Plan Check
27	Va Del Lago Homes	135	Approved
28	ROCI CA Belago	358	Plan Check

TOTAL: 3,606

HOUSING DEVELOPMENTS



RETAIL OVERVIEW





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

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

1156 N. Mountain Avenue
Upland, CA 91786

LewisRetailCenters.com