



INDUSTRIAL



**MORENO VALLEY**  
CALIFORNIA

[www.morenovalleybusiness.com](http://www.morenovalleybusiness.com)

## ACCELERATING OPPORTUNITIES

### STRATEGIC LOCATION & CONVENIENT ACCESS

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

### PRO-BUSINESS PHILOSOPHY

Pro-business environment and concierge business service, able to fast track development and unparalleled plan check turn around. Boasts City owned electric utility and top in industry for reliability.

### HOT MORENO VALLEY MARKET

Highly skilled and motivated workforce in a City with a population of over 214,000 and over 2.4 million within a 20 mile radius. Future development includes the World Logistics Center (WLC) – largest industrial logistics business park in California history (40.6 million SF).

### ATTRACTIVE INCENTIVES

Electrical rate discount for qualifying businesses  
Foreign Trade Zone designation | Time & Materials program  
Workforce Recruitment and Training subsidy

**2nd**  
largest city in  
Riverside County

**20th**  
largest city in  
CALIFORNIA

**51.3** square  
MILES

**4.31%**  
annual growth  
RATE

**214,196**  
Moreno Valley  
Population 2024

20-mile  
radius population  
**2,440,083**

Median  
AGE: **33.01**

Inland Empire  
ONE OF THE FASTEST GROWING REGIONS  
**IN THE US**

Home to numerous  
**Fortune 500**  
AND INTERNATIONAL COMPANIES

**4500**  
businesses  
STRONG

**34,000**  
JOBS  
created in 10 years

TRANSPORTATION  
**SERVED BY**  
CALIFORNIA STATE ROUTE 60 | INTERSTATE 215  
METROLINK  
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS  
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT

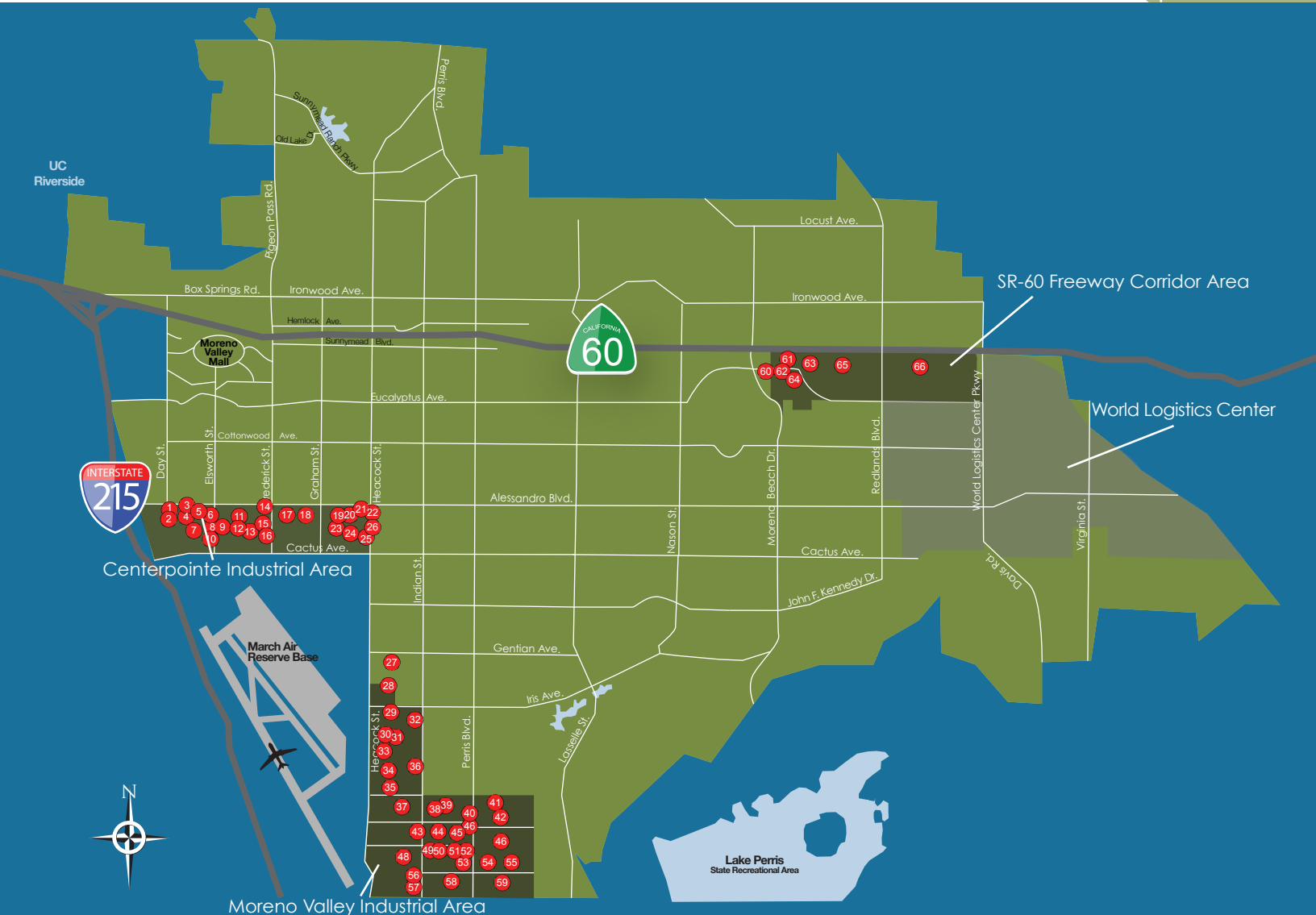
**\$101,026**  
Average household  
INCOME



# MORENO VALLEY

## CALIFORNIA

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## INDUSTRIAL PROPERTIES

### CENTERPOINTE INDUSTRIAL AREA

1. Gateway Business Park
2. Robertson's Ready Mix
3. CIMC, Inc
4. BAS Recycling
5. Supreme Truck Bodies
6. Porvene Doors
7. United Natural Foods, Inc Distribution Center
8. National Tube Supply
9. Value Windows and Doors
10. Cactus Commerce Center
11. Skechers USA
12. Koll Corporate Center
13. Veterans Way Business Park
14. Moreno Valley Civic Center
15. Resource Corporate Center
16. Harbor Freight
17. Gate City Beverage

18. Compass Danbe Centerpointe
19. Uttermost
20. Kush Co
21. PAMA Business Park
22. Nautilus Fitness
23. Sherwin Williams
24. Serta Simmons Manufacturing and Distribution Center
25. U.S. Post Office Distributing Center
26. United Material Handling

### MORENO VALLEY INDUSTRIAL AREA

27. Rados
28. iHerb
29. Floor & Decor
30. Patriot Development
31. Medline
32. Proctor & Gamble
33. DHL Distribution Center
34. Lowe's Home Improvement Distribution Center

35. Cardinal Glass Manufacturing & Distribution
36. Keeco Home
37. Amazon
38. O'Reilly Automotive Distribution Center
39. Minka Lighting
40. ResMed
41. Karma Automotive
42. Ross Dress for Less/DMSI
43. Amazon
44. Modular Metal Fabricators
45. Harbor Freight Tools
46. Wiseway Transportation
47. Walgreens Distribution Center
48. Lowe's Home Improvement Distribution Center
49. Tricobraun
50. United Material Handling

51. Rep Fitness
52. Legrand North America
53. Fisher & Paykel
54. Masonite Door Fabrication
55. Philips Electronics Distribution Center
56. Toolots
57. Karma Automotive
58. Deckers Outdoor
59. Ross Dress for Less

### SR-60 FREEWAY CORRIDOR AREA

60. Moreno Valley Auto Mall
61. Ship Bob
62. Main Freight
63. Solaris Paper
64. Santa Fe Warehouse
65. ALDI Foods, Inc.
66. Skechers

### WORLD LOGISTICS CENTER