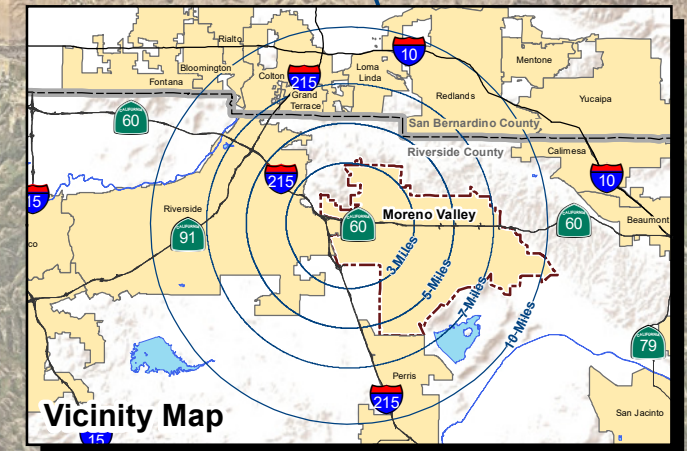
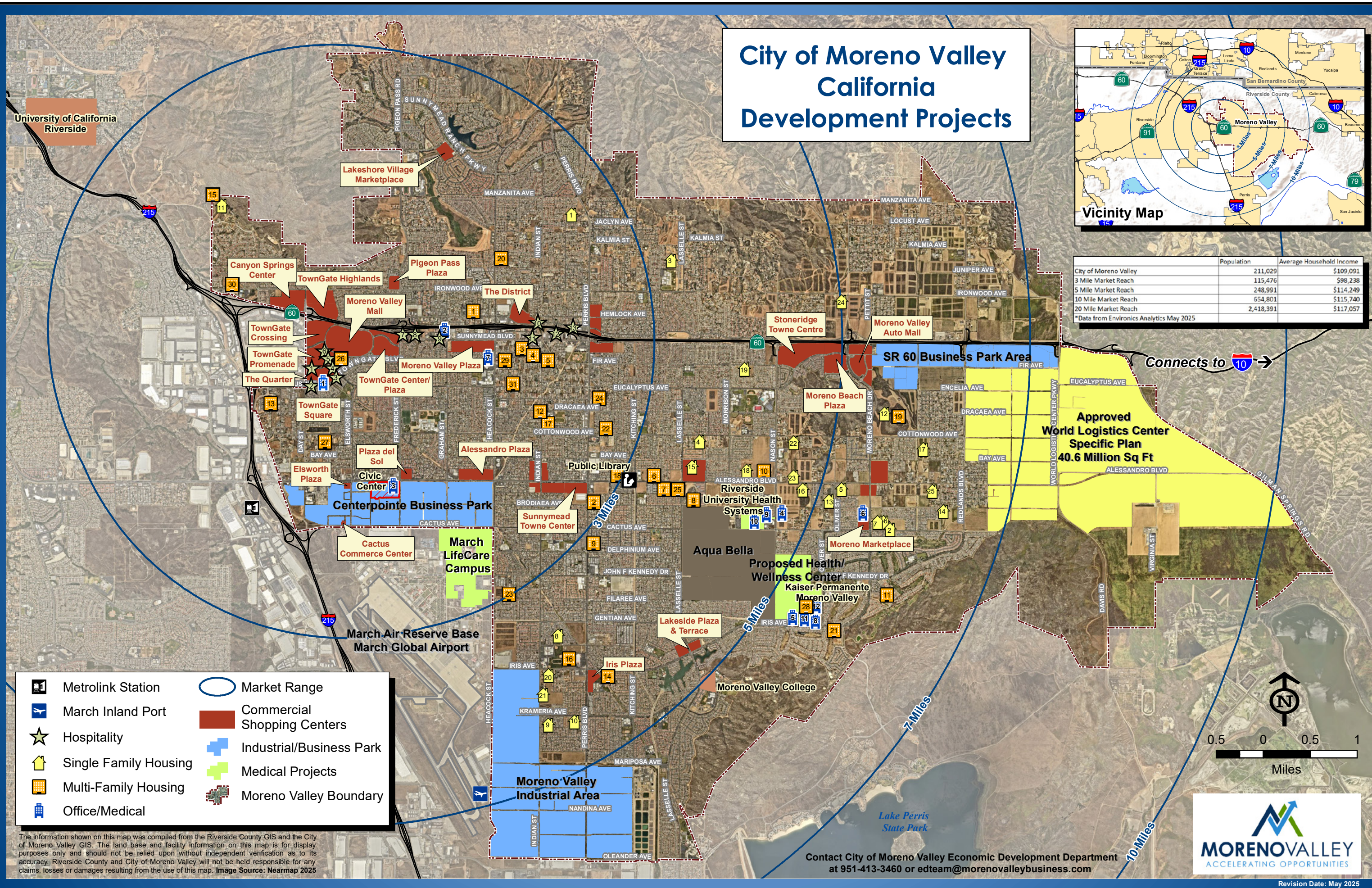


City of Moreno Valley California Development Projects



	Population	Average Household Income
City of Moreno Valley	211,029	\$109,091
3 Mile Market Reach	115,476	\$98,238
5 Mile Market Reach	248,991	\$114,249
10 Mile Market Reach	654,801	\$115,740
20 Mile Market Reach	2,418,391	\$117,057

*Data from Envirionics Analytics May 2025



- Metrolink Station
- March Inland Port
- Hospitality
- Single Family Housing
- Multi-Family Housing
- Office/Medical
- Market Range
- Commercial Shopping Centers
- Industrial/Business Park
- Medical Projects
- Moreno Valley Boundary



The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map. Image Source: Nearmap 2025

Contact City of Moreno Valley Economic Development Department
at 951-413-3460 or edteam@morenovalleybusiness.com



COMMERCIAL development

The City of Moreno Valley is a growing city with a bright future. Strategically located in the Inland Empire of Southern California, with a market area of over two million people and abundant developable land, savvy developers and retailers continue to choose Moreno Valley for growth and success. The City of Moreno Valley is dedicated to fostering new businesses and well-managed growth to create a superb quality of life. *Take a look at what's happening!*



Commercial Centers

Center Name	Size (sq. ft.)	Traffic Counts (ADT)	
		East/West	North/South
TownGate Highlands	251,900	154,000	21,000
Moreno Valley Mall	1,200,000	154,000	22,900
Stoneridge Towne Centre	579,295	90,000	17,100
TownGate Center/Plaza	465,000	137,000	24,200
Moreno Beach Plaza	350,000	74,000	15,400
Moreno Valley Plaza	341,000	19,500	22,900
TownGate Square	136,000	20,600	22,900
TownGate Crossing	237,000	154,000	22,900
TownGate Promenade	200,000	154,000	22,900
Moreno Beach Marketplace	175,000	74,000	15,400
Lakeside Plaza & Terrace	143,000	20,700	23,600
Lakeshore Village	140,000	20,500	18,000
Alessandro & Lasselle	140,000	16,600	12,100
Moreno Marketplace	93,788	11,900	14,000
Iris Plaza	87,120	16,800	25,900
Elsworth Plaza	30,000	19,000	8,800
Cactus Commerce Center	16,000	43,300	7,700
The District	1,327,645	120,000	33,500
The Quarter	420,485	13,800	22,900

Office/Medical

Map #	Name	Size (sq. ft.)
1	TownGate Square	170,000
2	Olivewood Plaza	22,758
3	Centerpointe Office Area	258,000
4	Moreno Valley Medical Plaza	217,000
5	Moreno Valley Medical Overlay Area	122,250
6	Renaissance Village	98,400
7	Riverside County Office Building	52,000
8	Fresenius Medical Care	12,000
9	Integrated Care Communities	44,000
10	Riverside University Health System Expansion	1,200,000
11	Kaiser Permanente Master Campus Expansion	800,000
12	Mainstreet Post-acute Care	57,000



Industrial/Job Centers

Areas	Occupied/Leased (sq. ft.)	Available/Approved (sq. ft.)	Proposed (sq. ft.)
Centerpointe Business Park	5,465,659	957,060	119,800
Moreno Valley Industrial Area	19,001,657	1,311,080	221,859
SR-60 Business Park Area	3,651,264	1,249,121	--
Approved World Logistics Center	--	40,600,000	--



Hospitality Development

Map #	Hotel Name	# Guest Rooms
TownGate Hotels:		
1	Residence Inn	112
2	Holiday Inn Express	104
3	Fairfield Inn & Suites	106
4	Hilton Garden Inn	126
5	Ayres Suites	127
6	Hampton Inn & Suites	115
Sunnymead Area Hotels		
7	La Quinta Inn & Suites	58
8	Travelers Inn	55
9	Comfort Inn	92
10	Woodsprings Suites	122
11	Econo Lodge	51
12	Hotel XOLA by Wyndham	151
13	Best Western Moreno Hotel & Suites	59



RESIDENTIAL development



Single-Family Development: 3,559 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	PEN19-0202/-0208	Bonnful LLC	31	In Process
2	PA05-0052/ PEN19-0244	Winchester Associates/ KB Homes	104	Under Construction
3	PEN18-0065	Macjones Holdings	31	Approved
4	PEN20-0144	Mike McKnight Planning	96	Under Construction
5	PEN18-0154	Michael De La Torre	6	Plan Check
6	PEN18-0080	Hakan Buvan	8	Under Construction
7	PEN16-0095/ PEN20-0016	Mission Pacific Land	221	Under Construction
8	PEN18-0042	Ada Deturcios	2	Under Construction
9	PEN19-0188/ PEN21-0206	Estrella at MoVal	66	Under Construction
10	PEN20-0095/-0096/ PEN21-0066	Gateway PUD Condos	108	Approved
11	PEN21-0075/0080/ 0081/ PEN22-0068/0069	Rancho Bella Vista	745	In Process
12	PEN21-0199/ 0203/0204	DR Horton	67	Under Construction
13	PEN21-0145/0238 thru 0245	Belago Park	314	In Process
14	PEN21-0136	DR Horton/ Winco Holdings Inc.	177	Under Construction
15	PEN21-0184/-0185	DR Horton	204	Under Construction
16	PEN22-0013-17	Cottonwood Collection	55	Approved
17	PEN21-0290-92	Alessandro Walk	225	Plan Check
18	PEN22-0187-88	Vigorous Moreno Valley	37	In Process
19	PEN22-0156-60	South of Iris 2021, LLC	78	Approved
20	PEN23-0069-0073	Goya at Heritage Park	131	Approved
21	PEN22-0130/ PEN22-0133-136	Sunset Crossings	135	Approved
22	PEN22-0131/ PEN22-0137	Sunset Crossings	108	Approved
23	PEN24-0002-0005	Pacific Astoria	542	In Process
24	PEN24-0026-0030	Alessandro 51	31	In Process
25	PEN24-0022	Bradshaw Collection	37	In Process

*In Process = not yet approved by Planning Commission
Approved = Planning Commission approval
Plan Check = Approved plus construction documents in review
Under Construction*

Multi-Family Development: 5,056 Units

Map#	Record	Builder/Applicant	# of Units	Status
1	PA14-0027/ PEN20-0019	Design Concepts	39	Under Construction
2	PEN25-0037	Spring @ Alessandro	380	Plan Check
3	PEN16-0066	Cal Choice Inv. Inc.	20	Approved
4	PA08-0032/ PEN18-0234	Jimmy Lee	12	Approved
5	PEN19-0157	Geri Relich	11	Plan Check
6	PA13-0062/ PEN16-0120 EOT PEN20-0006	Creative Design Assoc.	58	Approved
7	PEN22-0029/ PEN22-0030	Brian King/Empire CM Inc	96	Approved
8	PA15-0046/ PEN19-0159 BFR22-0048	Alliance Prose	426	Under Construction
9	PA06-0096/ PEN19-0203	TL Group	52	Plan Check
10	PEN16-0130/ PEN20-0024 & 0060	ROCI CA Belago	358	Under Construction
11	PA08-0054/ PEN18-0225	Granite Capital	135	Plane Check
12	PEN19-0110-0108 - 0109 - 0097	Moreno Valley Housing Authority	80	Under Construction
13	PEN20-0057,-058	Apollo IV Dev Grp	51	Approved
14	PEN20-0063, 0065-68 BFT22-0039	Passco Pacific LLC	82	Plan Check
15	LGR21-0045 PEN21-0066	Shizao Zheng	138	In Process
16	PEN21-0021/ 0215/0216	Perris at Pentecostal	426	Plan Check
17	PEN21-0112 thru 0115	Moreno Valley Housing Authority	32	Under Construction
18	PEN21-0250 thru 0252	Moreno Rose	64	Approved
19	PEN21-0075/ 0080/0081	Lansing Companies	430	In Process
20	PA06-0092/ PEN18-0242/ PEN21-0307	Fagan Consulting	130	Approved
21	PA08-0054/P08-053/ PEN18-0225/ PEN21-0085	Via Del Lago Homes	135	Under Construction
22	PEN21-0127/ PEN22-0010	Cottonwood Apartments	92	Under Construction
23	PEN21-0264	Eugene Lai	2	Approved
24	PEN21-0133	Bazargan	5	Approved
25	PEN20-0057/ PEN20-0058	Patricia Ella	49	Approved
26	PEN22-0022/ PEN22-0023	Brian King/Empire CM Inc	200	Under Construction
27	PEN22-0178	Album Towngate/Tim Busch	150	In Process
28	PEN22-0236	Cottonwood 36	36	In Process
29	PEN23-0131/0132	Cresta Bella	376	In Process
30	PEN23-0150	Linwood Rose Aff Hsg.	32	Approved
31	PEN24-0058	Riverside County Farm Bureau	139	In Process
32	PEN23-0097	Great White Holdings	20	In Process
33	PEN21-0334	Moreno Valley Towncenter	800	Approved



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www.moval.org/simplicity (Check project status)