

W E L C O M E T O T H E



Moreno Valley  
TOWN CENTER

Your Place to  
WORK • SHOP • DINE • EXPERIENCE

**LEWIS** RETAIL CENTERS

# WORK • SHOP • DINE • EXPERIENCE

184,000 SF MIXED-USE DEVELOPMENT



**21,000+**  
**New Homes**  
Residential Pipeline  
Within 2 Miles



**Walkable  
Town Center**  
Residences, Shops,  
Dining & Civic Center



**Medical Corridor  
Gateway**  
1.5M+ Annual  
Visitors Nearby



**21,000+** new homes are in the pipeline within two miles, with over 1,000 already under construction next door.

Designed as a **walkable mixed-use town center**, the project connects a grocery-anchored market, fitness center, dining, shops, and a **30,000 SF Civic Center** to surrounding residences and a **new neighborhood park**. Residents walk here, not just drive.

Situated at the **gateway to Moreno Valley's medical corridor**, the center captures daily traffic to Riverside University Health System Medical Center and Kaiser Permanente, adding **1.5M+ annual visitors** to the customer base.



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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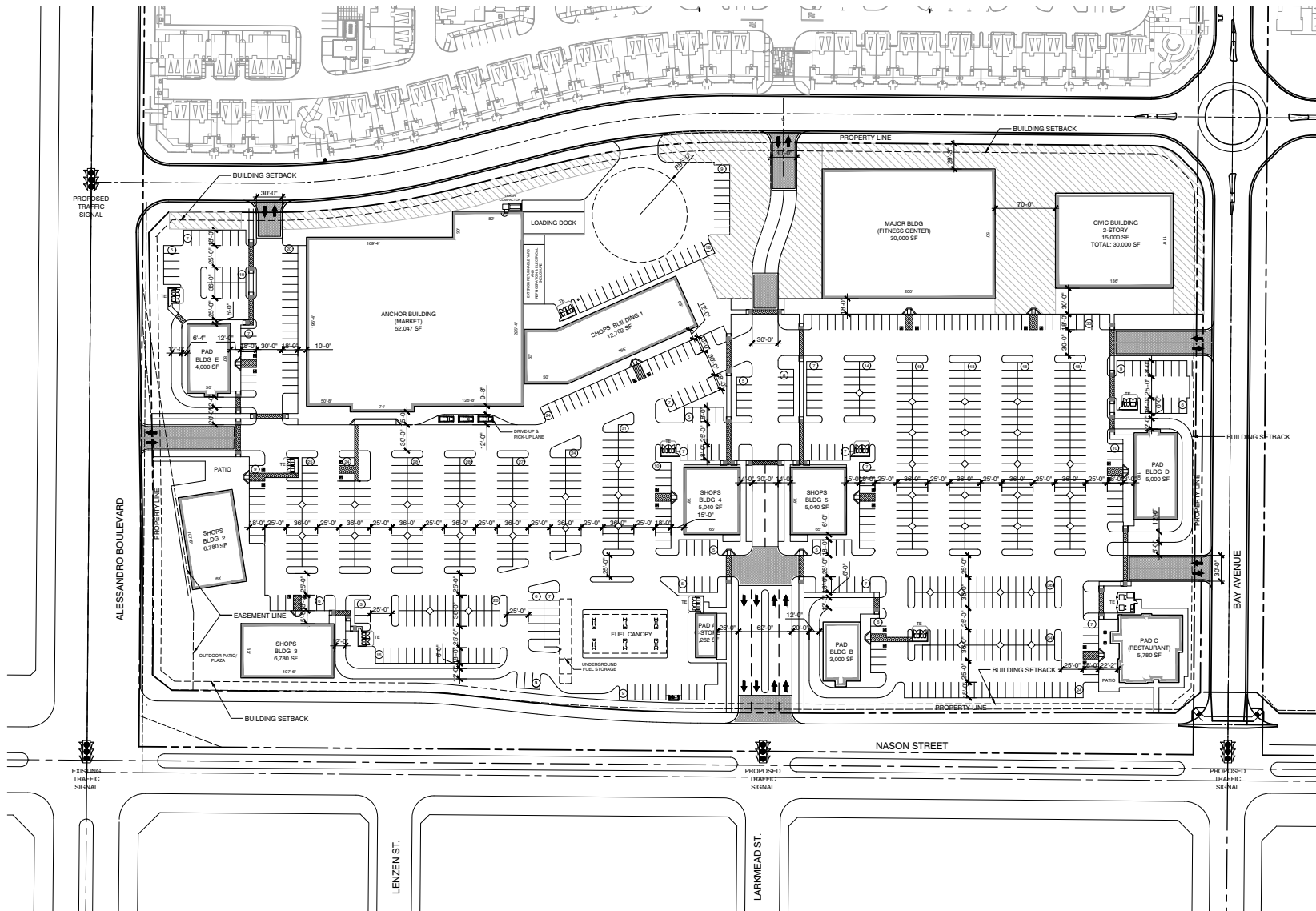
Avg. Household Income	\$136,603	\$115,272	\$111,571
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Estimated Population	8,133	114,169	191,499
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Daytime Population	4,080	47,523	85,545
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# SITE PLAN



# SITE OVERVIEW



# SITE OVERVIEW



# HOUSING DEVELOPMENTS

## SINGLE & MULTI FAMILY DEVELOPMENTS

### SOLD OUT LAST 36 MONTHS

#	Builder / Applicant	Type	Units	# Sold	Status	Date Sold Out
1	DR Horton / Del Sol-RV	Single Family	96	96	Sold Out	June 2023
2	Beazer Homes / Stoneridge Ranch	Single Family	274	274	Sold out	August 2022
3	KB Home / Bella Cortina	Single Family	159	159	Sold Out	March 2021
<b>TOTAL</b>			<b>529</b>	<b>529</b>		

### ACTIVELY SELLING/LEASING

#	Builder / Applicant	Type	Units	# Sold	Status	Date Sold Out
4	Dr. Horton / Skylar Pointe	Single Family	85	5	Actively Selling	
5	KB Home / Auburn	Single Family	78	68	Actively Selling	June 2025
6	DR. Horton / Bella Sera	Single Family	67	2	Actively Selling	December 2026
7	Diversified Real Estate/Collie Court	Single Family	12	1	Actively Selling	December 2026
8	DR Horton / Stella Pointe	Single Family	204	24	Actively Selling	June 2027
9	DR Horton / Windsong	Single Family	92	49	Actively Selling	August 2025
<b>TOTAL</b>			<b>538</b>	<b>196</b>		

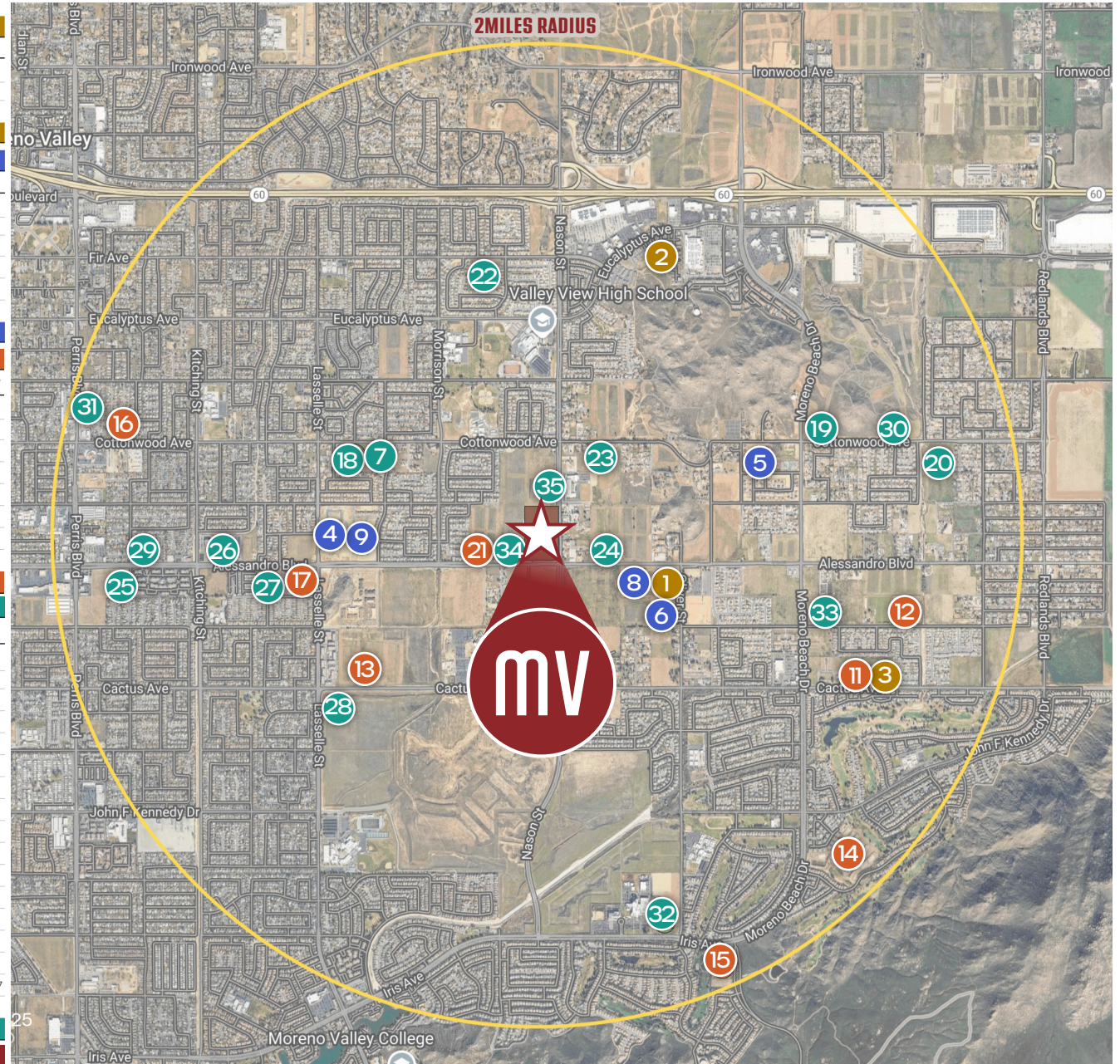
### UNDER CONSTRUCTION

#	Builder / Applicant	Type	Units	# Sold/Leased	Status	EST. Delivery
11	Hakan Buvan	Single Family	8	0	Under Construction	June 2025
12	Frontier	Single Family	32	0	Under Construction	October 2025
13	Alliance Prose	Multi- Family	426	0	Under Construction	
14	ROCI CA Belago	Multi- Family	358	0	Under Construction	
15	Via Del Lago Homes	Multi- Family	135	0	Under Construction	
16	Cottonwood Apartments	Multi- Family	92	0	Under Construction	
17	Brian King / Empire CM	Multi-Family	200	0	Under Construction	
21	Alessandro Walk	Single Family	225	N/A	Plan Check	June 2025
<b>TOTAL</b>			<b>1,476</b>			

### IN DEVELOPMENT

#	Builder / Applicant	Type	Units	# Sold/Leased	Status	EST. Delivery
18	Macjones Holdings (Cottonwood Subd.)	Single Family	31	N/A	City Approved	
19	Rancho Bella Vista	Single Family	745	N/A	In Process	
20	Cottonwood Collection	Single Family	55	N/A	City Approved	
22	Vigorous Moreno Valley	Single Family	37	N/A	In Process	
23	Sunset Crossing	Single Family	135	N/A	City Approved	
24	Sunset Crossing	Single Family	108	N/A	City Approved	
25	Spring @ Alessandro	Multi-Family	272	N/A	Plan Check	
26	Creative Design Accos.	Multi- Family	58	N/A	City Approved	
27	Brain King/Empire CM Inc	Multi- Family	88	N/A	In Process	
28	Aquabella	Multi- Family	15,000	N/A	In Process	
29	Moreno Rose	Multi- Family	64	N/A	City Approved	
30	Lansing Companies	Multi- Family	430	N/A	In Process	
31	Bazargan	Multi- Family	5	N/A	City Approved	
32	Cresta Bella	Multi- Family	376	N/A	In Process	
33	VendaVal	Multi- Family	429	N/A	In Escrow	
34	Lewis Group of Companies	Multi-Family	278	N/A	In Process	September 2027
35	Lewis Group of Companies	Single Family	349	N/A	In process	Q4 2029
<b>TOTAL</b>			<b>18,460</b>			

**GRAND TOTAL 21,003**



# MARKET 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 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

**213,914 PEOPLE**  
Moreno Valley 2020

**\$85,356**  
Average Household Income

**4.55%**  
Annual Growth Rate

**20,000 JOBS**  
Created in 6 Years

**21<sup>ST</sup> 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

Your Place to  
**WORK • SHOP • DINE • EXPERIENCE**

**mv**

# Moreno Valley

**TOWN CENTER**

**LEWIS  
RETAIL CENTERS**



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