

— W E L C O M E T O T H E —



**MORENO VALLEY**

— T O W N C E N T E R —

**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.



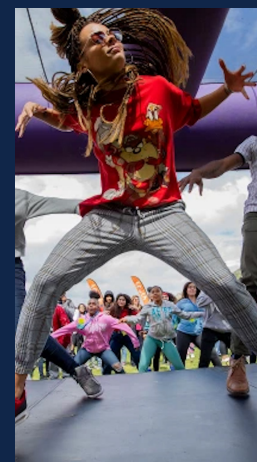
**+1,000 New Homes**  
Adjacent Residential  
Community



**Civic Center**  
Essential Community  
Services



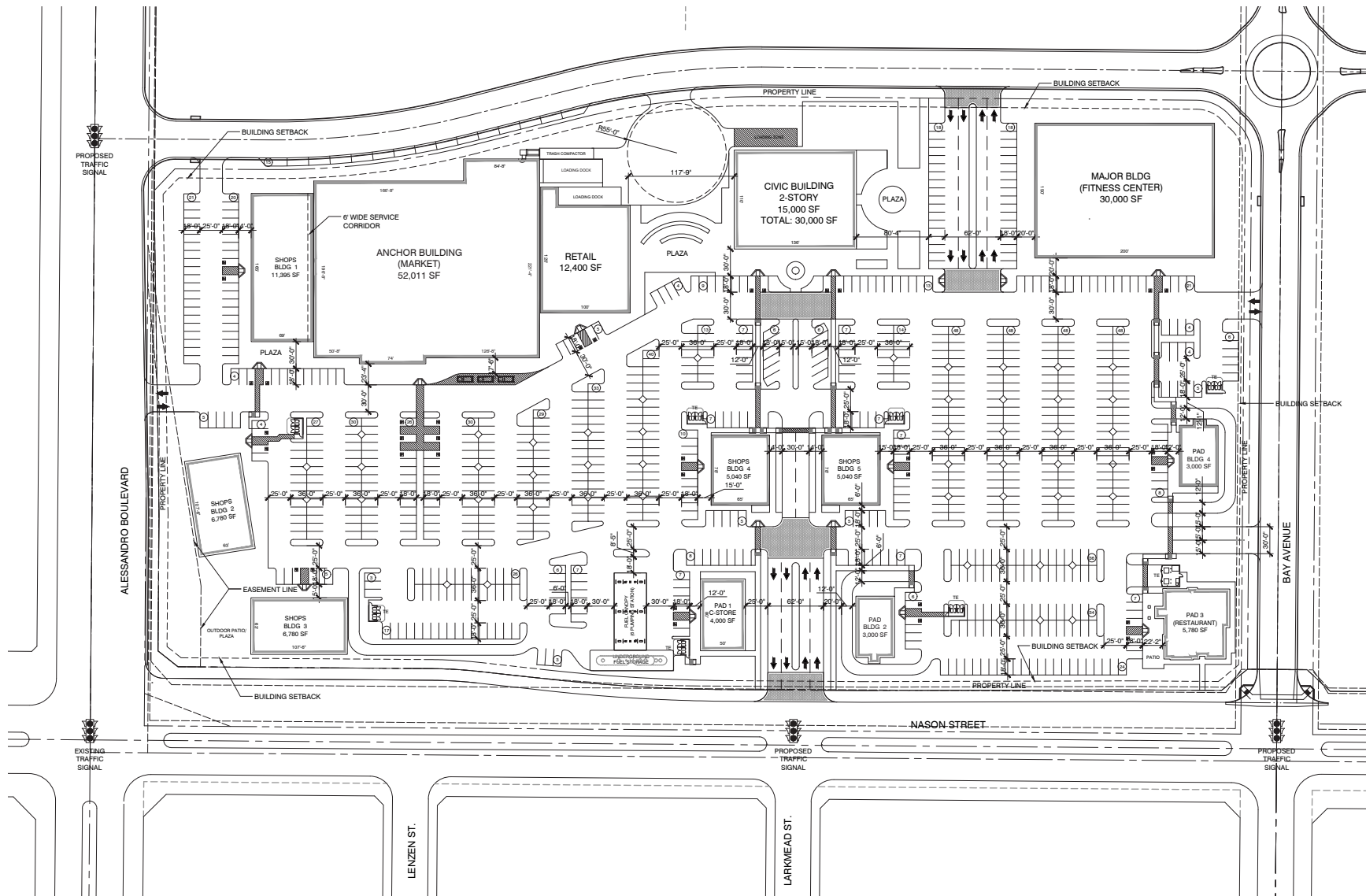
**27,867**  
Daily Traffic Count



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$128,767	\$113,857	\$110,393
Residential Population	9,919	116,203	190,487
Daytime Population	1,850	14,123	29,728



# 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>		

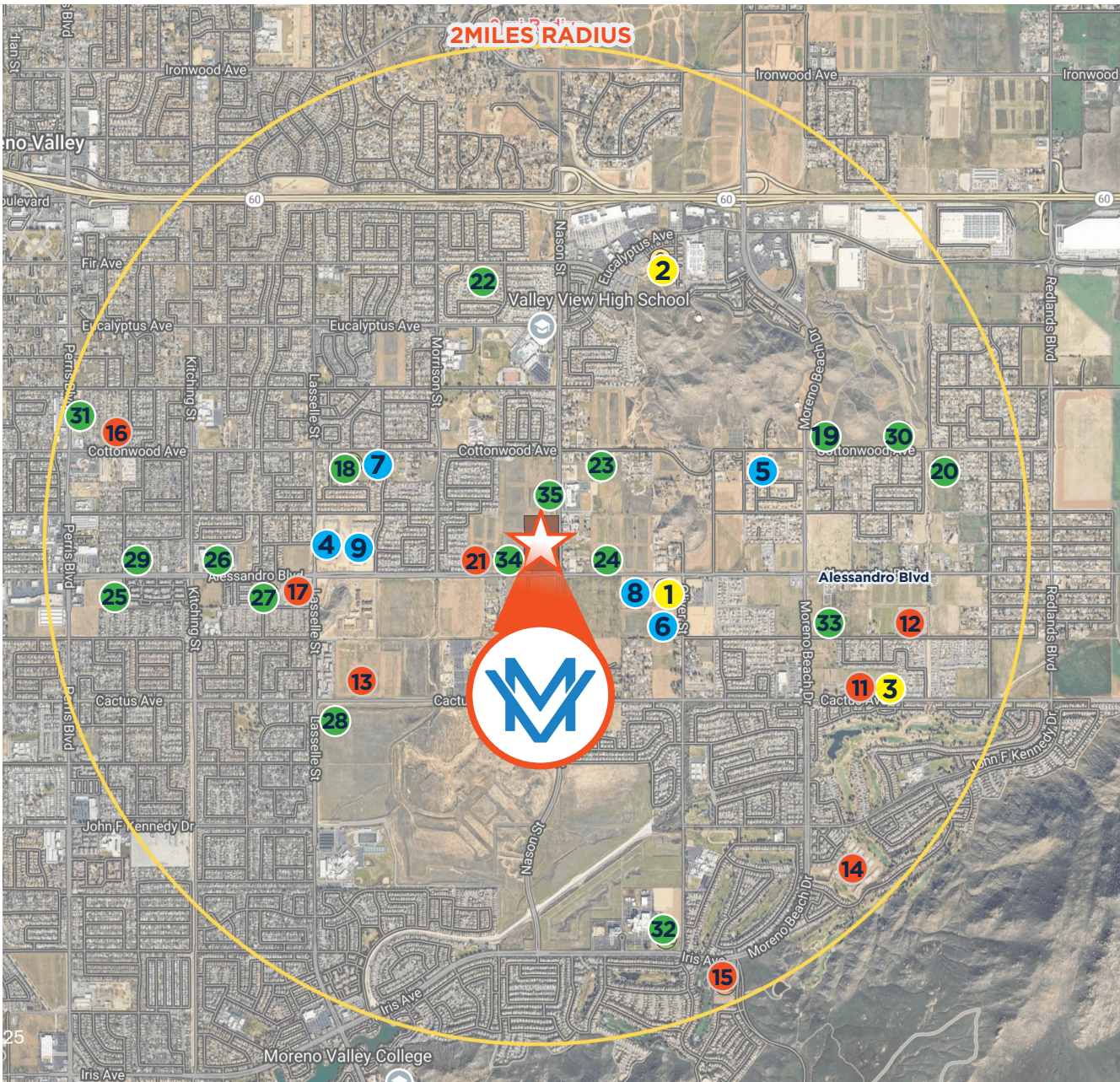
### UNDER CONSTRUCTION

#	Builder / Applicant	Type	Units	# Sold/Leased	Status	EST. Delivery
11	Hakan Buwan	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	ROCIII 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**





# 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

**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



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# **MORENO VALLEY**

## **— TOWN CENTER —**

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