

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
Avg. Household Income	\$136,603	\$115,272	\$111,571
Estimated Population	8,133	114,169	191,499
Daytime Population	4,080	47,523	85,545



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
TOTAL			529	529		

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
TOTAL			538	196		

UNDER CONSTRUCTION

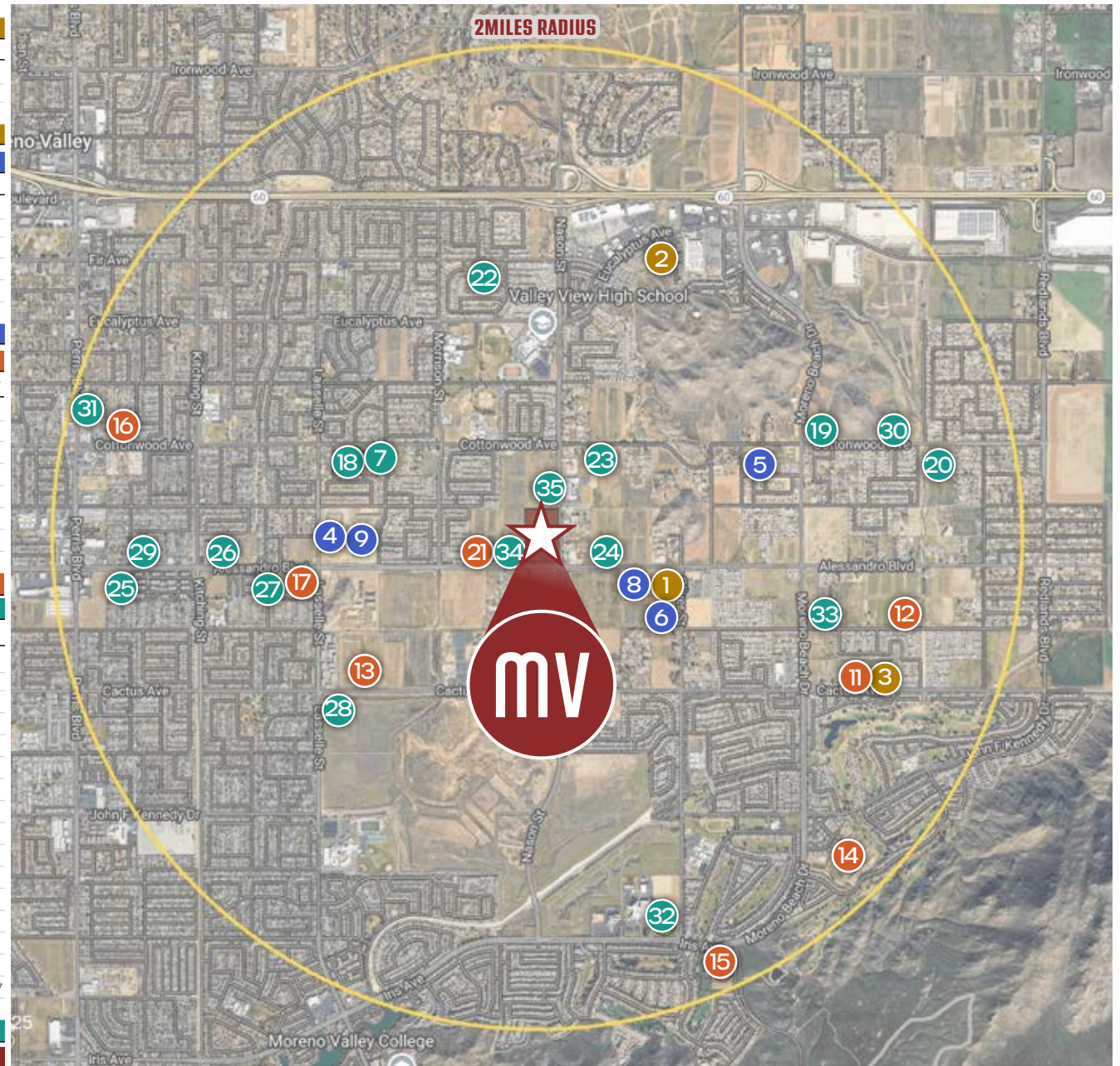
#	Builder / Applicant	Type	Units	# Sold/Leased	Status	EST. Delivery
11	Hakan Buwan	Single Family	8	0	Under Construction	June 2025
12	Frontier	Single Family	32	0	Under Construction	October 2025
13	Alliance Prose	Multi- Family	426	0	Under Construction	
14	ROCIII CA Belago	Multi- Family	358	0	Under Construction	
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
TOTAL			1,476			

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
TOTAL			18,460			

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

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

Your Place to
WORK • SHOP • DINE • EXPERIENCE

mv

Moreno Valley

TOWN CENTER

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RETAIL CENTERS



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