



# MORENO VALLEY TOWN CENTER

WORK • SHOP • DINE • EXPERIENCE

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**LEWIS**  
RETAIL CENTERS





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## MORENO VALLEY TOWN CENTER

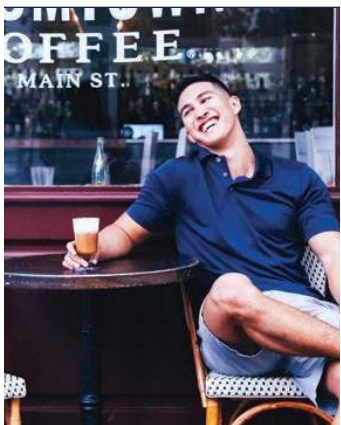
**184,000 SF MIXED-USE  
DEVELOPMENT**



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.

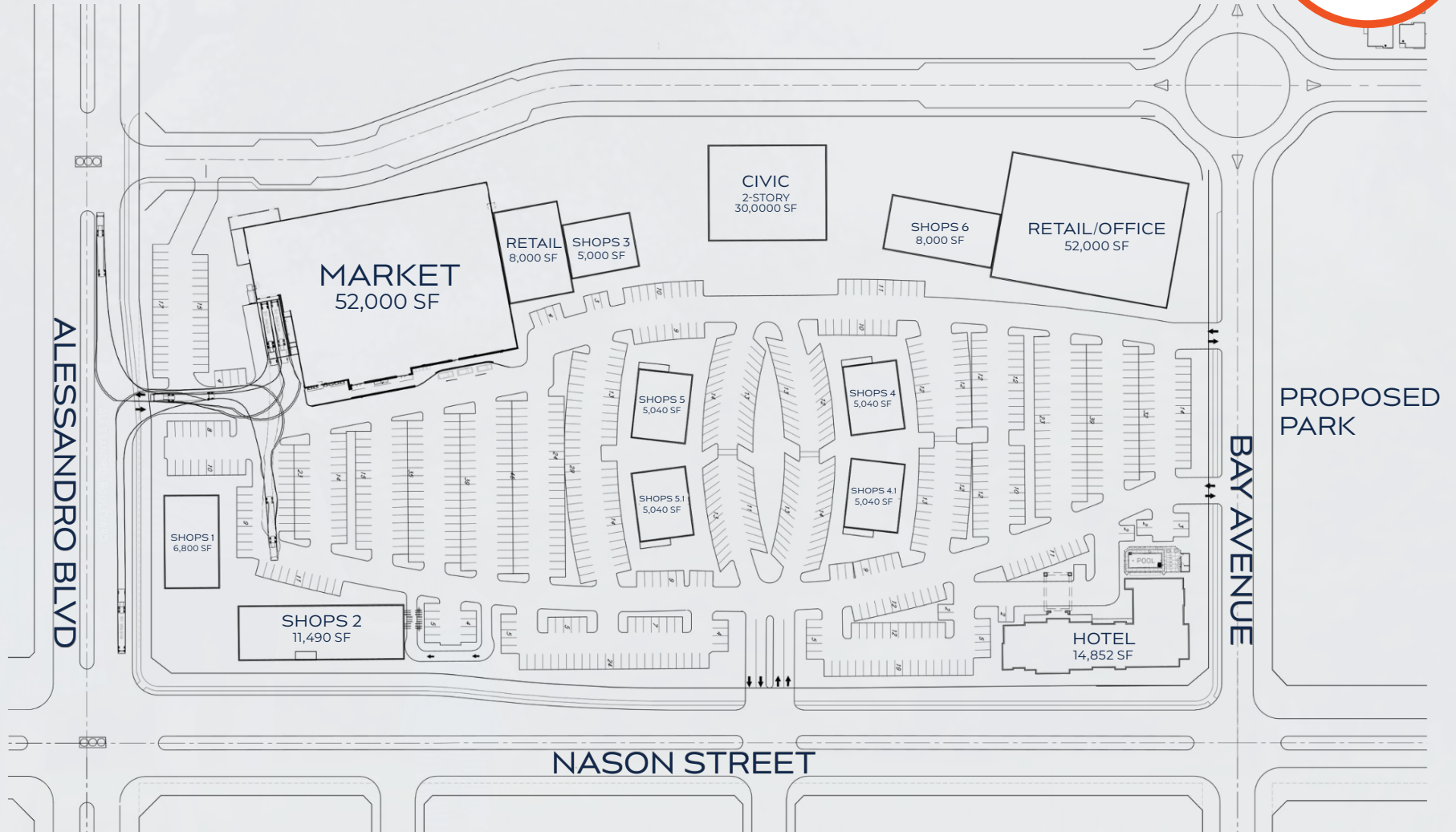
Located next to a thriving community with over 1,000 new homes under construction, this shopping center promises high foot traffic and a vibrant customer base.



| DEMOGRAPHICS           | 1 MILE   | 2 MILES  | 3 MILES  |
|------------------------|----------|----------|----------|
| Avg Household Income   | \$92,168 | \$85,961 | \$81,206 |
| Residential Population | 6,692    | 59,150   | 115,301  |
| Daytime Population     | 1,688    | 8,780    | 14,437   |



# SITE PLAN



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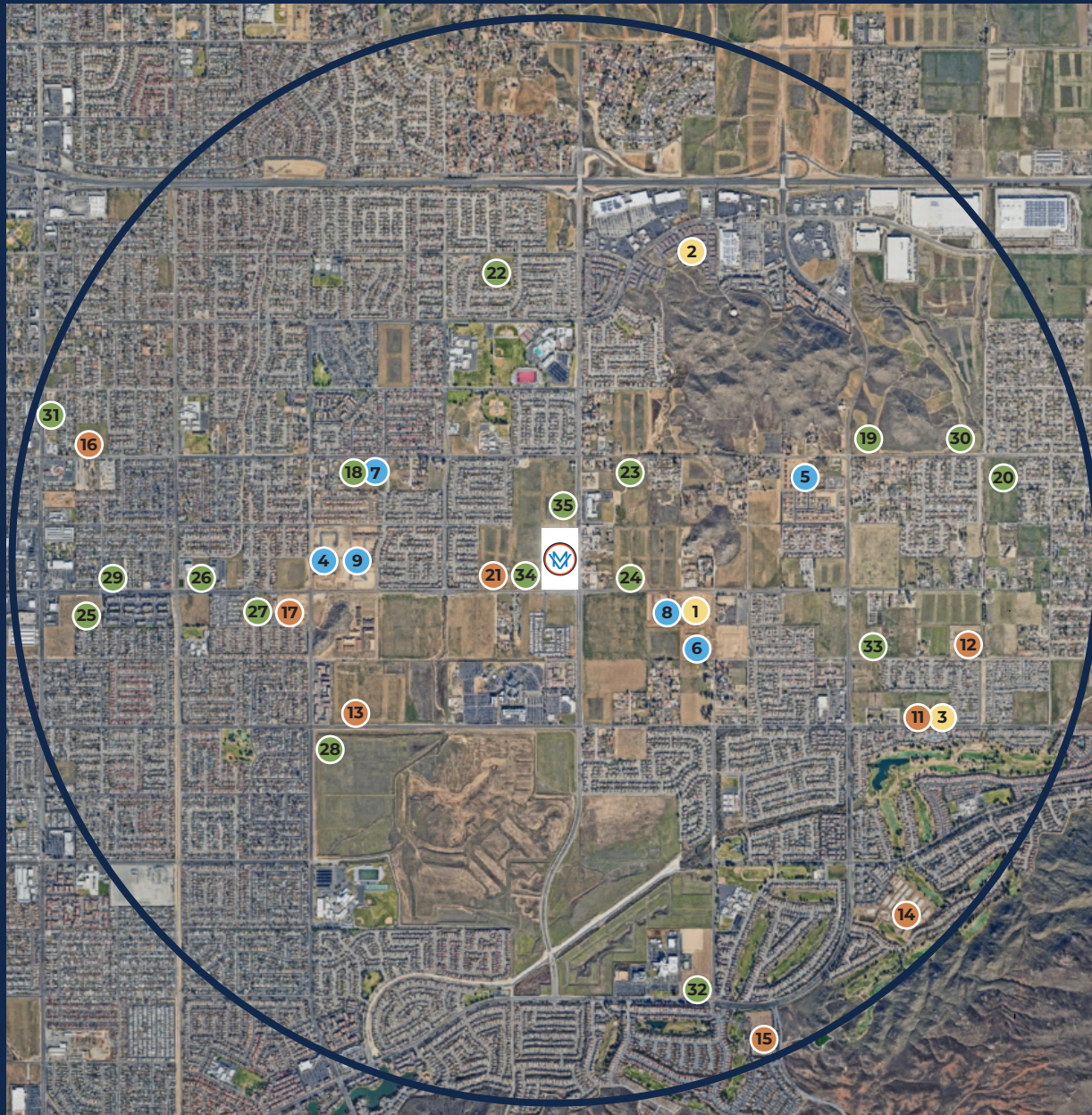


# SITE OVERVIEW





# MORENO VALLEY TOWN CENTER HOUSING STATUS 2 MILE RADIUS



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## SOLD OUT LAST 36 MONTHS

| #     | BUILDER                         | TYPE          | UNITS | # SOLD | STATUS   | SOLD OUT |
|-------|---------------------------------|---------------|-------|--------|----------|----------|
| 1     | DR Horton / Del Sol-RV          | Single Family | 96    | 96     | Sold Out | Jun 2023 |
| 2     | Beazer Homes / Stoneridge Ranch | Single Family | 274   | 274    | Sold Out | Aug 2022 |
| 3     | KB Home / Bella Cortina         | Single Family | 159   | 159    | Sold Out | Mar 2021 |
| TOTAL |                                 |               | 529   | 529    |          |          |

## ACTIVELY SELLING / LEASING

| #     | BUILDER                                | TYPE          | UNITS | # SOLD | STATUS | ESTIMATED<br>SELL OUT |
|-------|--|---------------|-------|--------|--------|-----------------------|
| 4     | DR Horton / Skylar Pointe              | Single Family | 85    | 52     | Active | Dec 2025              |
| 5     | KB Home / Auburn                       | Single Family | 78    | 68     | Active | Jun 2025              |
| 6     | DR Horton / Bella Sera                 | Single Family | 67    | 2      | Active | Dec 2026              |
| 7     | Diversified Real Estate / Collie Court | Single Family | 12    | 1      | Active | Dec 2026              |
| 8     | DR Horton / Stella Pointe              | Single Family | 204   | 24     | Active | Jun 2027              |
| 9     | DR Horton / Windsong                   | Single Family | 92    | 49     | Active | Aug 2025              |
| TOTAL |  |               | 538   | 196    |        |                       |

## UNDER CONSTRUCTION

| #     | BUILDER                | TYPE          | UNITS | # SOLD | STATUS | ESTIMATED<br>DELIVERY |
|-------|------------------------|---------------|-------|--------|--------|-----------------------|
| 11    | Hakan Buvan            | Single Family | 8     | 0      | UC     | Jun 2025              |
| 12    | Frontier               | Single Family | 32    | 0      | UC     |                       |
| 13    | Alliance Prose         | Multi Family  | 426   | 0      | UC     |                       |
| 14    | ROCIII CA Belago       | Multi Family  | 358   | 0      | UC     |                       |
| 15    | Via Del Lago Homes     | Multi Family  | 135   | 0      | UC     |                       |
| 16    | Cottonwood Apartments  | Multi Family  | 92    | 0      | UC     |                       |
| 17    | Brian King / Empire CM | Multi Family  | 200   | 0      | UC     |                       |
| 21    | Alessandro Walk        | Single Family | 225   | N/A    | UC     | Jun 2025              |
| TOTAL |                        |               | 1,476 |        |        |                       |

## IN DEVELOPMENT

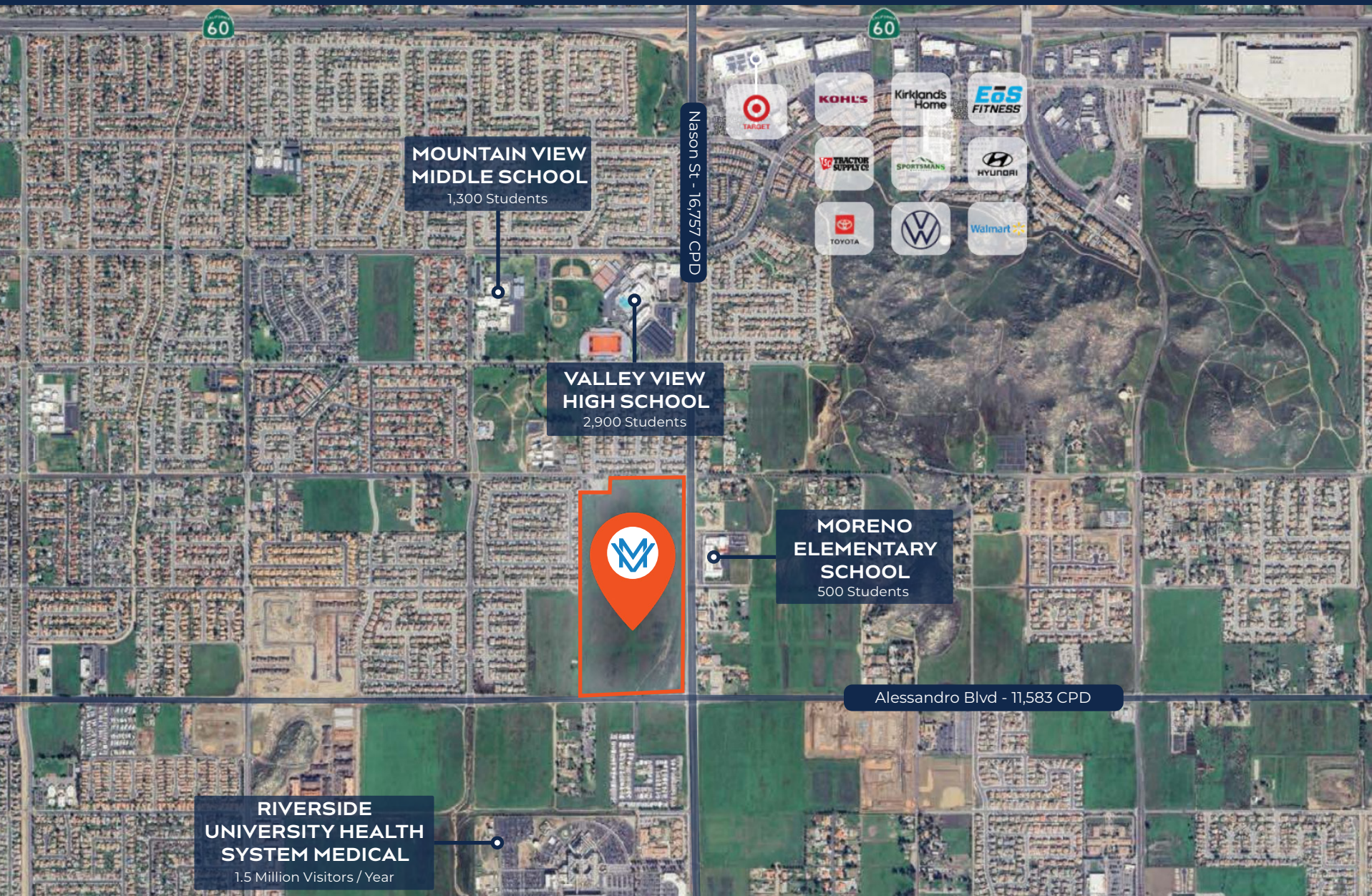
| #     | BUILDER                        | TYPE          | UNITS  | # SOLD | STATUS           | ESTIMATED<br>DELIVERY |
|-------|--------------------------------|---------------|--------|--------|------------------|-----------------------|
| 18    | Macjones Holdings (Cottonwood) | Single Family | 31     | N/A    | City<br>Approved |                       |
| 19    | Rancho Bella Vista             | Single Family | 745    | N/A    | In Process       |                       |
| 20    | Cottonwood Collection          | Single Family | 55     | N/A    | City<br>Approved |                       |
| 22    | Vigorous Moreno Valley         | Single Family | 37     | N/A    | In Process       |                       |
| 23    | Sunset Crossing                | Single Family | 135    | N/A    | City<br>Approved |                       |
| 24    | Sunset Crossing                | Single Family | 108    | N/A    | City<br>Approved |                       |
| 25    | Spring @ Alessandro            | Multi Family  | 272    | N/A    | Plan Check       |                       |
| 26    | Creative Design Accos.         | Multi Family  | 58     | N/A    | City<br>Approved |                       |
| 27    | Brian 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<br>Approved |                       |
| 30    | Lansing Companies              | Multi Family  | 430    | N/A    | In Process       |                       |
| 31    | Bazargan                       | Multi Family  | 5      | N/A    | City<br>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       | Sep 2027              |
| 35    | Lewis Group of Companies       | Single Family | 349    | N/A    | In Process       | 4th Quarter<br>2029   |
| TOTAL |                                |               | 18,460 |        |                  |                       |

GRAND TOTAL

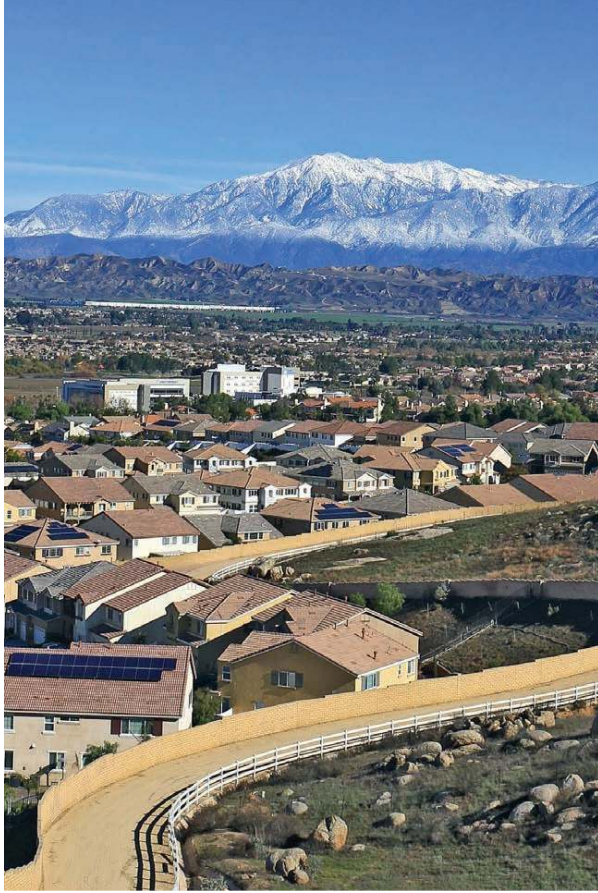
21,003



# RETAIL 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

## THE STATS

2nd

LARGEST CITY IN RIVERSIDE COUNTY

21st

LARGEST CITY IN CA

213,914

PEOPLE IN MORENO VALLEY (2020)

2,342,656

PEOPLE WITHIN 20-MILE RADIUS

\$85,356

AVERAGE HOUSEHOLD INCOME

32.2

MEDIAN AGE

4.55%

ANNUAL GROWTH RATE

4,500

BUSINESS STRONG



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