



MORENO VALLEY TOWN CENTER

WORK • SHOP • DINE • EXPERIENCE

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**LEWIS
RETAIL CENTERS**



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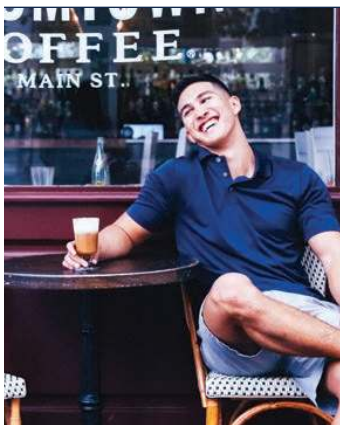
**184,000 SF MIXED-USE
DEVELOPMENT**



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.

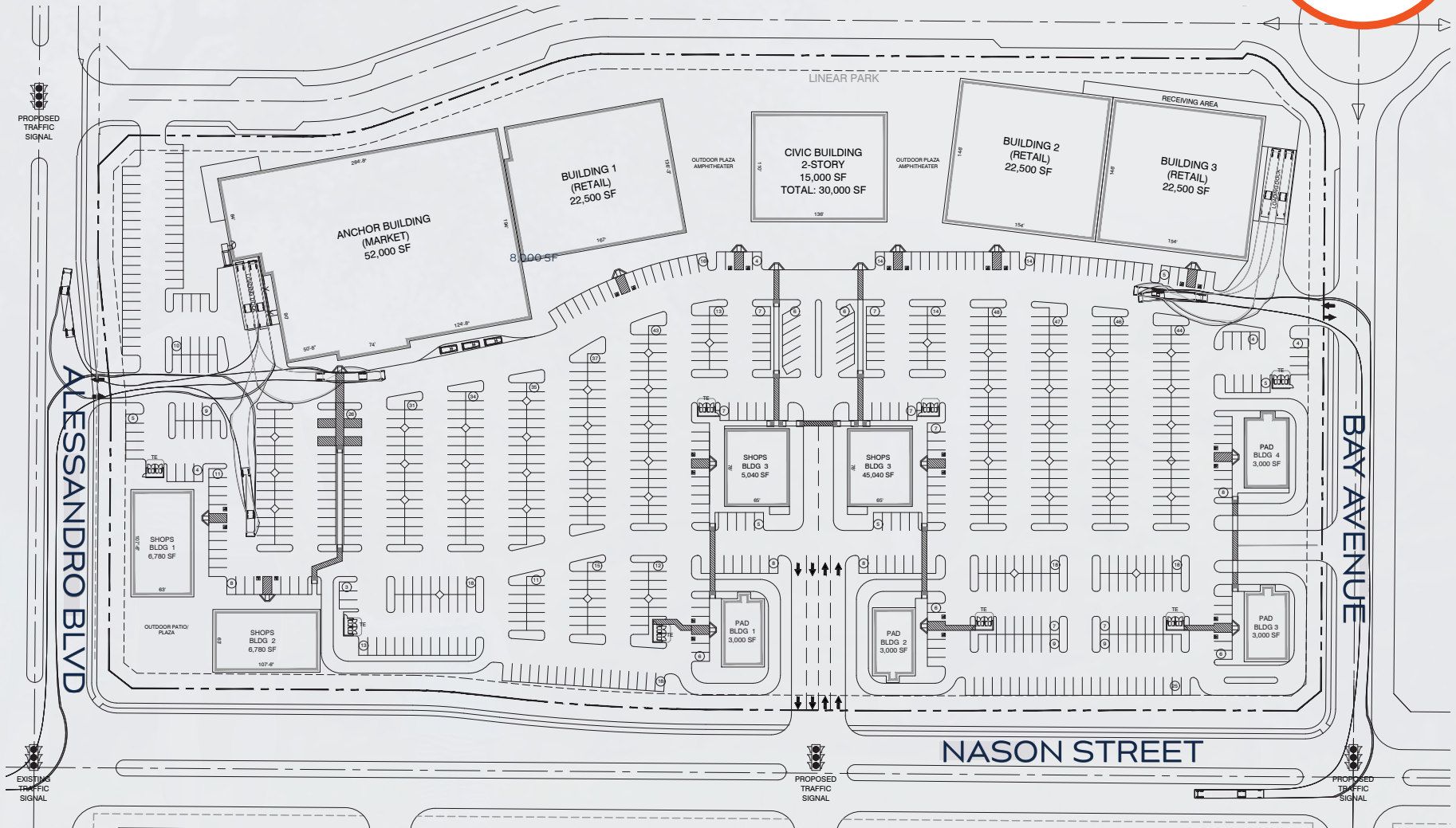
The future development intends to feature a vibrant downtown scene that attracts residents, daytime professionals, and visitors to experience a high-quality work, shop, stay and play atmosphere.

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

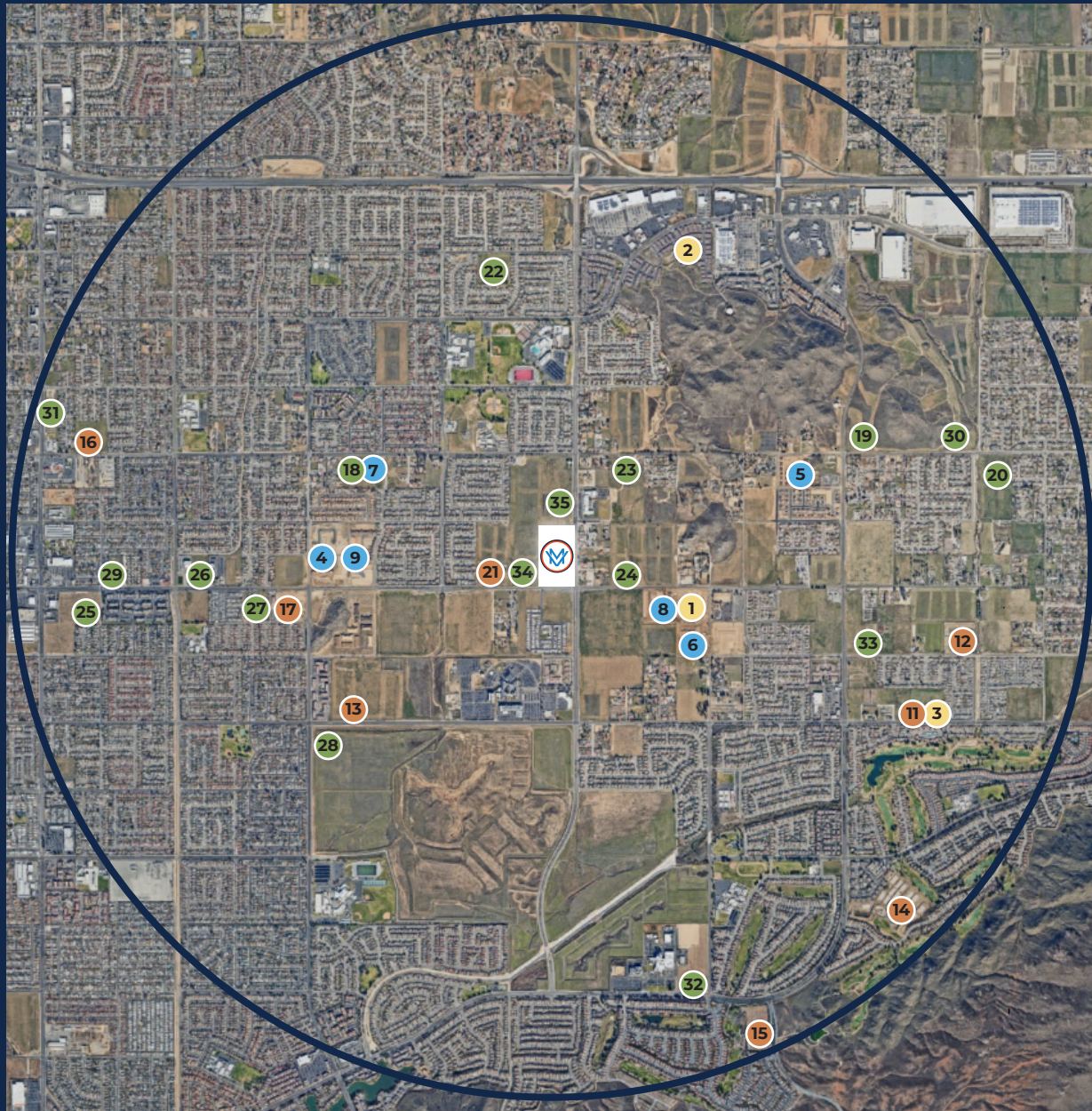


**LEWIS
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SITE OVERVIEW



MORENO VALLEY TOWN CENTER HOUSING STATUS 2 MILE RADIUS



LEWIS
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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 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 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			

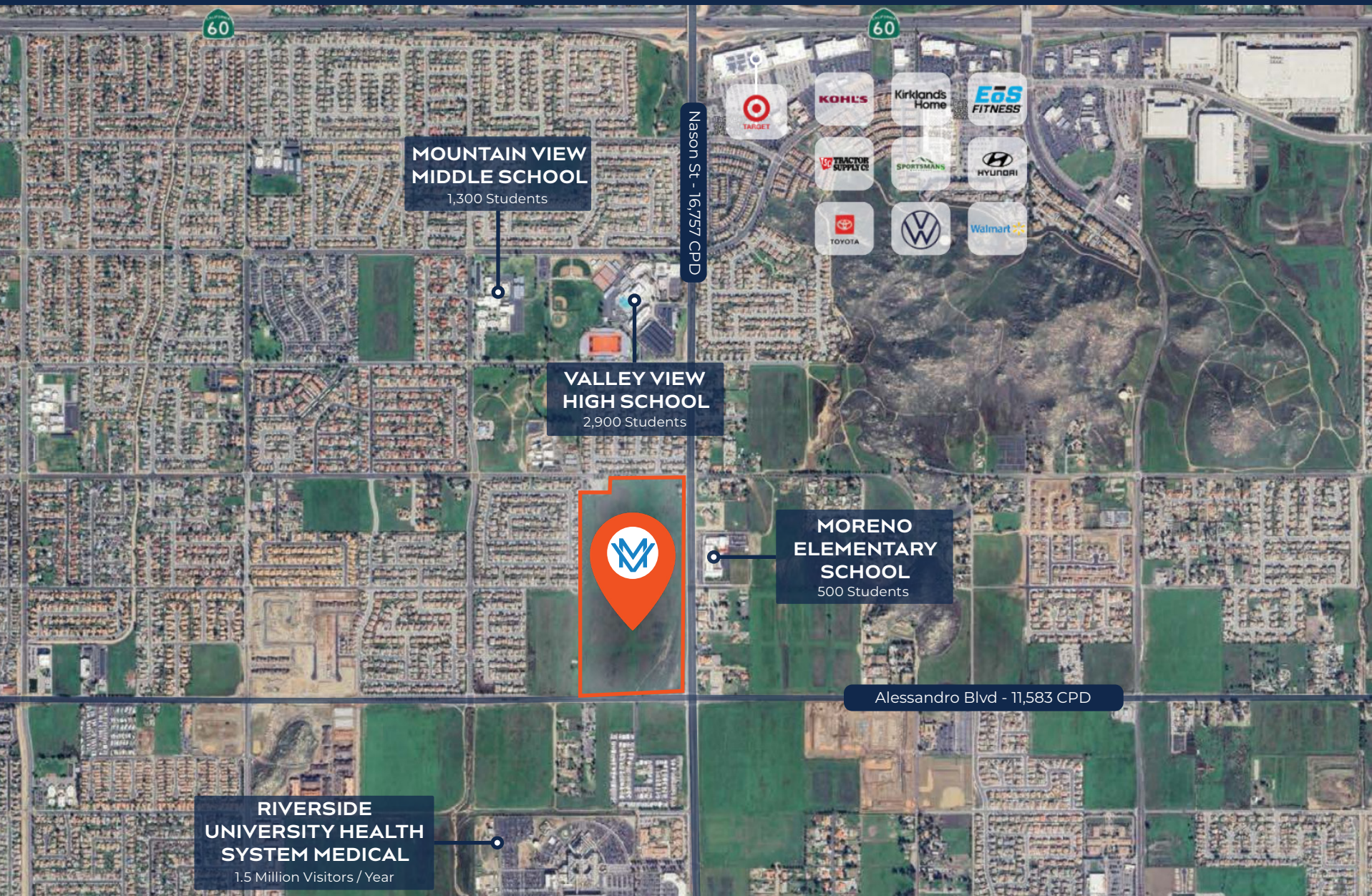
IN DEVELOPMENT

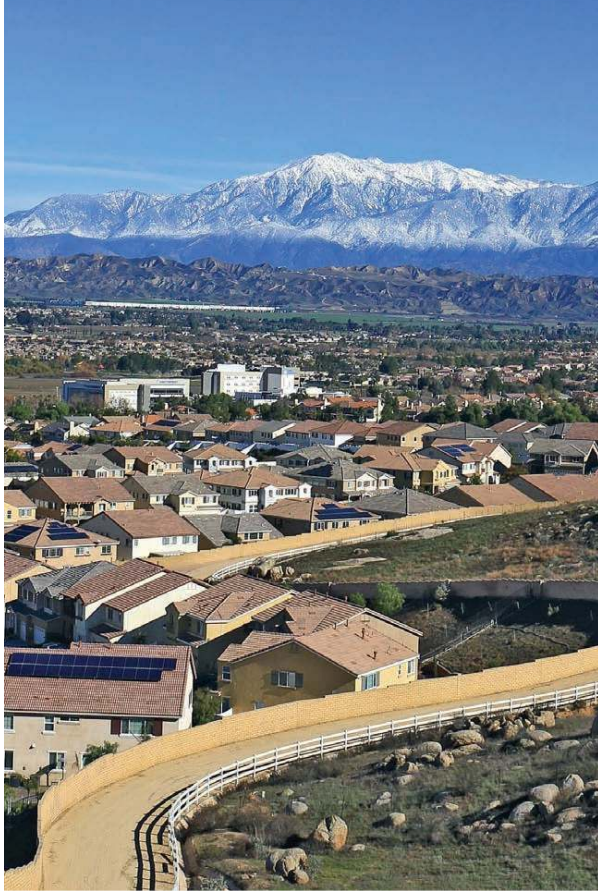
#	BUILDER	TYPE	UNITS	# SOLD	STATUS	ESTIMATED DELIVERY
18	Macjones Holdings (Cottonwood)	Single Family	31	N/A	City Approved	
19	Rancho Bella Vista	Single Family	745	N/A	In Process	
20	Cottonwood Collection	Single Family	55	N/A	City Approved	
22	Vigorous Moreno Valley	Single Family	37	N/A	In Process	
23	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	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 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	Sep 2027
35	Lewis Group of Companies	Single Family	349	N/A	In Process	4th Quarter 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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