

**Ayda Kach**  
Director  
(310) 474-8844  
ayda@pacwestmg.com

**Natalie Hierholzer**  
Senior Associate  
(310) 474-8844  
natalie@pacwestmg.com

**Jessie Verlau**  
Junior Associate  
(310) 474-8844  
jessie@pacwestmg.com



## PIGEON PASS PLAZA

11875 PIGEON PASS ROAD MORENO VALLEY, CA 92553

UNIT	TENANTS	SF
B - 01	Le Boutique Quinceanera	2,797
B - 02	Ice Cream	1,935
B - 03-04	Uni Beauty Supply	4,000
B - 05	Optometrist	2,000
B - 06-09	Community Dental	6,470
B - 10	Barbershop	1,750
B - 11	Subway	1,050
B - 12	Castra Realty	1,400
B - 13	AIM Mail	1,050
B - 14	Auga Crystal	1,050
B - 15	Hi Hi Tea House	1,070
B - 16	Smoke Shop	1,400
<b>B - 17</b>	<b>VACANT</b>	<b>1,400</b>
B - 18-19	Shrimp Factory	2,800
B - 20	Pizza Hut	1,400
B - 21	U.S. Nails	2,450
B - 22	Oh So Cute! Dog Grooming	1,050
B - 23	Amna's Threading	1,050
<b>B - 24</b>	<b>VACANT</b>	<b>1,610</b>



## PIGEON PASS PLAZA

11875 PIGEON PASS ROAD, MORENO VALLEY, CA 92553

### POPULATION

**236,184**  
within a 5-mile radius

### INCOME

**\$91,525**  
average household income  
within a 5-mile radius

### TRAFFIC COUNT

**±130,592**  
on Moreno Valley Fwy

### NEARBY BUSINESSES

