



## RETAIL LEASING INFORMATION

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(310) 474-8844  
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# PIGEON PASS PLAZA

11875 PIGEON PASS ROAD MORENO VALLEY, CA 92553

UNIT	TENANTS	SF
A	Stater Bros	
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>B - 12</b>	<b>Available Soon</b>	<b>1,400</b>
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 - 17	Happy Feet Ultrasound	1,400
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>B - 23</b>	<b>Vacant</b>	<b>1,050</b>
B - 24	Dollar Store	1,610
C - 01-02	Shango	16,567
<b>D - 01</b>	<b>Vacant</b>	<b>2,900</b>
D - 02	KD Donuts	1,050
D - 03-04	Jose's Mexican Food	5,400





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### POPULATION

**116,687**  
within a 3-mile radius

### INCOME

**\$90,016**  
average household income  
within a 3-mile radius

### TRAFFIC COUNT

**±36,248**  
average daily traffic

### NEARBY BUSINESSES

