

PIGEON PASS PLAZA

11875 PIGEON PASS ROAD MORENO VALLEY, CA 92553



POPULATION: in 2015: 74,320

Hispanic or Latino **46,589**

White **9,950**

Black **11,334**

American Indian **195**

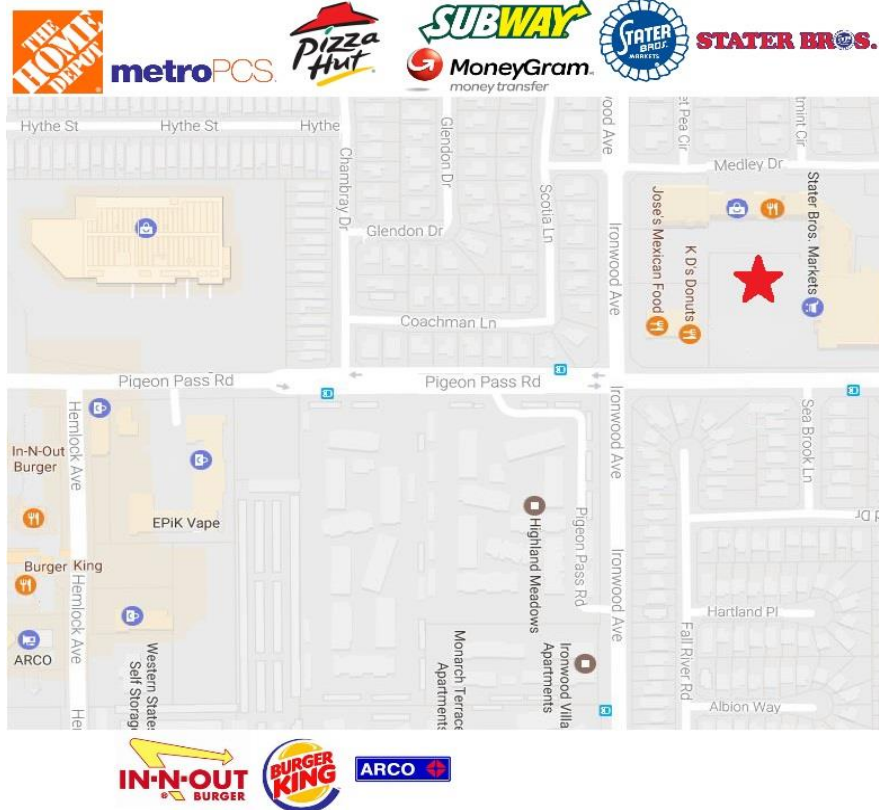
Asian **3,438**

Native Hawaiian and Other Pacific Islander **454**

Two or more races **1,762**

Source: <http://www.city-data.com/zips/92553>

TRAFFIC COUNTS: Approximately **20,500** per day





CENTER HIGHLIGHTS: Newly remodeled center with excellent frontage on Ironwood Ave & Pigeon Pass Road. Easy accessibility and close to the 60 Freeway. Anchored by Stater Bros.

TENANT LIST

A	Stater Bros	
B - 01	AVAILABLE	2,797 SF
B - 02	Ice Cream	1,935 SF
B - 03-04	AVAILABLE	4,000 SF
B - 05	Inland Tan	2,000 SF
B - 06-09	Community Dental	6,470 SF
B - 10	AVAILABLE	1,750 SF
B - 11	Subway	1,050 SF
B - 12	Best Cleaners	1,400 SF
B - 13	AIM Mail	1,050 SF
B - 14	Auga Crystal	1,050 SF
B - 15	Authentic Cutz Barbershop	1,070 SF
B - 16	AVAILABLE	1,400 SF
B - 17	Threading	1,400 SF
B - 18-19	Cajun Crab Wood Restaurant	2,800 SF
B - 20	Pizza Hut	1,400 SF
B - 21-22	U.S. Nails	2,450 SF
B - 23	Metro PCS	1,050 SF
B - 24	AVAILABLE	1,610 SF
C - 01-02	AVAILABLE	16,567
D - 01	AVAILABLE	2,900
D - 02	KD Donuts	1,050
D - 03-04	Jose's Mexican Food	5,400



11111 Santa Monica Blvd Suite 525 Los Angeles, CA 90025

FOR MORE INFORMATION CONTACT:

Joseph Ramani
Commercial Real Estate
(310) 474-8844
Jr@pacwestmg.com

Steve Merillat
Facilities Director
(909) 963-3082
Steve@pacwestmg.com

Nicole Duarte
Marketing Assistant
(310) 474-8844
Nicole@pacwestmg.com

