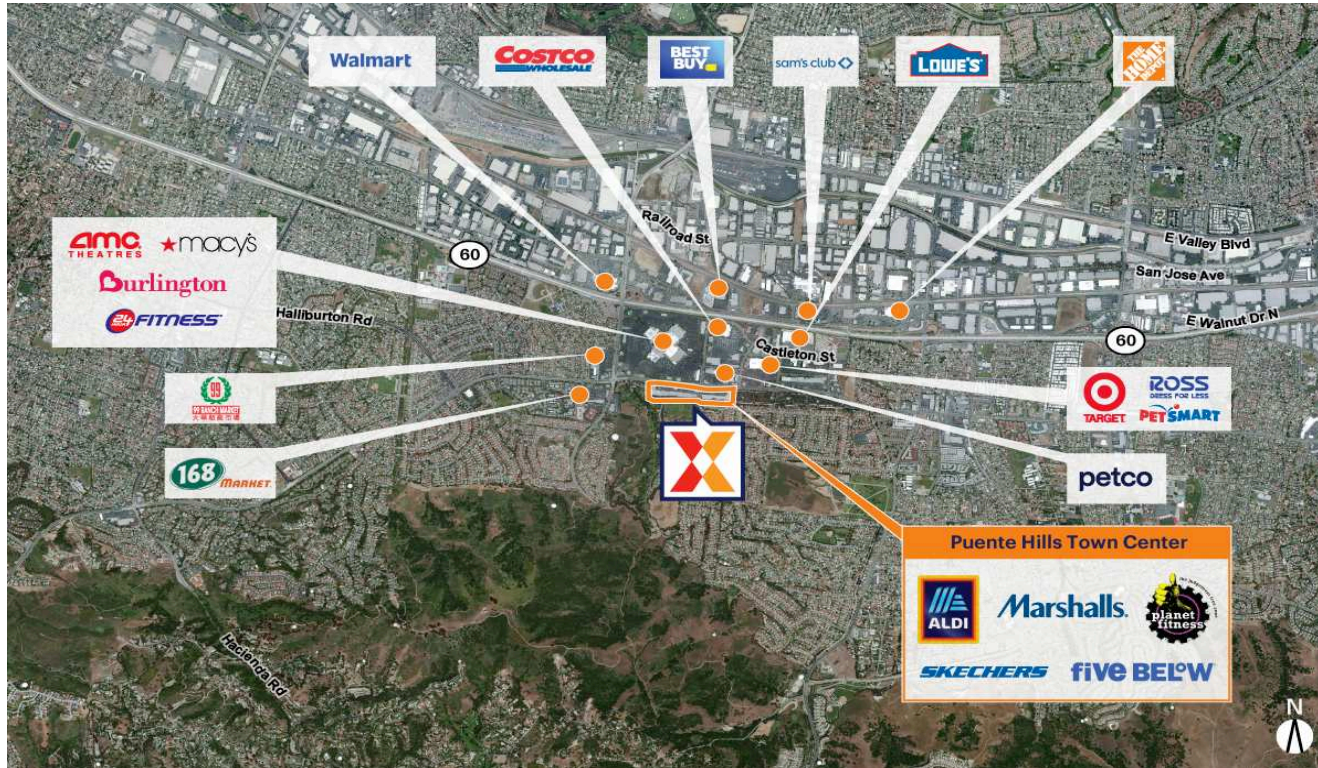


Puente Hills Town Center

Los Angeles-Long Beach-Anaheim, CA

33.9902, -117.9268

17342-17596 Colima Road | Rowland Heights, CA 91748



Center Size: 258,685 SF



Demographics	1 Mile	3 Mile	5 Mile
	9,910	136,874	354,341
	3,461	39,414	104,088
	\$99,921	\$101,987	\$108,089

Strong lineup of national retailers including Marshalls, Sola Salons & Planet Fitness drawing an estimated 3M+ annual visits (Placer.ai 2024) with a \$5M center redevelopment, adding ALDI, Skechers, and Five Below, underway with completion scheduled for 2025

Surrounded by a dense and affluent community of 137K+ people with an average household income of \$120K+ within 3-miles

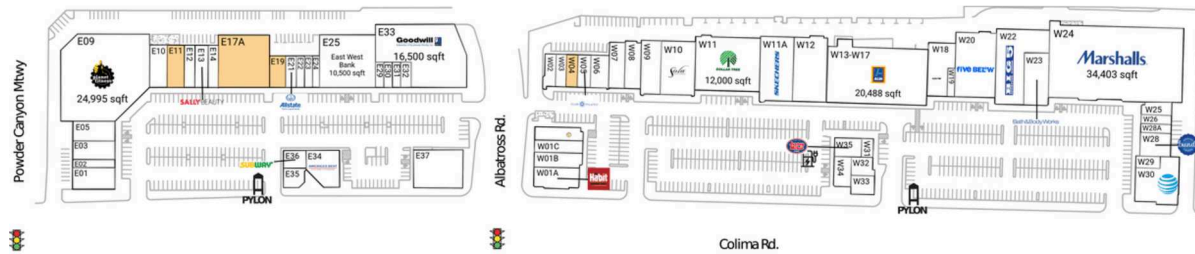
High visibility from 45K+ VPD on Colima Rd with nearby accessibility to the 60 Fwy with 240K+ VPD (Kalibrate, 2022)

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Available Space

E11	2,560 SF
E17A	9,500 SF
E19	1,800 SF
W04	1,300 SF

Current Retailers

E01	MoMo Paradise	3,200 SF			
E02	Rowland Heights Jewelry Mart	1,200 SF	W03	Photo & Mail Colima Dental Group	1,200 SF
E03	Young Minds Academy	2,800 SF	W05	Club Pilates	1,500 SF
E05	Cabinet City	3,200 SF	W06	Chan Kee	2,100 SF
E09	Planet Fitness	24,995 SF	W07	ACES	2,368 SF
E10	One Beauty	2,640 SF	W08	Ms. Slim	2,732 SF
E12	ICJC Creations	1,600 SF	W09	Golden Bank	3,500 SF
E13	Sally Beauty Supply	2,000 SF	W10	Sola Salon	6,500 SF
E14	Innovation	1,600 SF	W11	Dollar Tree	12,000 SF
E21	Allstate	1,200 SF	W11A	SKECHERS	7,680 SF
E22	Penny's Flower Shop	900 SF	W12	Cathay Bank	7,320 SF
E23	ROBAM Kitchen Appliance	900 SF	W13-W17	ALDI	20,488 SF
E24	CT Nails	900 SF	W18	CosmoProf	4,280 SF
E25	East West Bank	10,500 SF	W19	Professional	729 SF
E29	Acuhealth Center	750 SF	W20	Five Below	9,000 SF
E30	Aspire Fitness	750 SF	W22	Big 5 Sporting Goods	9,275 SF
E31	Up Spine and Joint	750 SF	W23	Bath & Body Works	4,522 SF
E32	Minimore Hair Salon	960 SF	W24	Marshalls	34,403 SF
E33	Goodwill	16,500 SF	W25	Dirty Dog Grooming	1,100 SF
E34	America's Best Contacts & Eyeglasses	4,000 SF	W26	Omni Salon	825 SF
E35	Rockstar Noodle Bar	1,117 SF	W28	Nothing Bundt Cakes	2,475 SF
E36	Subway	1,138 SF	W28A	Larry Chen Collectibles	825 SF
E37	Elite Capital Holdings	9,476 SF	W29	Herbarn Acupuncture & Herb Ce	1,000 SF
W01A	The Habit Burger Grill	3,040 SF	W30	AT&T	6,000 SF
W01B	Dean Noodles	2,390 SF	W31	Cotti Coffee	770 SF
W01C	Higo Sushi	1,970 SF	W32	Ono Hawaiian BBQ	1,401 SF
W01D	Dave's Hot Chicken	2,113 SF	W33	The Halal Guys	1,500 SF
W02	Rowland Heights	1,298 SF	W34	The Poke Co & Wings	1,839 SF
			W35	Jersey Mike's Subs	1,782 SF