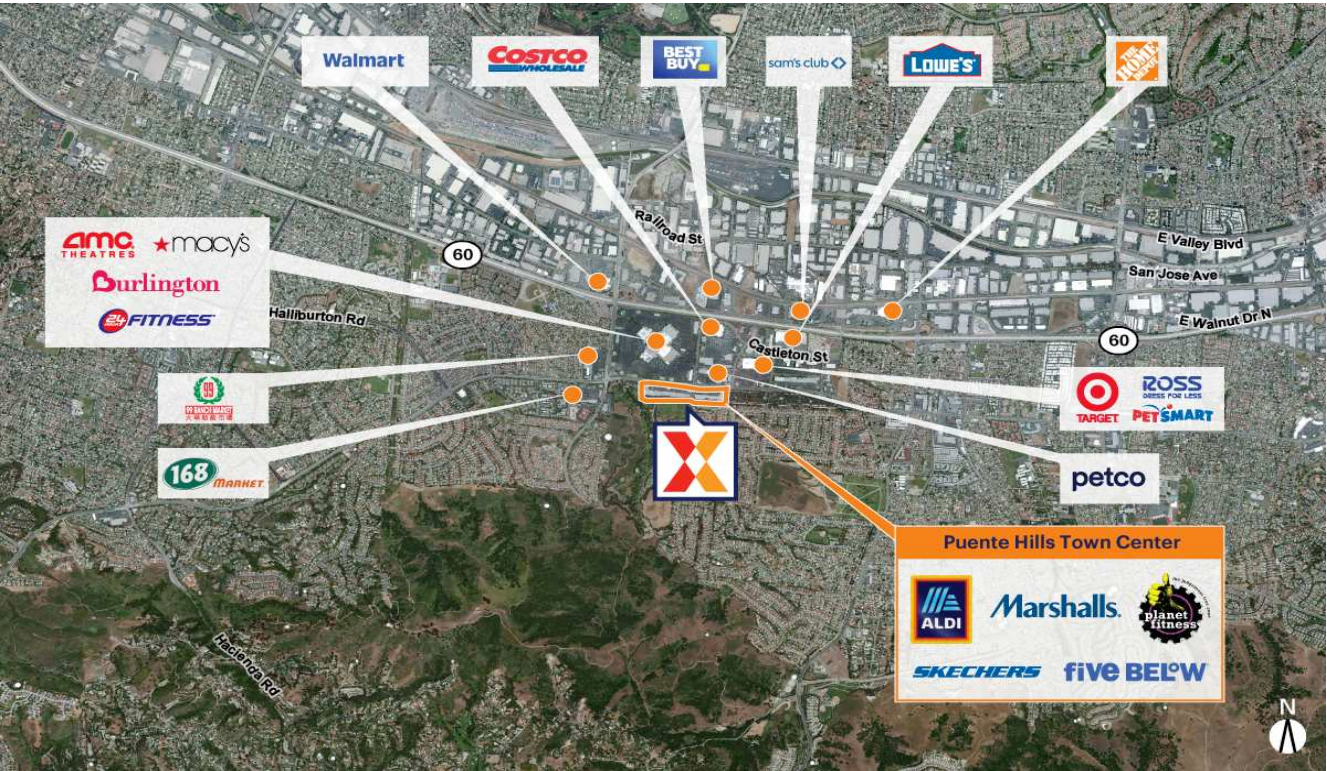


Puente Hills Town Center

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
👤	9,908	137,065	354,779
🏠	3,462	39,470	104,234
💰	\$119,113	\$120,508	\$127,430

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
W07	2,368 SF

Current Retailers

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