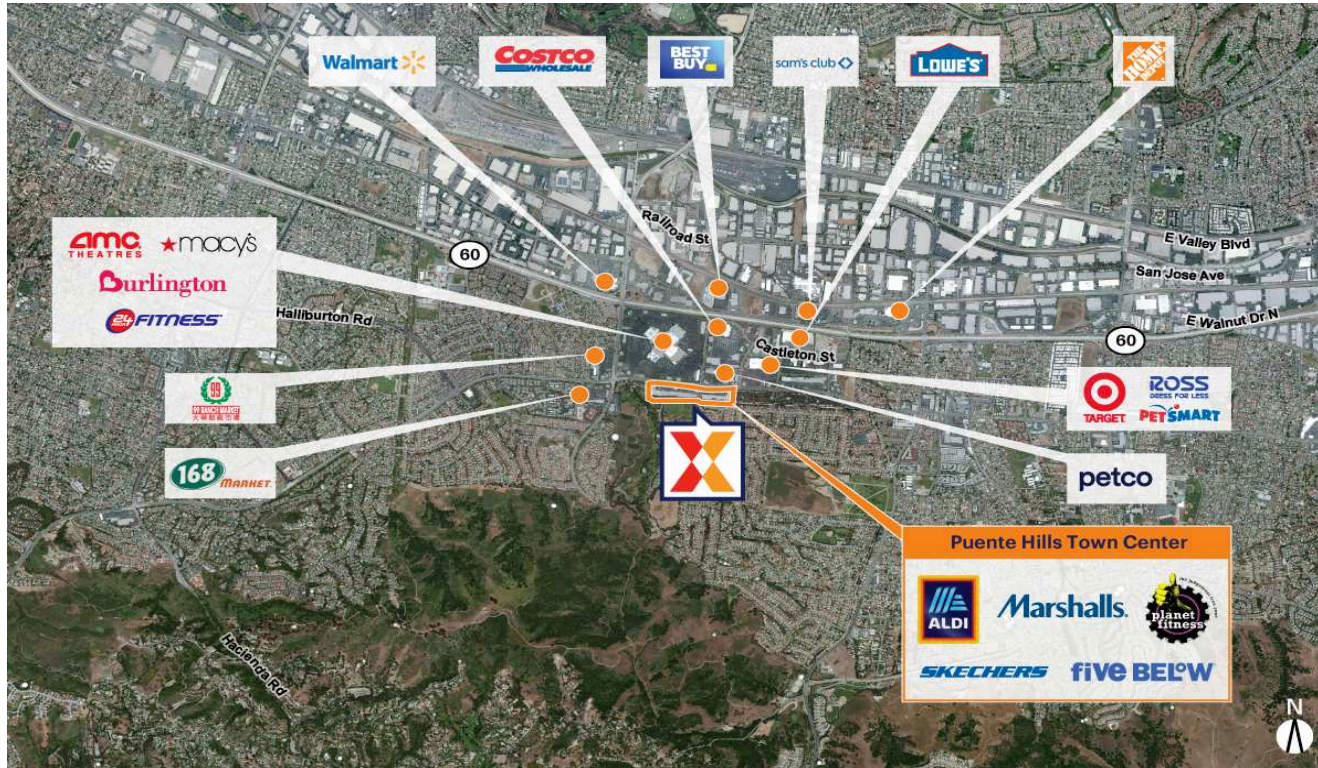


Puente Hills Town Center

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 |

Surrounded by an affluent community of 136,000+ people with an average household income of \$101,000+ within 3 miles

Strong lineup of national retailers including Marshalls, Sola Salons & Planet Fitness, drawing an estimated 10,400 visits/day and 3.8M visits/year (based on Creditnell)

Located on the SW corner of Colima Rd and Albatross Rd, the major retail thoroughfare in the area

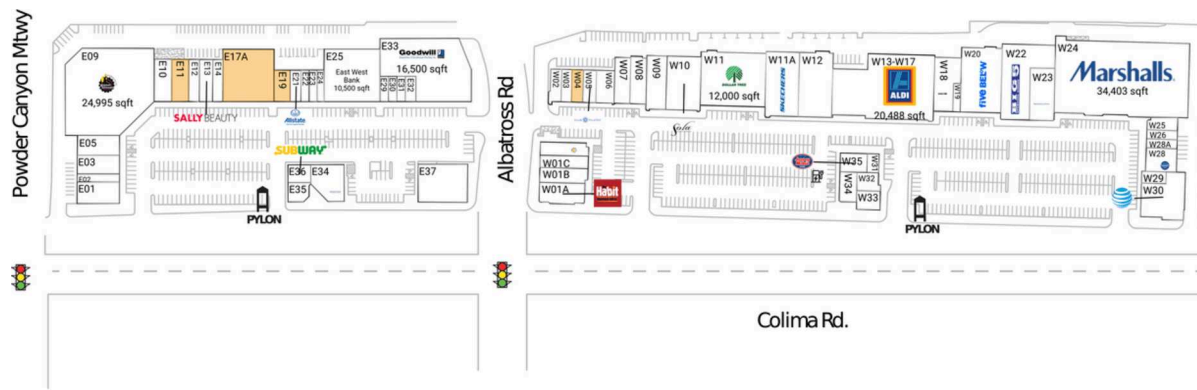
High visibility from 43,000+ vehicles daily and accessibility to the 60 Fwy

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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 | 1,000 SF |
| W01A | The Habit Burger Grill | 3,040 SF | W30 | Acupuncture & Herb Ce | |
| W01B | Dean Noodles | 2,390 SF | W31 | AT&T | 6,000 SF |
| W01C | Higo Sushi | 1,970 SF | W32 | Cotti Coffee | 770 SF |
| W01D | Dave's Hot Chicken | 2,113 SF | W33 | Ono Hawaiian BBQ | 1,401 SF |
| W02 | Rowland Heights | 1,298 SF | W34 | The Halal Guys | 1,500 SF |
| | | | W35 | The Poke Co & Wings | 1,839 SF |
| | | | | Jersey Mike's Subs | 1,782 SF |

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