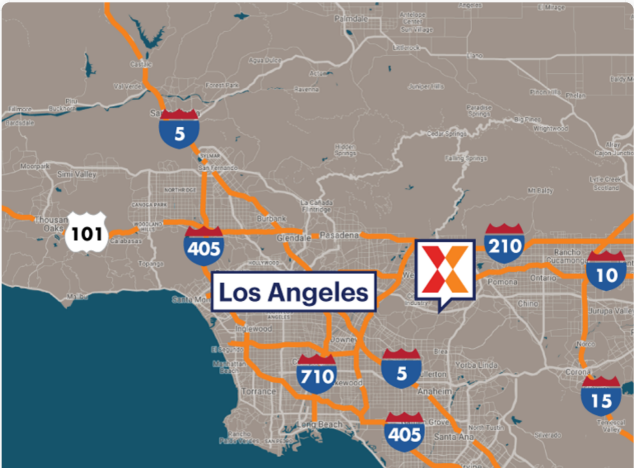


# Puente Hills Town Center

17342-17596 Colima Road | Rowland Heights, CA 91748

Los Angeles County Los Angeles-Long Beach-Anaheim, CA 258,685 Sq Ft

33.9900, -117.9252



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 9,614     | 134,751   | 347,384   |
| Daytime Pop. | 15,647    | 124,529   | 322,046   |
| Households   | 3,325     | 38,821    | 102,051   |
| Income       | \$126,702 | \$134,238 | \$142,874 |

Source: Synergos Technologies, Inc. 2024

Strong lineup of national retailers including Marshalls, Sola Salons & Planet Fitness drawing an estimated 3.2M+ annual visits (Placer.ai 2025) with a \$5M center redevelopment, adding ALDI, Skechers, and Five Below, underway with completion scheduled for 2026

Surrounded by a dense and affluent community of 134K+ people with an average household income of \$134K+ within 3-miles

High visibility from 47K+ VPD on Colima Rd with nearby accessibility to the 60 Fwy with 250K+ VPD (Kalibrate, 2025)

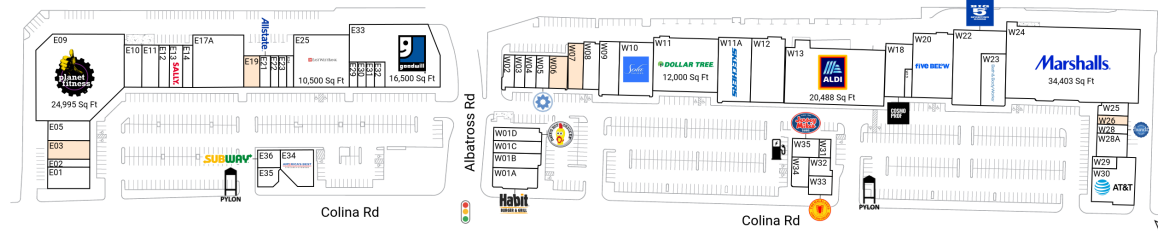


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## Available Spaces

|     |             |      |     |             |      |
|-----|-------------|------|-----|-------------|------|
| E03 | 2,800 Sq Ft | 360° | W07 | 2,368 Sq Ft | 360° |
| E19 | 1,800 Sq Ft | 360° | W26 | 825 Sq Ft   | 360° |
| W06 | 2,100 Sq Ft | 360° |     |             |      |

## Current Tenants

Space size listed in square feet

|      |                                      |        |      |                                |        |
|------|--------------------------------------|--------|------|--------------------------------|--------|
| E01  | MoMo Paradise                        | 3,200  | W02  | Rowland Heights Photo and Mai  | 1,298  |
| E02  | Rowland Heights Jewelry Mart         | 1,200  | W03  | Colima Dental Group            | 1,200  |
| E05  | Cabinet City                         | 3,200  | W04  | Sully-Miller Contracting Compa | 1,300  |
| E09  | Planet Fitness                       | 24,995 | W05  | Club Pilates                   | 1,500  |
| E10  | One Beauty                           | 2,640  | W08  | Ms. Slim                       | 2,732  |
| E11  | FedEx                                | 2,560  | W09  | Golden Bank, NA                | 3,500  |
| E12  | Terra:stn                            | 1,600  | W10  | Sola Salon Studios             | 6,500  |
| E13  | Sally Beauty Supply                  | 2,000  | W11  | Dollar Tree                    | 12,000 |
| E14  | Innovision Optometry                 | 1,600  | W11A | SKECHERS                       | 7,680  |
| E17A | Only 1 Markets Inc.                  | 9,500  | W12  | Cathay Bank                    | 7,320  |
| E21  | Allstate Insurance                   | 1,200  | W13  | ALDI                           | 20,488 |
| E22  | Penny's Flower Shop                  | 900    | W18  | CosmoProf                      | 4,280  |
| E23  | Robam Kitchen Appliance              | 900    | W19  | Nailed It                      | 729    |
| E24  | C T Nails                            | 900    | W20  | Five Below                     | 9,000  |
| E25  | East West Bank                       | 10,500 | W22  | Big 5 Sporting Goods           | 9,275  |
| E29  | Acuhealth Center                     | 750    | W23  | Bath & Body Works              | 4,522  |
| E30  | Aspire Fitness                       | 750    | W24  | Marshall's                     | 34,403 |
| E31  | Up Spine and Joint                   | 750    | W25  | Dirty Dog Grooming             | 1,100  |
| E32  | Minimore Hair Salon                  | 960    | W28  | Nothing Bundt Cakes            | 2,475  |
| E33  | Goodwill                             | 16,500 | W28A | Larry Chen Collectibles        | 825    |
| E34  | America's Best Contacts & Eyeglasses | 4,000  | W29  | Herbarn Acupuncture & Herb Ce  | 1,000  |
| E35  | Oakobing                             | 1,117  | W30  | AT&T                           | 6,000  |
| E36  | Subway                               | 1,138  | W31  | Cotti Coffee                   | 770    |
| W01A | The Habit Burger Grill               | 3,040  | W32  | Ono Hawaiian BBQ               | 1,401  |
| W01B | Dean Noodles                         | 2,390  | W33  | The Halal Guys                 | 1,500  |
| W01C | Higo Suchi                           | 1,970  | W34  | The Poke Co & Wings            | 1,839  |
| W01D | Dave's Hot Chicken                   | 2,113  | W35  | Jersey Mike's                  | 1,782  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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