Puente Hills Town Center

17342-17596 Colima Road | Rowland Heights, CA 91748

33.9900, -117.9252

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

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)

BRIXMOR NYSE: BRX

Michael Florin 858.202.1118 Michael.Florin@brixmor.com

CA License ID: 2206320 | CA BRX License ID: 2249188

Go to Center Page

Puente Hills Town Center

17342-17596 Colima Road | Rowland Heights, CA 91748

33.9900, -117.9252

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

Available Spaces

E03	2,800 Sq Ft	360°	W26	825 Sq Ft	360°
W07	2,368 Sq Ft	360°			

Current Tenants

Space size listed in square feet

E01	Wagyu Master	3,200	W03	Colima Dental Group	1,200
E02	Rowland Heights Jewelry Mart	1,200	W04	Sully-Miller Contracting Compa	1,300
E05	Cabinet City	3,200	W05	Club Pilates	1,500
E09	Planet Fitness	24,995	W06	Kyoto Wagyu Tonkatsu Ten No Me	2,100
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
E32	Minimore Hair Salon	960	W24	Marshalls	34,403
E33	Goodwill	16,500	W25	Dirty Dog Grooming	1,100
E34	America's Best Contacts & Eyeglasses	4,000	W28	Nothing Bundt Cakes	2,475
E35	Oakobing	1,117	W28A	Larry Chen Collectibles	825
E36	Subway	1,138	W29	Herbarn Acupuncture & Herb Ce	1,000
W01A	The Habit Burger Grill	3,040	W30	AT&T	6,000
W01B	Dean Noodles	2,390	W31	Cotti Coffee	770
W01C	Higo Suchi	1,970	W32	Ono Hawaiian BBQ	1,401
W01D	Dave's Hot Chicken	2,113	W33	The Halal Guys	1,500
W02	Rowland Heights Photo and Mai	1,298	W34	The Poke Co & Wings	1,839
			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.
4071

Michael Florin 858.202.1118 Michael.Florin@brixmor.com
CA License ID: 2206320 | CA BRX License ID: 2249188