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)

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Available Spaces

E03	2,800 Sq Ft	360°
E30	750 Sq Ft	360°
E31	750 Sq Ft	360°
W07	2,368 Sq Ft	360°
W26	825 Sq Ft	360°

Current Tenants

Space size listed in square feet

E01	Wagyu Master	3,200
E02	Rowland Heights Jewelry Mart	1,200
E05	Cabinet City	3,200
E09	Planet Fitness	24,995
E10	One Beauty	2,640
E11	FedEx	2,560
E12	Terra:stn	1,600
E13	Sally Beauty Supply	2,000
E14	Innovision Optometry	1,600
E17A	Only 1 Markets Inc.	9,500
E19	Lagreeology	1,800
E21	Allstate Insurance	1,200
E22	Penny's Flower Shop	900
E23	Robam Kitchen Appliance	900
E24	C T Nails	900
E25	East West Bank	10,500
E29	Acuhealth Center	750
E32	Minimore Hair Salon	960
E33	Goodwill	16,500
E34	America's Best Contacts & Eyeglasses	4,000
E35	Oakobing	1,117
E36	Subway	1,138
W01A	The Habit Burger Grill	3,040
W01B	Dean Noodles	2,390
W01C	Higo Suchi	1,970
W01D	Dave's Hot Chicken	2,113
W02	Rowland Heights Photo and Mai	1,298
W03	Colima Dental Group	1,200
W04	Sully-Miller Contracting Compa	1,300
W05	Club Pilates	1,500
W06	Kyoto Wagyu Tonkatsu Ten No Me	2,100
W08	Ms. Slim	2,732
W09	Golden Bank, NA	3,500
W10	Sola Salon Studios	6,500
W11	Dollar Tree	12,000
W11A	SKECHERS	7,680
W12	Cathay Bank	7,320
W13	ALDI	20,488
W18	CosmoProf	4,280
W19	Nailed It	729
W20	Five Below	9,000
W22	Big 5 Sporting Goods	9,275
W23	Bath & Body Works	4,522
W24	Marshalls	34,403
W25	Dirty Dog Grooming	1,100
W28	Nothing Bundt Cakes	2,475
W28A	Larry Chen Collectibles	825
W29	Herbarn Acupuncture & Herb Ce	1,000
W30	AT&T	6,000
W31	Cotti Coffee	770
W32	Ono Hawaiian BBQ	1,401
W33	The Halal Guys	1,500
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.
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