



## The Shoppes @ Puente Hills

17501 Colima Rd, City Of Industry, CA 91748



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# The Shoppes @ Puente Hills

\$51.00 /SF/YR

4,407 SF Retail Space w/patio available now. Outparcel at the Puente Hills Mall with lots of parking - over 6/1,000 SF plus rights to mall parking. Great visibility on Colima Rd. w/signage. This space was formerly occupied by Panera Bread who moved across the parking lot to gain a drive thru in a new building

- Join US Bank, T-Mobile, Chipotle and WingStop and the new Panera Bread Drive-Thru (NAP) across driveway at The Shoppes @ Puente Hills!
- High Income Demographics = 2024 HH Income over \$100,000
- Parking: over 6:1,000 sf on site plus rights to mall parking spaces
- Great visibility from both directions on Colima Road - Signage on front and back of Building
- Weighted Average Lease Terms of the current 8 tenants is over 14 years!
- Patio space & Grease Trap Available. Tesla Charging Stations in the Parking lot.

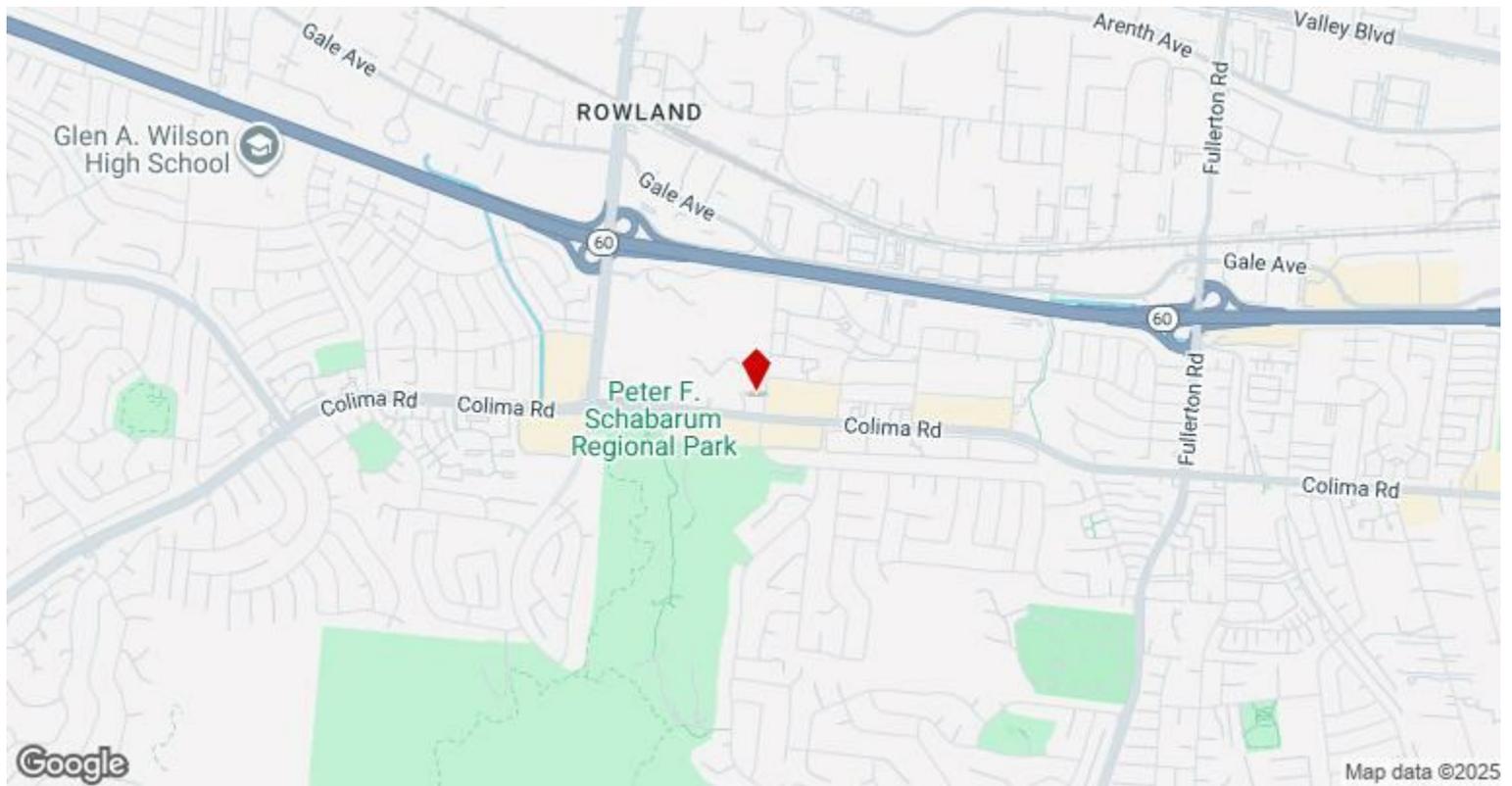


Rental Rate:	\$51.00/SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	20,174 SF
Year Built:	2009
Walk Score ®:	64 (Somewhat Walkable)
Rental Rate Mo:	\$4.25 /SF/MO

## 1st Floor Ste D

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Space Available	4,407 SF
Rental Rate	\$51.00 /SF/YR
Date Available	October 2025
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



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# Property Photos

