



**For Lease**

## Towne Center East

**2450 Cherry Avenue  
Signal Hill, CA 90755**

PLEASE DO NOT DISTURB EXISTING TENANT

**Up to 5,539 SF Available**

SECOND GENERATION SALON AVAILABLE (7/1/27)

**4,080 SF**

RETAIL AVAILABLE

**1,459 SF**

### **Est Demographics**

|                      | 1 MILE    |
|----------------------|-----------|
| Population           | 17,784    |
| Avg Household Income | \$128,463 |
| Daytime Population   | 18,944    |
|                      | 3 MILE    |
| Population           | 297,029   |
| Avg Household Income | \$115,947 |
| Daytime Population   | 140,863   |
|                      | 5 MILE    |
| Population           | 522,126   |
| Avg Household Income | \$125,569 |
| Daytime Population   | 249,197   |

Source: 2026 esri



### **About the Property**

- Located at one of the major intersections for the trade area along Willow St and Cherry Ave (combined over 76,000 cpd)
- Co-tenancy includes: Home Depot, PetSmart, Wells Fargo, Jersey Mike's Subs and more!
- Population is over 290,000 within a 3 mile radius
- Close proximity to Long Beach Airport and 405 freeway (over 307,000 cpd)
- Ample parking

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### **Traffic Counts**

|            |              |
|------------|--------------|
| Cherry Ave | ±37,700 CPD  |
| Willow St  | ±39,000 CPD  |
| 405 Fwy    | ±307,500 CPD |

Source: CoStar

### **Contact**

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Able to combine  
up to **5,539 SF**

- 18 4,080 SF Second Generation Salon Available (7/1/27)
- 20 1,459 SF Retail Available



## Tenant Directory

| NO. | TENANT             | SF      |
|-----|--------------------|---------|
| NAP | Costco             | 136,849 |
| 1   | Wingstop           | 1,081   |
| 3   | Tutti Frutti       | 900     |
| 5   | Waba Grill         | 1,200   |
| 7   | Knead Donuts & Tea | 1,262   |
| 9   | Jersey Mike's Subs | 1,530   |
| 14  | Petsmart           | 26,550  |
| 18  | Available (7/1/27) | 4,080   |
| 20  | Available          | 1,459   |
| 22  | The UPS Store      | 1,787   |
| 24  | French Nails       | 1,077   |
| 26  | T-Mobile           | 2,103   |
| 30  | Home Depot         | 103,423 |
| 40  | Panda Express      | 2,270   |
| 42  | Wells Fargo        | 6,000   |

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