

FOR LEASE

Towne Center East

2450 Cherry Avenue | Signal Hill, CA 90755



Opportunity

1,459 SF

Retail Available

DESCRIPTION

- 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: Costco, Home Depot, Petsmart, Wells Fargo, Subway 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

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,399	296,112	523,148
Avg Household Income	\$119,308	\$108,898	\$118,960
Daytime Population	18,217	130,263	236,649

Source: Esri

TRAFFIC COUNTS

Cherry Avenue	approx. 37,700 cpd
Willow Street	approx. 39,000 cpd
405 Freeway	approx. 307,500 cpd

Source: Costar

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

Casey Mahony

949.698.1108 | casey.mahony@srsre.com

CA License No. 01886184

Bree Casas

949.270.8212 | bree.casas@srsre.com

CA License No. 02088511

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

Managed and Owned by: SHOPCORE PROPERTIES

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Available

A Space 20: 1,459 SF Available

Towne Center Tenant Directory

Total GLA: 163,067 SF

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
X1	Costco	8,317	9	Subway	1,530	24	French Nails	1,077
1	Deal Pending	1,109	14	Petsmart	26,550	26	T-Mobile	2,103
3	Tutti Frutti	900	18	Saloncentric	4,080	30	Home Depot	103,423
5	Waba Grill	1,200	20	Available	1,459	40	Panda Express	2,270
7	Knead Donuts & Tea	1,262	22	The UPS Store	1,787	42	Wells Fargo	6,000

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