

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

CONTACT

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

TRAFFIC COUNTS

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

Source: Costar

Managed and Owned by: SHOPCORE PROPERTIES

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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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	Jersey Mike's Subs	1,530	24	French Nails	1,077
1	New Tenant Coming Soon	1,081	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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Site
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Signal Hill, CA 90755



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Ralph's
LA | FITNESS
MedPost
CHASE
Carib's
DEL TACO
Starbucks

KOHL'S
Denny's
Wendy's

WAL-MART
SUPERCENTER
Always

365
NORDSTROM
rack
ULTA
TJ-MAXX
PET SMART
PLANCHA
LATIN KITCHEN
SusieCakes
DUNKIN'
HANDEL'S
PANINI KABOB GRILL

penny's
EL TORITO

TARGET
Chick-fil-A



Starbucks
Albertsons
CVS pharmacy
WELLS FARGO
7-ELEVEN
WaBa
Carib's
jamba

MemorialCare
Long Beach Medical Center

ROSS
DOLLAR TREE
petco
Applebees
IN-N-OUT

BEST BUY

Auto Zone

McDonald's
Dolla Yogo
TACO BELL

Food 4 Less

DEL TACO

WSS

Mother's
Market of Miracles
Best • Ready • To Go

SIGNAL HILL

Ralph's
DAISO
JAPAN
AMERICA'S BEST
CONTACT LENSES

Marshalls
FLAME & BROILER

VONS
ROSS
DOLLAR TREE
Planet Fitness
unleashed

King Taco

DOLLAR TREE
McDonald's

WING * STOP

CVS pharmacy

LONG BEACH

Audi

IN-N-OUT

RITE AID
Chase
Carib's
Starbucks

LONG BEACH
STATE UNIVERSITY
38,674 students enrolled
(2019-2020)

Quality AUTO PARTS

Smart & Final
casual

DOLLAR TREE

WSS

CVS pharmacy
Chick-fil-A
WELLS FARGO

STAPLES
LEE'S
SUPER CUTS

Dignity Health

Smart & Final
casual

NORTHGATE MARKET

GROCERY OUTLET
Sagehen Market

dd's
DISCOUNTS

Food 4 Less
RITE AID
DISCOUNT
TYRE
McDonald's