

# TOWNE CENTER EAST

2450 CHERRY AVENUE | SIGNAL HILL, CA 90755



## Property Details

### Owned GLA

163,067 SF

### Availability

2 Suites | 2,568 SF

### Parking Spaces

764

### Overview

- Prominent high-performing center anchored by Costco, Home Depot and Petsmart
- Surrounded by dense population of 303,00+ with an average household income of \$101,000+ within 3 miles
- Positioned at one of the major intersections for trade at Willow St. & Cherry Ave with a combined 76,000+ VPD
- Close proximity to Long Beach Airport and 405 freeway

## Tenant Mix



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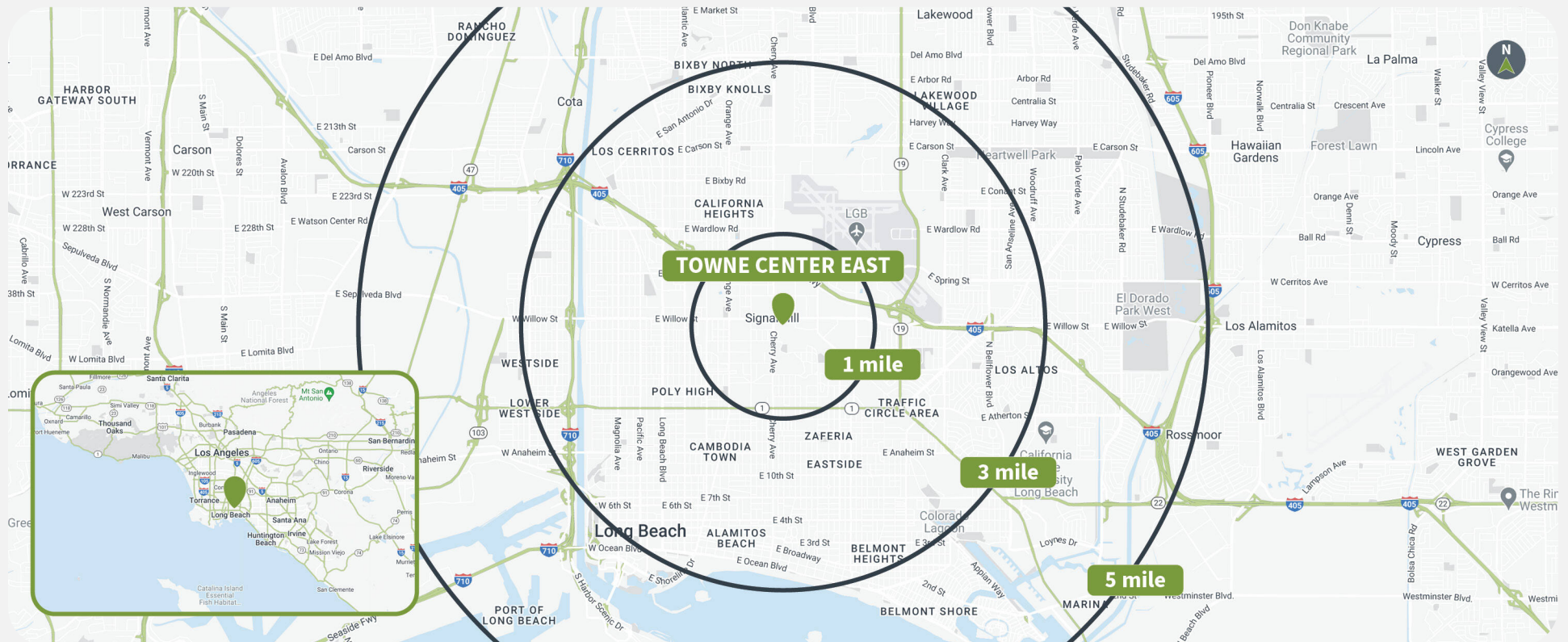
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## Demographics

Source: Creditnelli, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	20,556	22,874	6,513	\$90,460	\$74,162
3 MILES	295,316	324,685	107,525	\$96,000	\$77,524
5 MILES	526,248	588,441	186,878	\$104,795	\$85,771



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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
20	AVAILABLE	1,459
1	AVAILABLE	1,109
30	HOME DEPOT	103,423
14	PETSMART	26,550
X1	COSTCO	8,317
42	WELLS FARGO	6,000
18	SALONCENTRIC	4,080
40	PANDA EXPRESS	2,270
26	T-MOBILE	2,103
22	THE UPS STORE	1,787
9	JERSEY MIKE'S SUBS	1,530
7	KNEAD DONUTS AND TEA	1,262
5	WABA GRILL	1,200
24	FRENCH NAILS	1,077
3	TUTTI FRUTTI	900

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## Get in Touch with Us

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