

# TOWNE CENTER EAST

2450 CHERRY AVENUE | SIGNAL HILL, CA 90755

Perform Properties

## Property Details

### Owned GLA

163,067 SF

### Availability

1 Suite | 1,459 SF

## 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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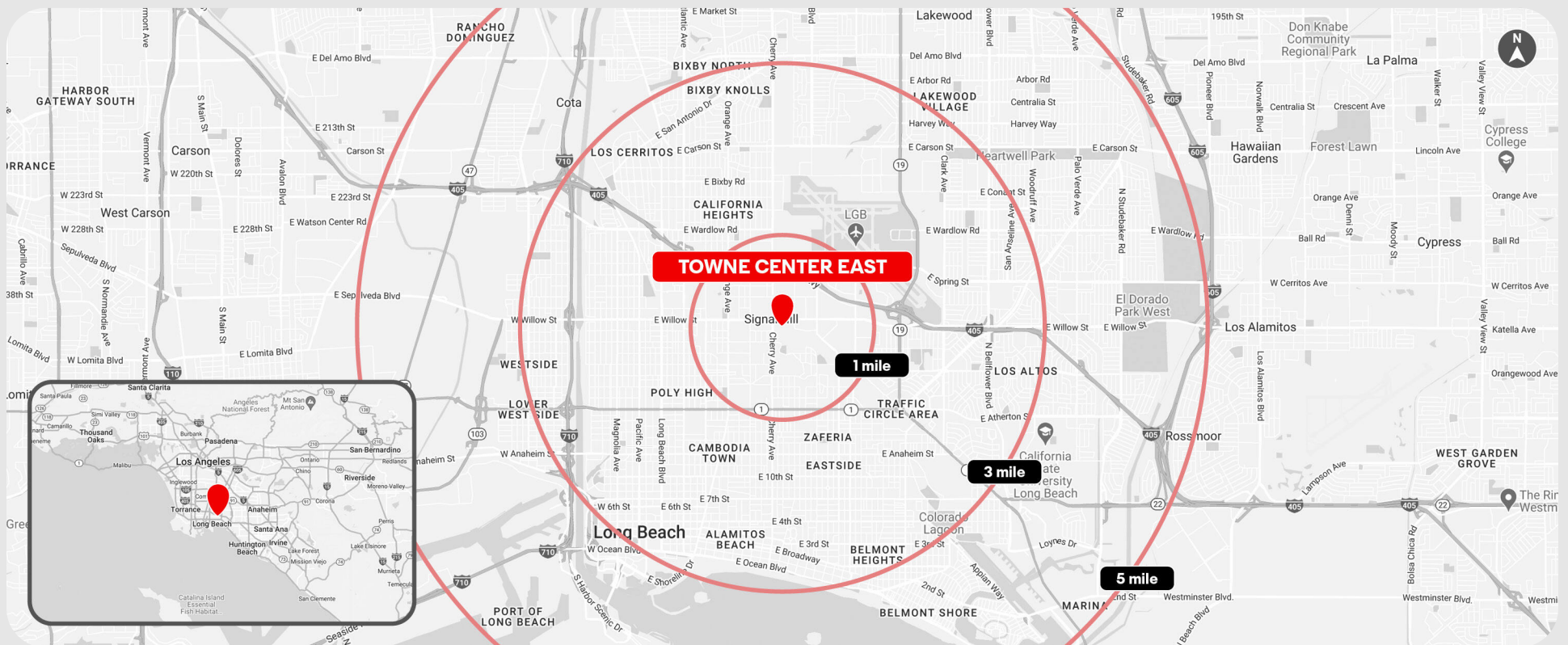
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## Demographics

Source: Advan, 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
30	HOME DEPOT	103,423
14	PETSMART	26,550
X1	COSTCO	8,317
42	WELLS FARGO BANK	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
1	WINGSTOP	1,081
24	FRENCH NAILS	1,077
3	TUTTI FRUTTI	900



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## Get in Touch with Us

### Leasing

Tommy Gibbs  
**562-580-4153**  
[tgibbs@performproperties.com](mailto:tgibbs@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**562-553-8946**  
[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Tony Lucero Sr.  
**626-564-1066 ext. 4**  
[tlucero@performproperties.com](mailto:tlucero@performproperties.com)



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