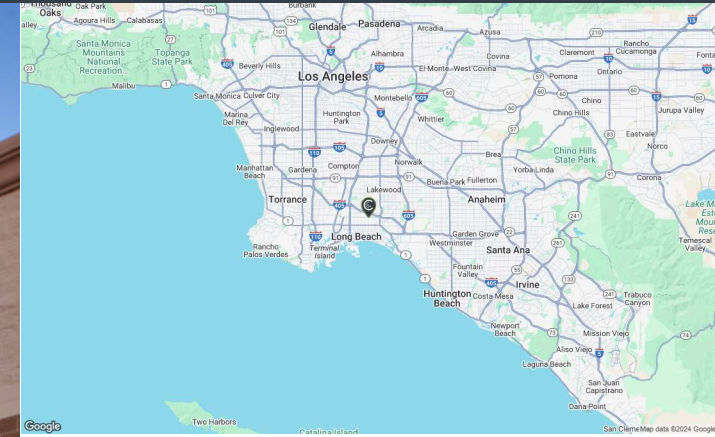


# TOWNE CENTER EAST

2450 CHERRY AVENUE // SIGNAL HILL, CA, 90755



**OWNED GLA**  
163,067 SF

**LOCATION**  
Longitude: -118.166325  
Latitude: 33.801751

| DEMOGRAPHICS | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 18,860   | 317,243  | 551,146  |
| Avg Income   | \$87,336 | \$77,011 | \$84,937 |

- Anchored by high-performing The Home Depot, PetSmart and Costco Wholesale (NAP), and a strong lineup of service and restaurant tenants
- Located in the heart of one of Los Angeles' major transportation hubs, situated between the 405 and Pacific Coast Highway
- Close proximity to Long Beach Airport, Port of Long Beach, and California State University Long Beach



**FOR LEASING INFORMATION**  
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# TOWNE CENTER EAST

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| SUITE# | Tenant Name  | GLA(SF)  | SUITE# | Tenant Name   | GLA(SF)   | SUITE# | Tenant Name               | GLA(SF)  | SUITE# | Tenant Name | GLA(SF)    |
|--------|--------------|----------|--------|---------------|-----------|--------|---------------------------|----------|--------|-------------|------------|
| X1     | COSTCO       | 8,317 SF | 7      | CHINESE COMBO | 1,262 SF  | 20     | RELIANCE NUTRITION LON... | 1,459 SF | 30     | HOME DEPOT  | 103,423 SF |
| 1      | SUPERCUTS    | 1,109 SF | 9      | SUBWAY        | 1,530 SF  | 22     | THE UPS STORE             | 1,787 SF | 40     | AVAILABLE   | 2,270 SF   |
| 3      | TUTTI FRUTTI | 900 SF   | 14     | PETSMART      | 26,550 SF | 24     | FRENCH NAILS              | 1,077 SF | 42     | WELLS FARGO | 6,000 SF   |
| 5      | WABA GRILL   | 1,200 SF | 18     | SALONCENTRIC  | 4,080 SF  | 26     | T-MOBILE                  | 2,103 SF |        |             |            |

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