



PUENTE HILLS MALL

1600 S. Azusa Avenue, City of Industry, CA 91748

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STATISTICS

GROSS LEASABLE AREA
1,107,820 +/- Square Feet

NUMBER OF STORES
155

PARKING
6,300 Spaces

KEY RETAIL ANCHORS

AMC 20 Theatres
Burlington Coat Factory
Forever XXI
Ross Dress For Less
Round 1 Bowling & Amusement
Sears

MAJOR STORES

Forever XXI	H&M
Hollister	Victoria's Secret
Hot Topic	Zumiez

PERIPHERAL

Chase Bank	Applebee's
East West Bank	TGIF
United Bank	Buffalo Wild Wings



PROPERTY DESCRIPTION

Puente Hills Mall is located in a densely populated, high-income trade area in the Los Angeles MSA. A multi-million dollar renovation, which included significant updates and modifications to the mall's interior space was completed in 2007. Another multi-million dollar planned renovation will take place in 2019. Home to 155 retail shops, Puente Hills Mall has become a "Town Center" combining department stores, big-box "power center" retailers, restaurants and entertainment venues.

TRADE/MARKET AREA

- Located next to Route 60, which carries 224,000 vehicles per day, Puente Hills Mall is ideally located near the center of a vast five-county population concentration in Southern California, 22 miles from downtown Los Angeles.
- Puente Hills Mall attracts nearly 8.5 million visitors per year. It is one of the most popular shopping centers in Southern California's San Gabriel Valley.
- With over 4,900 businesses within three miles of the mall, the area enjoys easy access to the region's freeways, seaports, airports, and rail facilities.
- Thriving local industries include manufacturing, trade service, retail, government, transportation, finance, insurance, real estate, construction and education. The workforce is highly diversified and includes a large number of professionals, making this a prime place to open or expand a business.

The information herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.



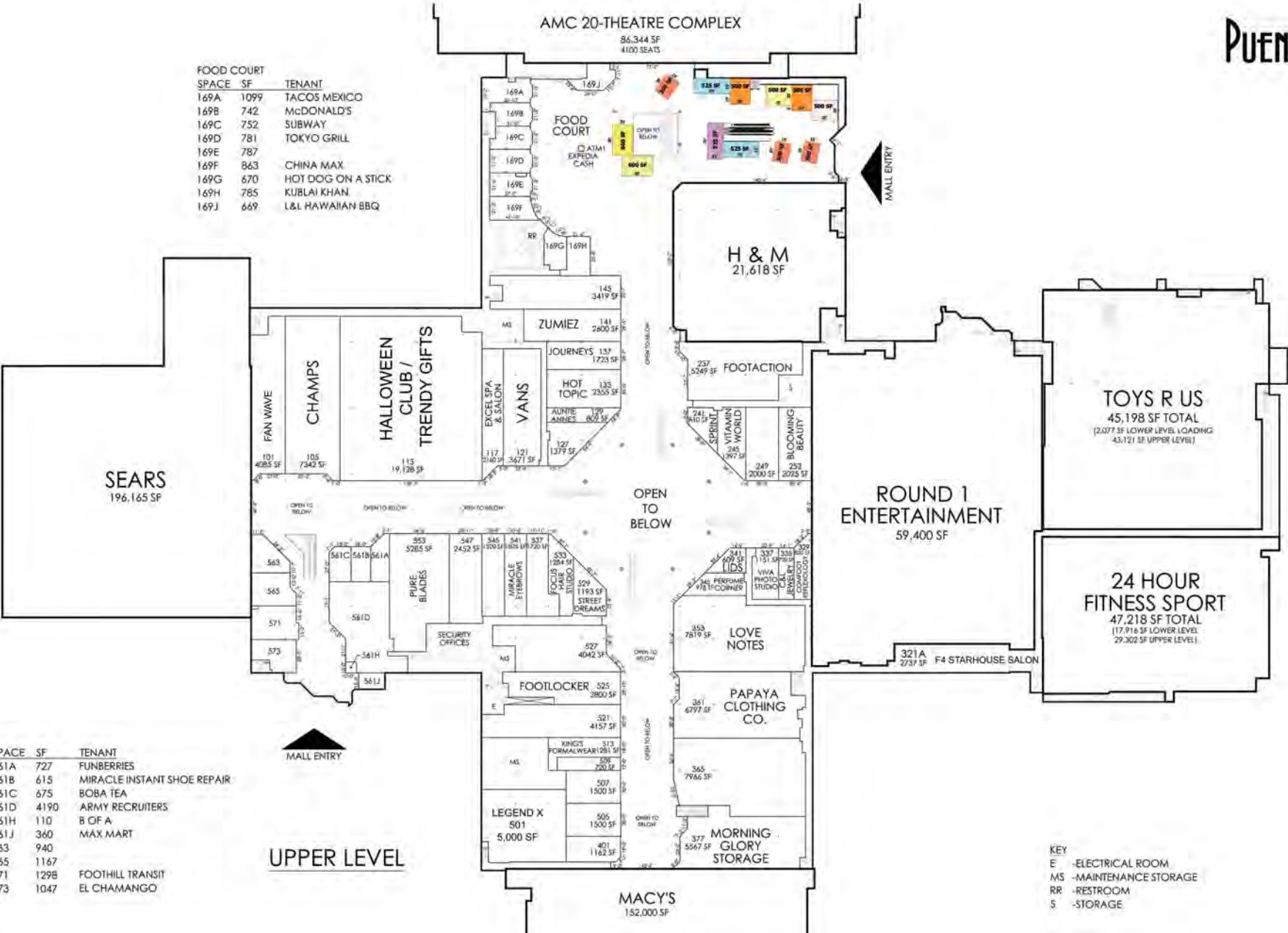
TRADE AREA DEMOGRAPHICS

RADIUS	5 MILES	10 MILES	15 MILES
POPULATION	374,966	1,651,549	3,997,567
HOUSEHOLDS	104,357	471,680	1,167,626
AVG. HOUSEHOLD INCOME	\$94,478	\$90,893	\$90,395
MEDIAN AGE	37.3 Years	35.8 Years	35.8 Years

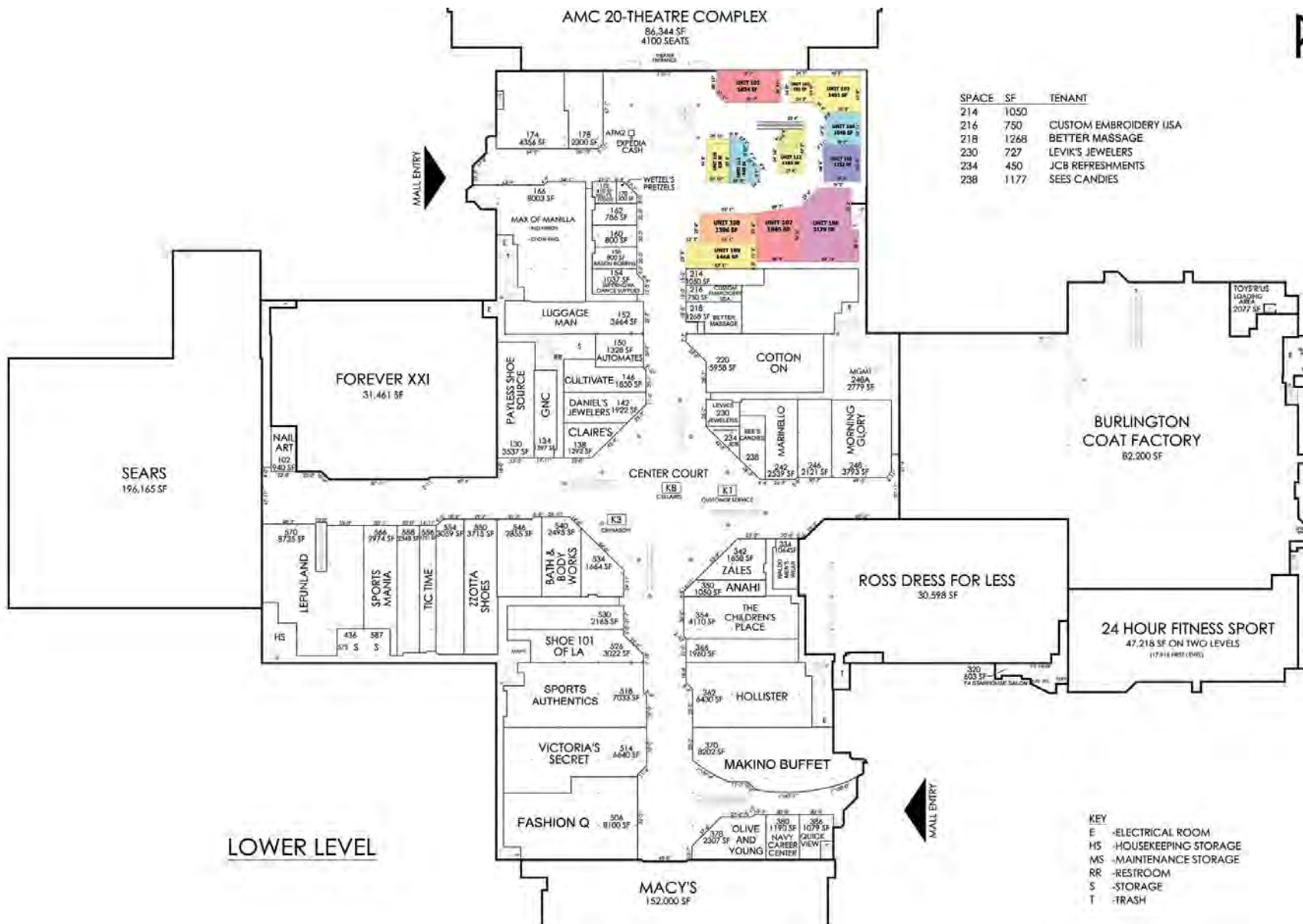
Source: STDB 2017



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