

PLAZA MEXICO

3100 East Imperial Highway/11201-11389 Long Beach Boulevard, Lynwood, CA 90262



□ LOS ANGELES, CA

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May 2026

PLAZA MEXICO LEASING PLAN

3100 East Imperial Highway/11201-11389 Long Beach Boulevard, Lynwood, CA 90262

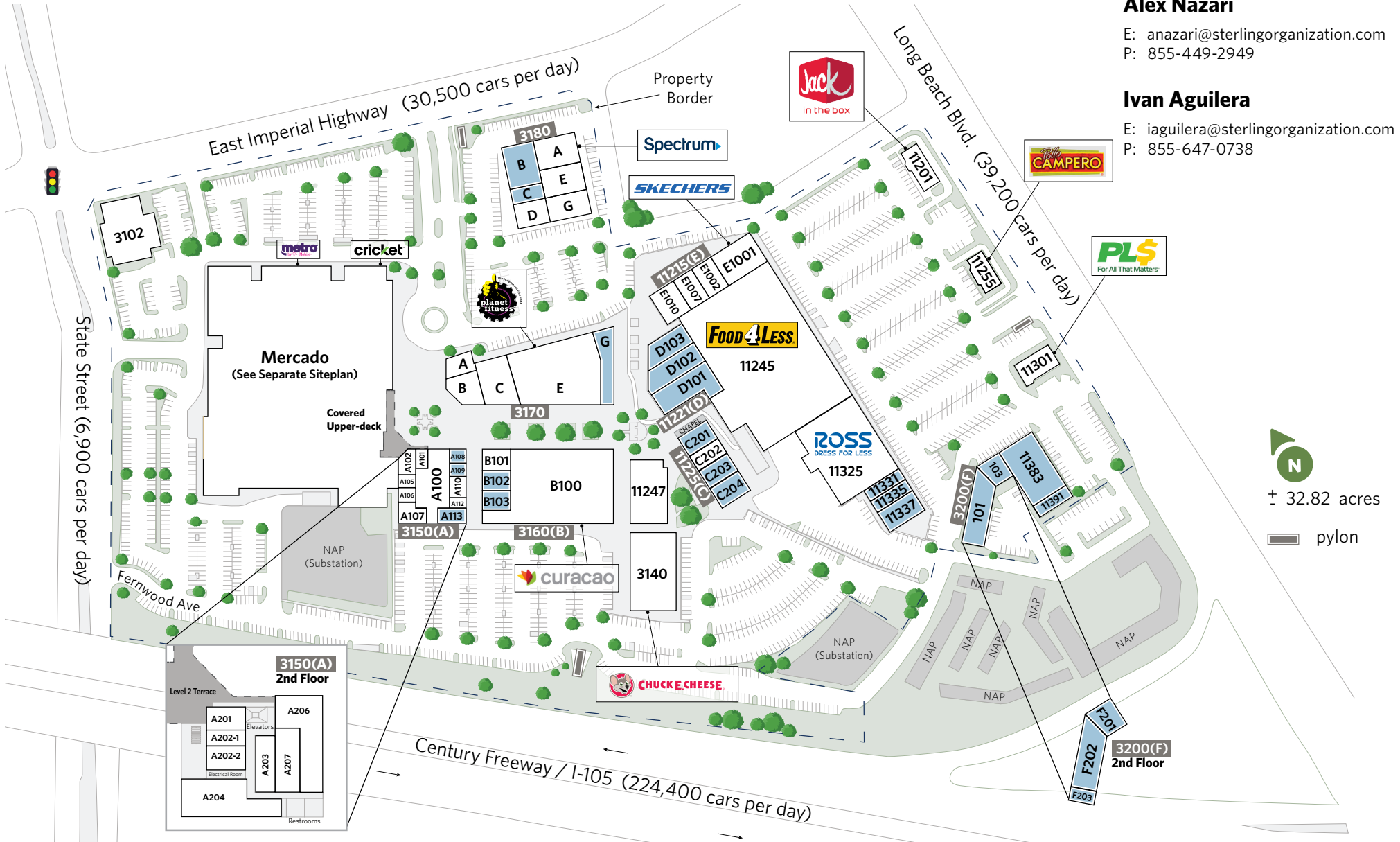
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| UNIT | TENANT | SQ. FT. |
|-------------------------|--------------------------------|--------------|
| Building 3150(A) | | |
| A100 | Ojos Locos Sports Cantina | 7,942 |
| A101 | Princessa Perfumes Y Cosmetics | 530 |
| A102 | Candle Light Bakery | 1,455 |
| A105 | Airbrush Station | 462 |
| A106 | Wedding Chapel | 501 |
| A107 | Legal Service | 783 |
| A108 | Available | 570 |
| A109 | Available | 600 |
| A110 | Rosie's Beauty Supply | 851 |
| A112 | Militar's Cut Unisex | 504 |
| A113 | Available | 564 |
| A201 | Mean Chix | 663 |
| A202-1 | Dulce Vida | 423 |
| A202-2 | Plaza Mexico Optometry | 604 |
| A203 | First Aid Urgent Care | 1,257 |
| A204 | La Huasteca | 3,576 |
| A206 | Family Healthcare Center | 2,500 |
| A207 | Sang Gyu Shin | 2,223 |
| Building 3160(B) | | |
| B100 | Curacao | 27,381 |
| B101 | Don Roberto Jeweler's | 1,020 |
| B102 | Available | 1,209 |
| B103 | Available | 1,171 |

| UNIT | TENANT | SQ. FT. |
|--------------------------|----------------------------|--------------|
| Building 11225(C) | | |
| C201 | Available | 1,440 |
| C202 | Costa Dorada Marketing | 1,440 |
| C203 | Available | 3,200 |
| C204 | Available | 2,810 |
| Building 11221(D) | | |
| D101 | Available | 6,840 |
| D102 | Available | 3,265 |
| D103 | Available | 2,077 |
| Building 11215(E) | | |
| E1001 | Skechers | 5,994 |
| E1002 | Happy Smiles Dental Clinic | 1,206 |
| E1007 | Yogurtland | 1,300 |
| E1010 | Real De Oaxaca | 3,960 |
| Building 3200(F) | | |
| F101 | Available | 4,000 |
| F103 | Available | 2,061 |
| F201 | Available | 2,770 |
| F202 | Available | 1,645 |
| F203 | Available | 844 |
| Building 3170 | | |
| 3170-A | Don Roberto Jewelers | 1,750 |
| 3170-B | The Kickin' Crab | 2,860 |
| 3170-C | The Children's Place | 5,082 |
| 3170-E | Planet Fitness | 16,361 |
| 3170-G | Available | 3,774 |

| UNIT | TENANT | SQ. FT. |
|----------------------|--------------------------------|--------------|
| Building 3180 | | |
| 3180-A | Time Warner Cable | 4,000 |
| 3180-B | Available | 4,638 |
| 3180-C | Available | 1,499 |
| 3180-D | Birreria Jalisco | 2,186 |
| 3180-E | New Opportunities Organization | 4,295 |
| 3180-G | Milagros de Mexico | 2,550 |
| 3102 | Ten Raku Korean BBQ | 8,858 |
| 3140 | Chuck E. Cheese | 12,116 |
| 11201 | Jack In The Box | 2,816 |
| 11245 | Food 4 Less | 54,000 |
| 11247 | Fashion Qrew | 8,010 |
| 11255 | Pollo Campero | 3,500 |
| 11301 | PLS Check Cashers | 2,875 |
| 11325 | Ross Dress For Less | 19,120 |
| 11331 | Available | 2,800 |
| 11335 | Available | 1,470 |
| 11337 | Available | 1,680 |
| 11383 | Available | 6,360 |
| 11391 | Available | 1,200 |

| | |
|-------------------------------|----------------|
| Non-Mercado SF: | 275,441 |
| Mercado Level 1 SF: | 93,538 |
| Mercado Level 2 SF: | 34,257 |
| Plaza Mexico Total SF: | 403,236 |

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PLAZA MEXICO - MERCADO - LEVEL 1 LEASING PLAN

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LEVEL 1



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| UNIT | TENANT | SQ. FT. |
|---------------------------|--------------------------------------|------------|
| LEVEL 1 - INTERIOR | | |
| A1A2 | Galeria Mexico | 736 |
| A3 | Stitchworld | 384 |
| A4A5A6 | Stephanie's Lingerie | 1,208 |
| A7 | Available | 322 |
| A8 | Available | 318 |
| A9 | Severino Real Estate | 310 |
| B1 | X Phone | 384 |
| B2C2 | Men's Sports Wear | 768 |
| B3C3 | Precious Jewelry | 480 |
| B4C4 | G Glam | 736 |
| B5 | Mago's Acupuncture | 384 |
| B6 | Rachel's Secrets | 384 |
| B7C7 | Cell Mart | 512 |
| B8 | Tesoro Jewelry | 480 |
| B9C9 | LA Perfumes | 512 |
| B10C10 | Primo's Pet Shop | 512 |
| C1 | Valentino Jewelers | 352 |
| C5C6 | Silver & Body Accessories | 768 |
| C8 | BM Classic Portraits | 288 |
| D1 | Come Again | 352 |
| D2 | Boom Boom Sounds | 448 |
| D3 | Beautiful Soul Customs (Coming Soon) | 608 |
| D4 | JCNGO Beauty Supply | 608 |
| D5E4 | Chin Shoes | 888 |
| D6 | L'Dorado Jewelry | 410 |
| D7 | Available | 390 |
| D8 | Available | 320 |
| D9 | Rob's MX Baseball | 309 |
| E1 | Azteca Jewelry | 480 |

| UNIT | TENANT | SQ. FT. |
|-------------|--|------------|
| E2 | Farmacia Naturista Mexicana | 608 |
| E3 | Juany Cosmetics | 608 |
| E5E6 | Kiddie World | 640 |
| E7 | Rewa Threading Beauty Salon | 320 |
| E8 | INTI Arts and Crafts | 309 |
| F1 | Lucky Accessories | 384 |
| F2 | Available | 480 |
| F3G3 | Ropa de Mujer | 1,440 |
| G4 | | |
| F4 | F4 Jewelry | 448 |
| F5F6 | Joy Sports Wear | 768 |
| F7G7 | Ts Discount | 640 |
| F8 | Ave Beauty Supply | 480 |
| F9 | MVS Natural Products | 320 |
| F10G11 | Blue Sky Elite | 640 |
| G1 | Italy Gold | 448 |
| G2 | Available | 480 |
| G5G6 | Kiddie World II | 800 |
| G8AB | Sport Time | 454 |
| G9 | Available | 480 |
| G10 | Global Jewelry | 320 |
| H1 | Available | 352 |
| H2 | Available | 480 |
| H3 | KMB Roc Shoes & Boots | 480 |
| H4I3 | Happyland Business | 960 |
| H5H6I4 | Men's Western Wear | 800 |
| H7I6 | Available | 928 |
| H8 | Centro Naturista El Salvador Del Mundo | 288 |
| H9 | Available | 480 |

| UNIT | TENANT | SQ. FT. |
|---------------|--------------------------|--------------|
| H10I9 | Moda Vaquera | 630 |
| H11I10 | Vivian's Bakery | 640 |
| I1I2 | Pro Sports | 928 |
| I5 | Available | 480 |
| I7 | Lucky Gold | 320 |
| I8 | Diz N Dat | 480 |
| J1K2K3 | Available | 1,026 |
| J2J3 | Fashion Time | 768 |
| J4K5 | Joy Massage | 512 |
| J5K6 | Jang's Men's Fashion | 768 |
| J6K7 | Itouch Cellphone Repair | 768 |
| J7J8 | Available | 1,282 |
| K8K9 | | |
| J9J10 | Mariscos Rio Balsas | 1,344 |
| J11 | Big Chicken | 500 |
| K1 | Sticker Sign | 352 |
| K4 | Sweet Stone Jewelry | 478 |
| L1L2 | Say Cheese Photo | 890 |
| L3L4 | Available | 728 |
| L5 | Inti Rising Sun Botanica | 308 |
| L6L7 | Closet de Milania | 535 |
| L8 | Super Image Factory | 505 |
| L9 | Art Nails | 288 |
| M1 | BW Sports & Hobbies | 2,177 |
| M2 | Available | 1,400 |
| M3 | Tocho Morocho | 2,301 |
| M4A | Big Discount | 1,710 |
| M4B | Moda Vaquera | 1,022 |

| UNIT | TENANT | SQ. FT. |
|---------------------------|------------------------------|--------------|
| LEVEL 1 - EXTERIOR | | |
| M1000 | Wooyou Company (Coming Soon) | 661 |
| M1001 | Plaza Flower's | 368 |
| M1002 | Available | 430 |
| M1003 | Yogurt de Amor | 606 |
| M1004 | Dolex Dollar Express | 606 |
| M1005 | Arlene's Fashions | 800 |
| M1006 | Available | 987 |
| M1007 | Available | 972 |
| M1008 | Available | 972 |
| M1009 | Hip Hop Zone | 1,702 |
| M1101 | Cafe Canela | 800 |
| M1102 | Available | 576 |
| M1103 | Cricket Wireless | 576 |
| M1104 | Rize Credit Union | 1,152 |
| M1106 | Metro by T-Mobile | 576 |
| M1107 | Pinky's Threading and Beauty | 576 |
| M1108 | Jaq Kim's Beauty Supplies | 576 |
| M1109 | Available | 576 |
| M1110 | Available | 1,152 |
| M1111 | Alma y Corazon de Mexico | 326 |
| M1202 | Available | 576 |
| M1203 | Aveanna Healthcare | 576 |
| M1204 | Le Divine Beauty Salon | 576 |
| M1205 | Available | 576 |
| M1206 | Oportun | 576 |
| M1207 | Available | 1,152 |
| M1209 | Wateria | 576 |

| UNIT | TENANT | SQ. FT. |
|--------------|--|--------------|
| M1210 | Fiesta Town | 2,600 |
| M1300 | Imperial Market | 6,570 |
| M1301 | Boticandy | 1,171 |
| M1302 | La Bamba Bakery Bionicos and Snacks | 1,253 |
| M1305 | El Quelite Produce | 758 |
| M1306 | Jose Gutierrez Torres | 1,056 |
| M1307 | Mi Mexico Lindo Dulceria y Materia Prima | 1,130 |
| M1310 | Tamaleria Los Yaquis | 852 |
| M1311 | Mariscos El Malecon Express | 1,188 |
| M1312 | Delicias Oaxaqueñas | 1,273 |
| M1315 | Andrades Ice Cream Bars | 501 |
| M1316 | Farmacia Natural | 666 |
| M1317 | Available | 288 |
| M1321 | Available | 405 |
| M1323 | Aldo's Key Shop | 226 |
| M1325 | Intercambio Express | 405 |
| VCT26 | Cosmetics | Kiosk |
| VCT27 | Available | Kiosk |
| VCT1 | Available | Kiosk |

Mercado Level 1 SF: 93,538

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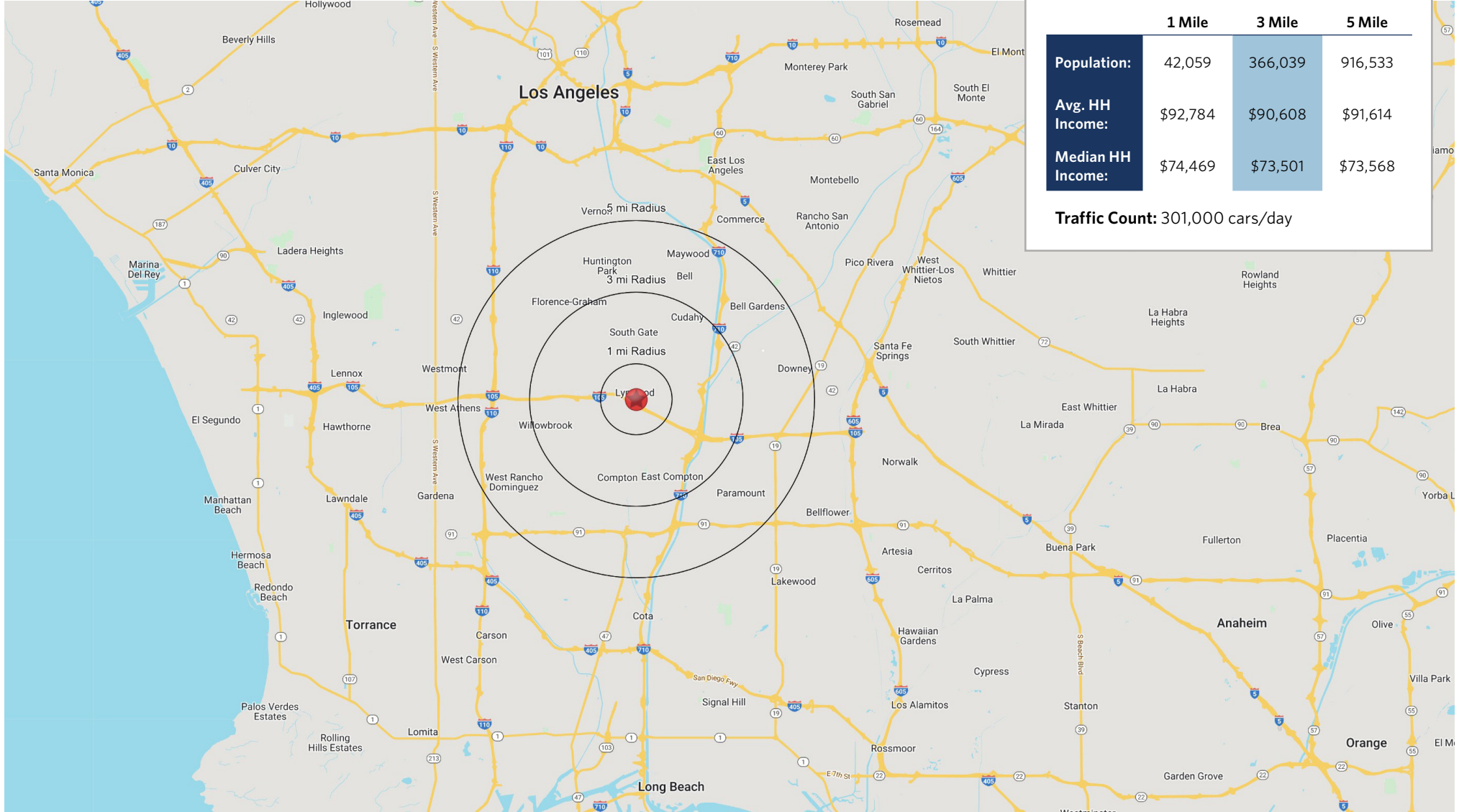
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Site Demographics (2026)

| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
| Population: | 42,059 | 366,039 | 916,533 |
| Avg. HH Income: | \$92,784 | \$90,608 | \$91,614 |
| Median HH Income: | \$74,469 | \$73,501 | \$73,568 |
| Traffic Count: 301,000 cars/day | | | |

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