



# For Lease

Advanced Notice - Available April 2021



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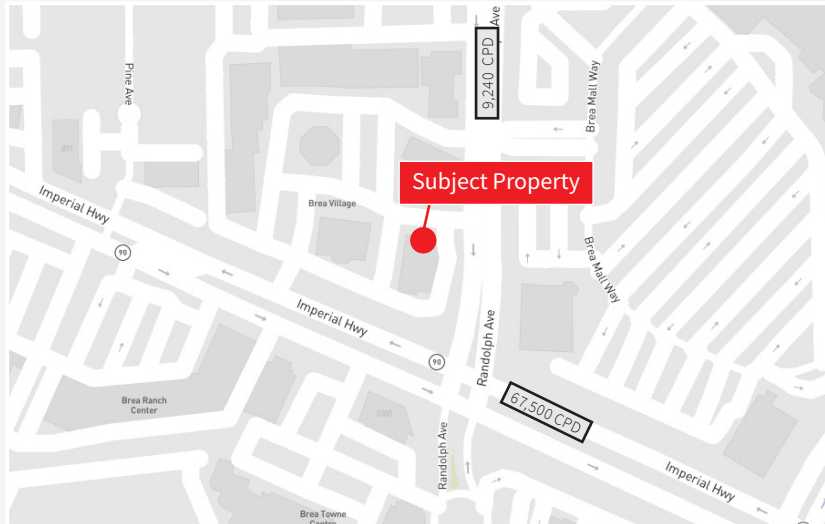
# Property Highlights

Currently occupied by The Vitamin Shoppe

**DO NOT DISTURB EXISTING TENANT**

299 S Randolph Ave, Brea, CA 92821

- 4,924 SF Available April 2021
- Hard Corner, freestanding building at the NWC of Imperial Hwy and Raymond Ave.
- Heavy vehicular traffic - 76.7K CPD at the intersection
- Across from the 1.3M SF Brea Mall
- Just west of the 57 freeway on-off ramp



## AREA RETAILERS

**NORDSTROM**

**★ macy's**

**The Cheesecake Factory**

**APPLE**

**LIFETIME ATHLETIC**

**(coming soon)**

## DEMOGRAPHICS

1 mile ▼

3 miles ▼

5 miles ▼



**19,408**

Total Population

**136,508**

Total Population

**384,937**

Total Population



**38.5**

Median Age

**38.3**

Median Age

**36.8**

Median Age



**\$111,550**

Ave. HH Income

**\$117,259**

Ave. HH Income

**\$111,094**

Ave. HH Income



**\$635,382**

Median Home Value

**\$666,606**

Median Home Value

**\$661,383**

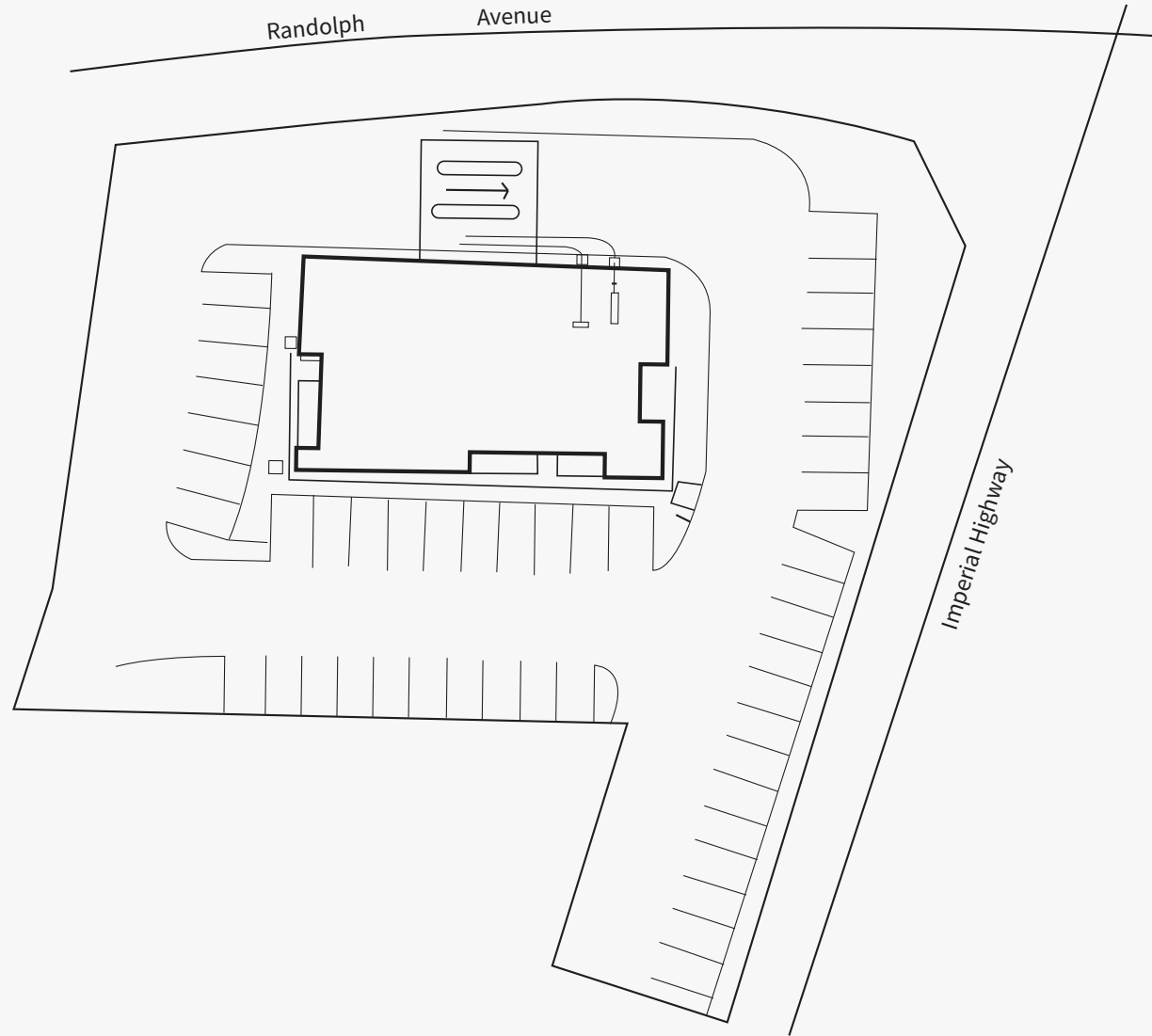
Median Home Value



*Property  
Photos*

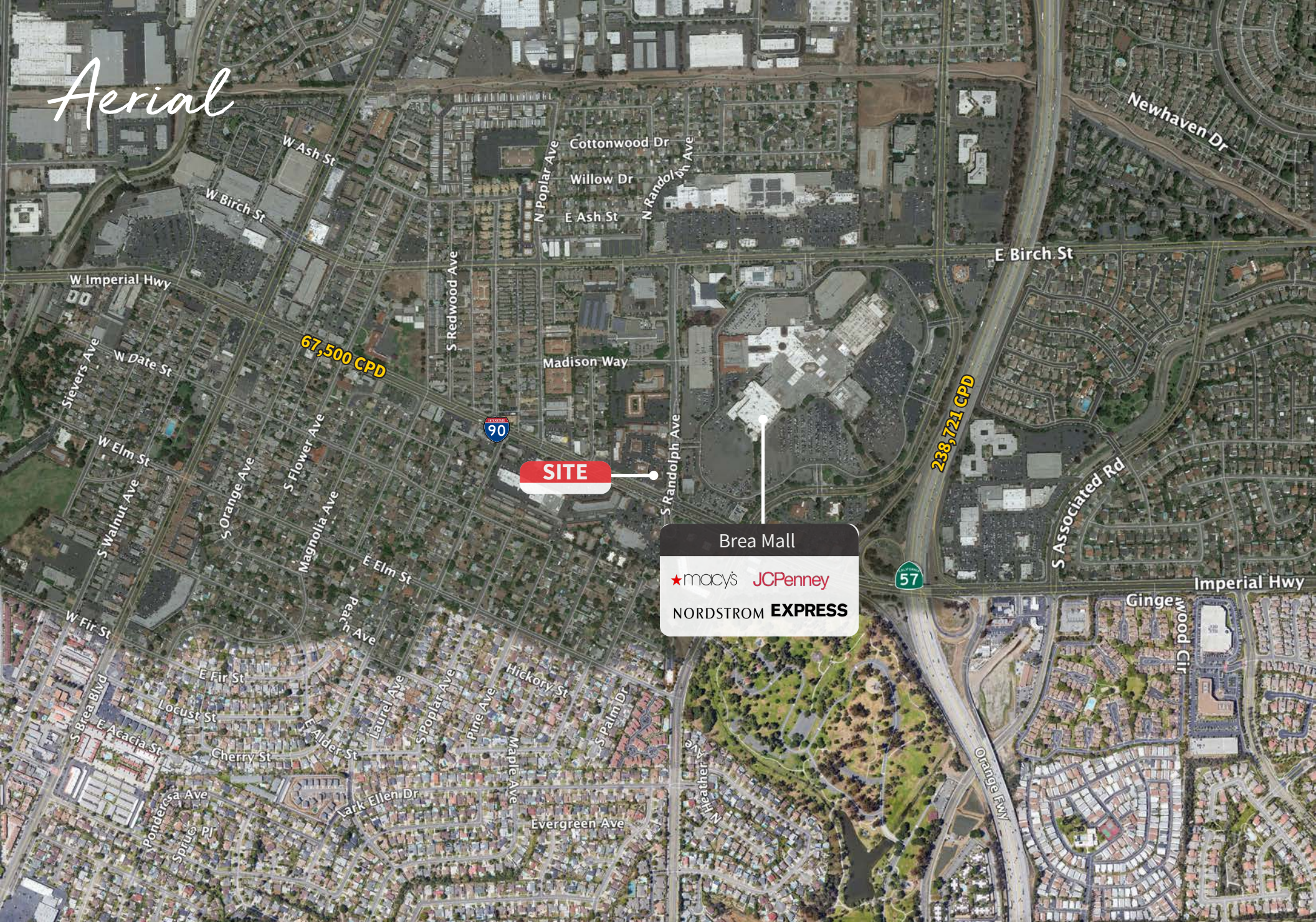


# Site Plan





Aerial



**SITE**

Brea Mall  
★macy's JCPenney  
NORDSTROM EXPRESS





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