<u>Brea Imperial Center</u>



311-391 State College Blvd Brea, CA

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Property Features

- · Convenient access from signalized intersection with multiple ingress/egress points
- · Excellent location within trade area across from Brea Mall in a high volume retail corridor
- Over 95,000 Cars Per Day
- Adjacent to a large office market, resulting in high daytime population of over 185,000 within a 5 mile radius

Site Features

- Junior box, retail and QSR opportunities with visibility within the property and street visibility
- Monument signage available along Imperial Hwy and State College Blvd.









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|--|---------|------------|--------------------------|----------------------|------------------------|
| | 2017 | Population | Avg. Household Income | Median Home Value | Avg. Household Size |
| | 1 Mile | 28,046 | \$77,792 | \$541,602 | 3.09 |
| | 3 Miles | 248,071 | \$75,772 | \$567,297 | 3.62 |
| | 5 Miles | 802,778 | \$74,189 | \$545,546 | 3.85 |
| | | | | | |

Traffic Counts

Imperial Hwy and S State College Blvd - 68,000 CPD S State College Blvd and Imperial Hwy - 27,500 CPD



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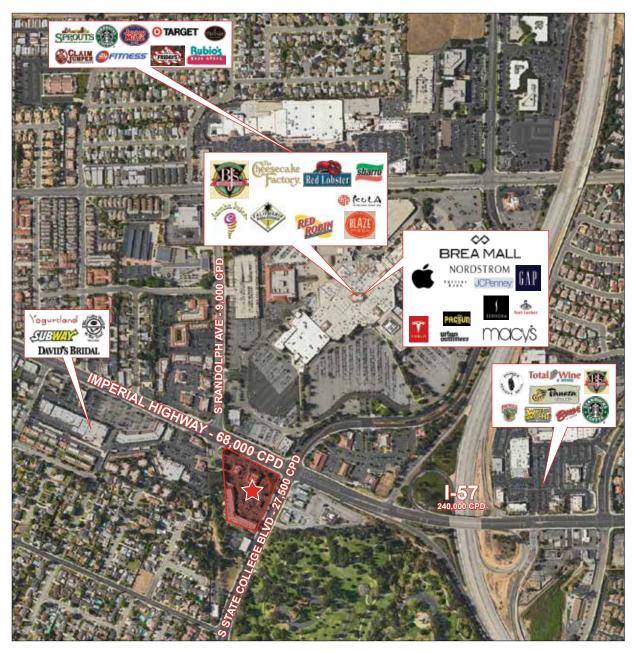


| SUITE# | TENANT | SQ. FT. | |
|-------------|--|---------|--|
| Suite 311 | Bank of the West | 4,838 | |
| Suite 351 | Seminary Cleaners | 1,415 | |
| Suite 391 A | Available | 2,359 | |
| Suite 391 B | Available | 2,568 | |
| Suite 391 D | Available | 1,922 | |
| Suite 391 F | Betinni's, LLC | 1,660 | |
| Suite 391 H | Vape Headquarters | 1,160 | |
| Suite 391 K | Available | 1,200 | |
| Suite 391 L | Available | 1,800 | |
| Suite 391 M | Titan Dental | 1,274 | |
| Suite 391 N | Child's View | 1,051 | |
| Suite 391 O | Available | 1,285 | |
| Suite 391 P | Sweet Nails Spa | 1,012 | |
| Suite 391 Y | Alexander's Spa & Salon (Coming Available) | 10,074 | |
| 1130 | Carl's Junior | 4,050 | |
| 1160 | Active Ride Shop | 8,100 | |
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