



311-391
State College Blvd
Brea, CA

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.

Contact Information

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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



Brea Imperial Center



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



