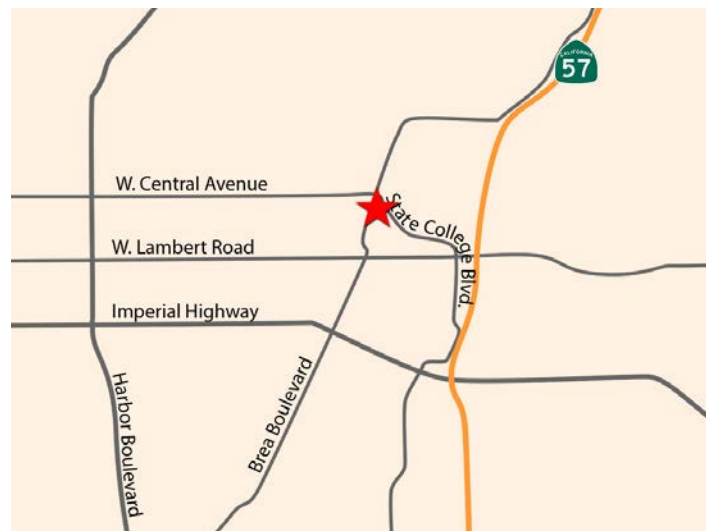




FOR LEASE BREA CENTER

724-796 North Brea Boulevard
Brea, California



1,500 SF to 7,800 SF Available | Medical / Retail Opportunity

CORELAND COMPANIES

17542 E. 17th Street, Suite 420
Tustin, CA 92780

† 714.573.7780 | f 714.573.7790

www.coreland.com

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.

For leasing opportunities, please contact:

Matt Hammond (Lic. #01235239)
mhammond@coreland.com | 714.210.6711

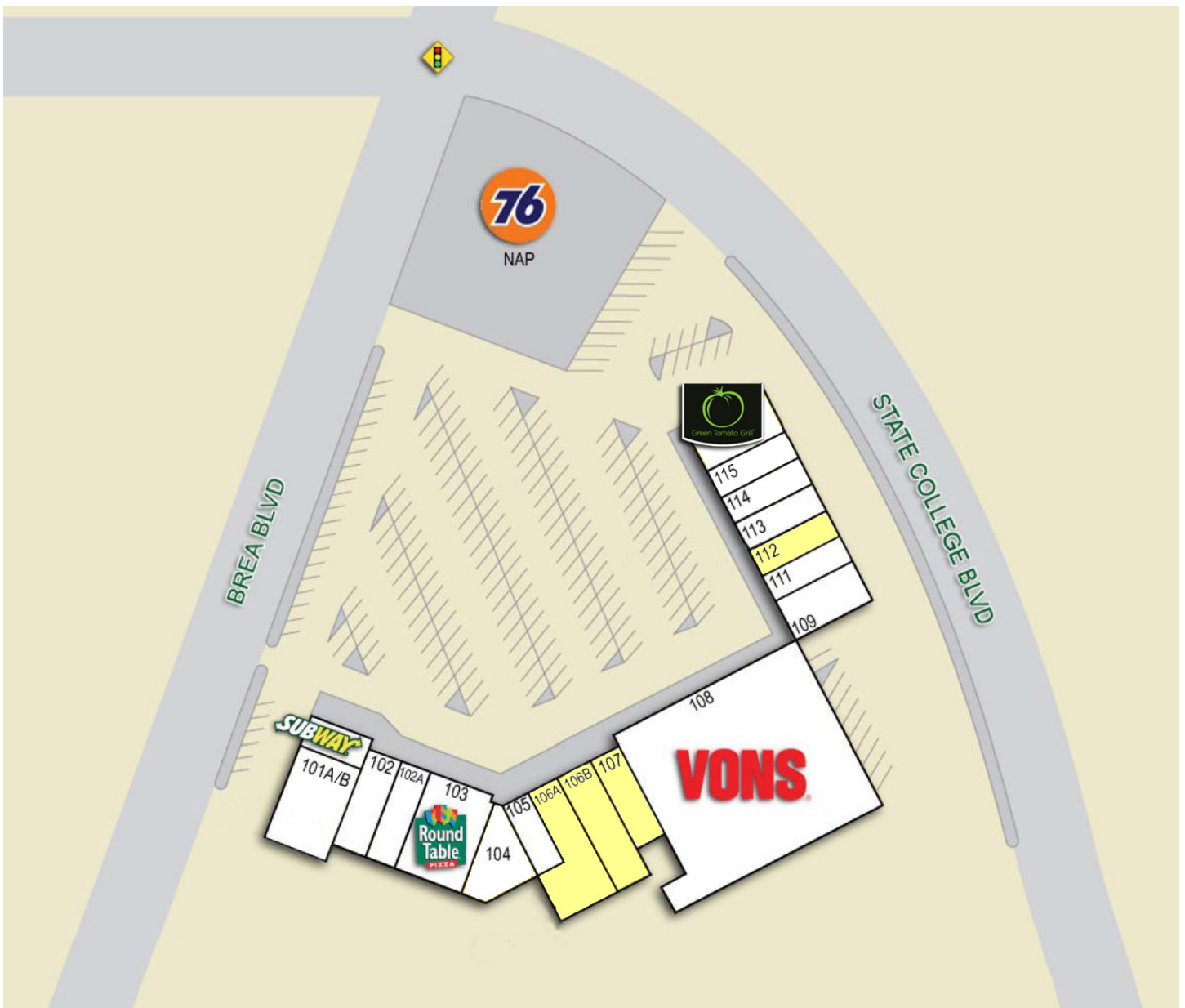
Ben Terry (Lic. #01360049)
bterry@coreland.com | 714.210.6750

- ▶ 1,500 SF - 7,800 SF medical or retail opportunity;
- ▶ Vons-anchored neighborhood center in strong, mature trade area;
- ▶ Located at intersection of Brea Boulevard and State College Boulevard with excellent ingress/egress;
- ▶ Premier grocery store-anchored center in immediate trade area.

DEMOGRAPHICS

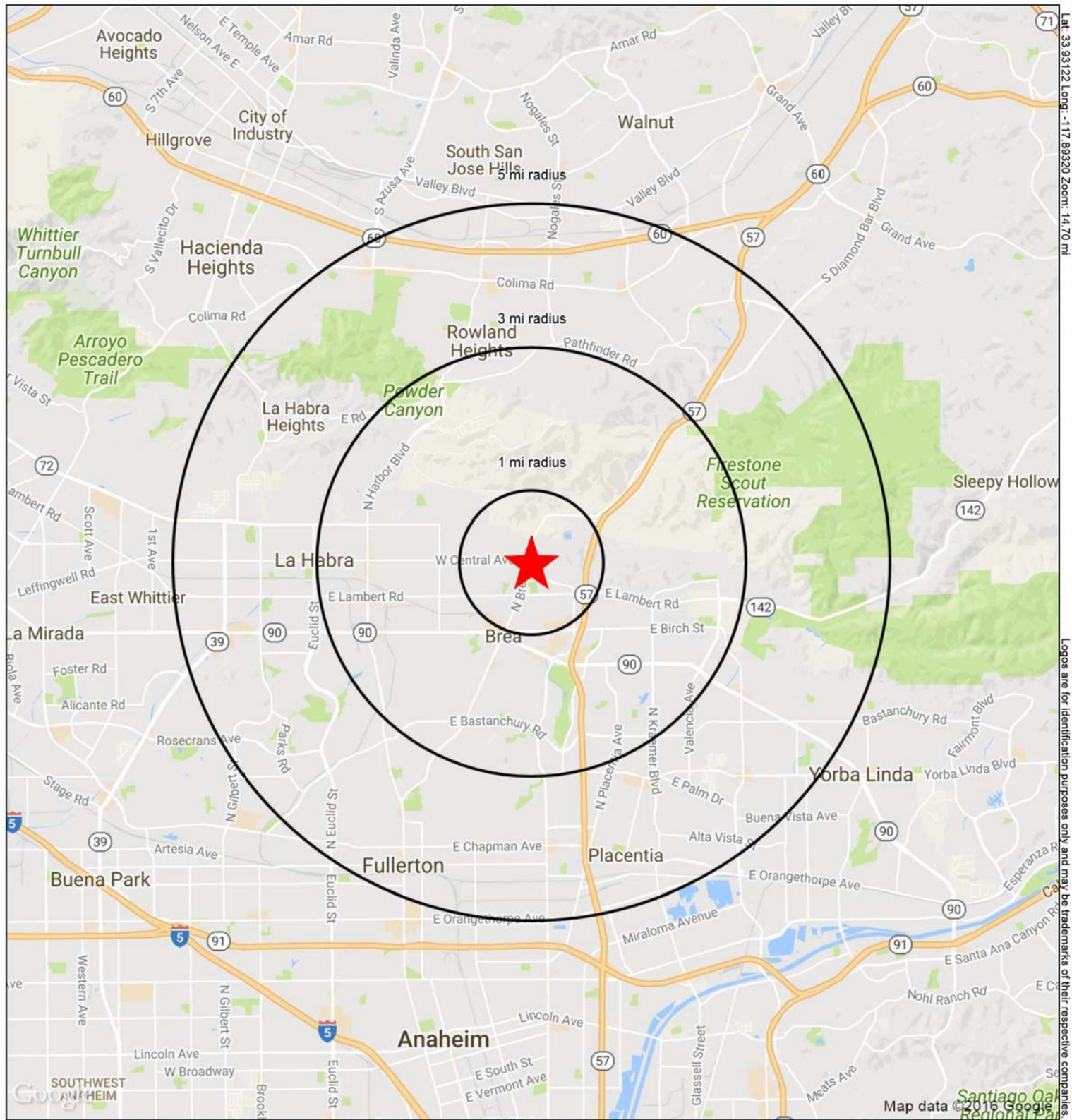
	1 MILE	3 MILES	5 MILES
Population	13,949	101,683	328,887
Avg. HH Income	\$96,193	\$107,173	\$103,094

TRAFFIC COUNT: Over 44,000 cars per day on State College Boulevard and N Brea Boulevard



TENANT ROSTER AND AVAILABILITY

SPACE	TENANT/STATUS	SQUARE FOOTAGE
101A	Ausletics	3,000
101C	Subway	1,500
102	Nail Salon	2,000
102A	Shark Sushi	1,600
103	Round Table Pizza	4,065
104	AVAILABLE	2,000
105	Red Lantern	1,200
106A	AVAILABLE	3,800
106B	AVAILABLE	2,000
107	Gracie Jiu Jitsu Brea - Available	2,000
108	Vons	23,000
109	Nilesh Pema, DDS	1,960
111	Bellacina Kitchen & Bath	1,020
112	AVAILABLE	1,500
113	Tone Barre	1,500
114	Lease Pending	1,200
115	Sunny Hills Brea Barber Shop	780
116	Green Tomato Grill	2,820



Lat: 33.93122 Long: -117.89320 Zoom: 14.70 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

Brea Center

724-796 N Brea Blvd, Brea, CA 92821-3334



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.9308/-117.8935

RS1

Brea Center		1 mi radius	3 mi radius	5 mi radius
724-796 N Brea Blvd, Brea, CA 92821				
POPULATION	2016 Estimated Population	13,949	101,683	328,887
	2021 Projected Population	14,531	105,613	340,926
	2010 Census Population	13,935	97,486	315,025
	2000 Census Population	12,904	91,675	302,560
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.7%
	Historical Annual Growth 2000 to 2016	0.5%	0.7%	0.5%
	2016 Median Age	39.3	39.5	39.4
HOUSEHOLDS	2016 Estimated Households	5,290	34,809	110,471
	2021 Projected Households	5,587	36,722	116,330
	2010 Census Households	5,286	33,368	105,709
	2000 Census Households	4,940	31,906	101,667
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	0.4%	0.6%	0.5%
RACE AND ETHNICITY	2016 Estimated White	63.1%	58.9%	52.0%
	2016 Estimated Black or African American	1.8%	2.0%	2.2%
	2016 Estimated Asian or Pacific Islander	20.9%	22.4%	27.6%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2016 Estimated Other Races	13.6%	16.3%	17.7%
	2016 Estimated Hispanic	26.1%	31.6%	33.2%
INCOME	2016 Estimated Average Household Income	\$96,193	\$107,173	\$103,094
	2016 Estimated Median Household Income	\$82,683	\$89,899	\$84,153
	2016 Estimated Per Capita Income	\$36,482	\$36,722	\$34,725
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.0%	5.2%	6.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.8%	5.3%
	2016 Estimated High School Graduate	17.8%	17.5%	18.9%
	2016 Estimated Some College	27.0%	24.2%	22.8%
	2016 Estimated Associates Degree Only	7.8%	9.1%	8.6%
	2016 Estimated Bachelors Degree Only	26.4%	24.2%	24.6%
	2016 Estimated Graduate Degree	13.1%	14.9%	13.1%
BUSINESS	2016 Estimated Total Businesses	1,565	5,608	16,172
	2016 Estimated Total Employees	24,253	68,561	167,773
	2016 Estimated Employee Population per Business	15.5	12.2	10.4
	2016 Estimated Residential Population per Business	8.9	18.1	20.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.