

FOR SALE

Building Size: ± 1,760 SF & Lot Size: ± 0.36 AC



FREE STANDING RETAIL/ OFFICE OLINDA VILLAGE RETAIL CENTER

100 OLINDA PL., BREA, CA 92823



**#1 Commercial Team
Ranking in
California 2022**

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PROPERTY HIGHLIGHTS

Possible Uses

- **Law Office**
 - **Learning Center**
 - **Spa/Health Center**
 - **Loan Office**
 - **Real Estate**
 - **Restaurant**
 - **Medical**
 - **Accounting**
 - **Insurance**
-
- **Free Standing Building**
 - **Recently Renovated**
 - **Lots of Natural Light**
 - **Plenty of Paved Parking**
 - **Excellent Signalized Corner with Views**
 - **Dividable to 2 Units**
 - **Ideal Owner Use w/ 10% Down SBA Loan**





PROPERTY FEATURES

Subject Property: 100 Olinda Pl.,
Brea, Ca 92823

Building Size: ± 1,760 SF

Lot Size: ± 15,937

Corner Streets: Olinda Pl &
Carbon Canyon Rd

Property Type: Office/Retail

Property Layout: 6 Private Offices
Large Conference Room
2 Restrooms

Zoning: CN-Neighborhood
Commercial

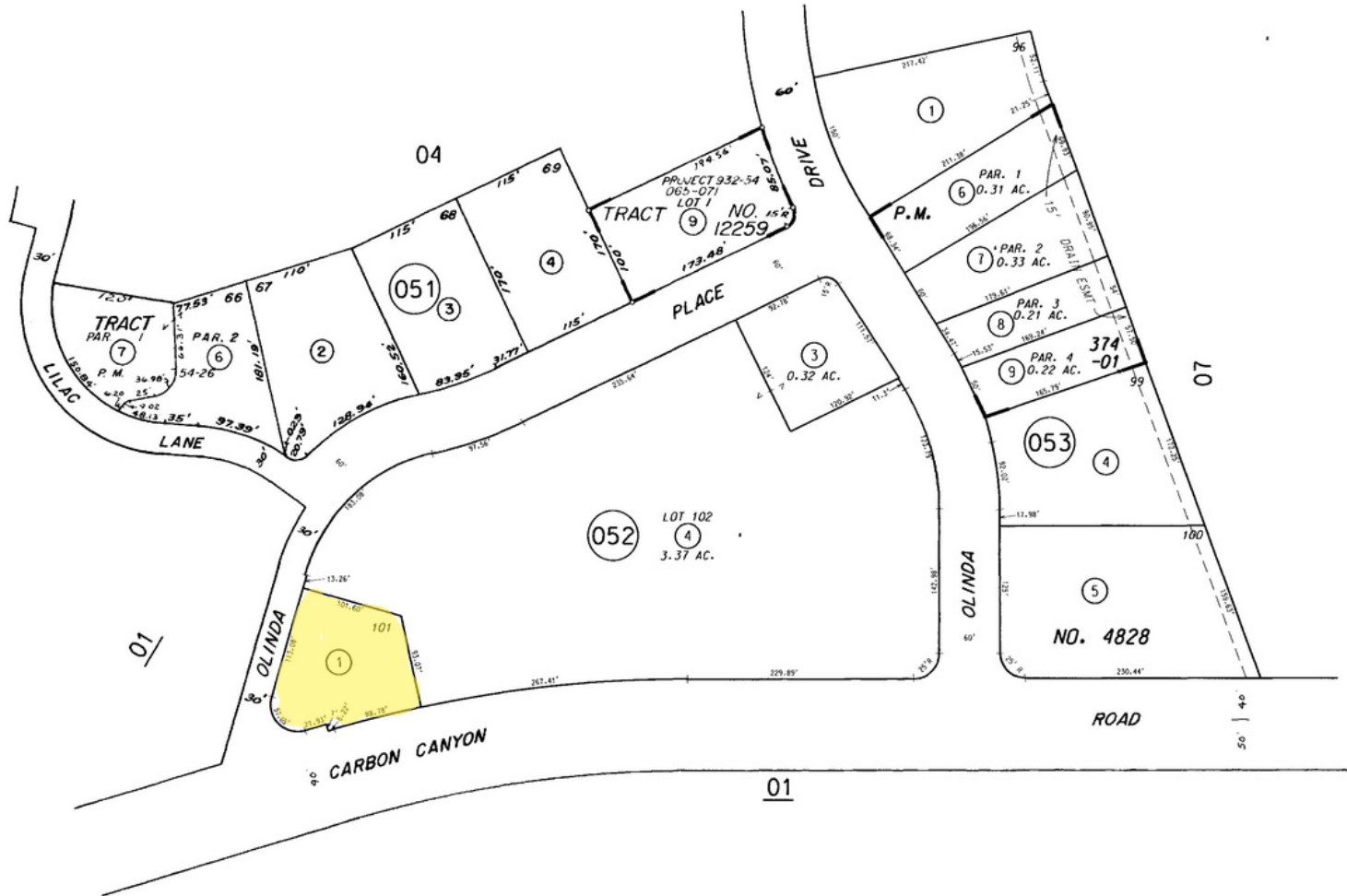
Parcel Number 315-052-01



PROPERTY PHOTOS



PARCEL MAP



Daily and Peak Hour volumes

- 1,300-1,400 peak hour volumes (Southwest in AM, Northeast in PM)

- 17,000 Daily volume

