

SECOND GENERATION RESTAURANT AVAILABLE IN MULTI-AWARD WINNING DOWNTOWN BREA FOR LEASE

AVAILABLE SF 1,638 - 3,940 SF



120 S. BREA BLVD., UNIT 105-106 | BREA, CA 92821



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BREA DOWNTOWN!

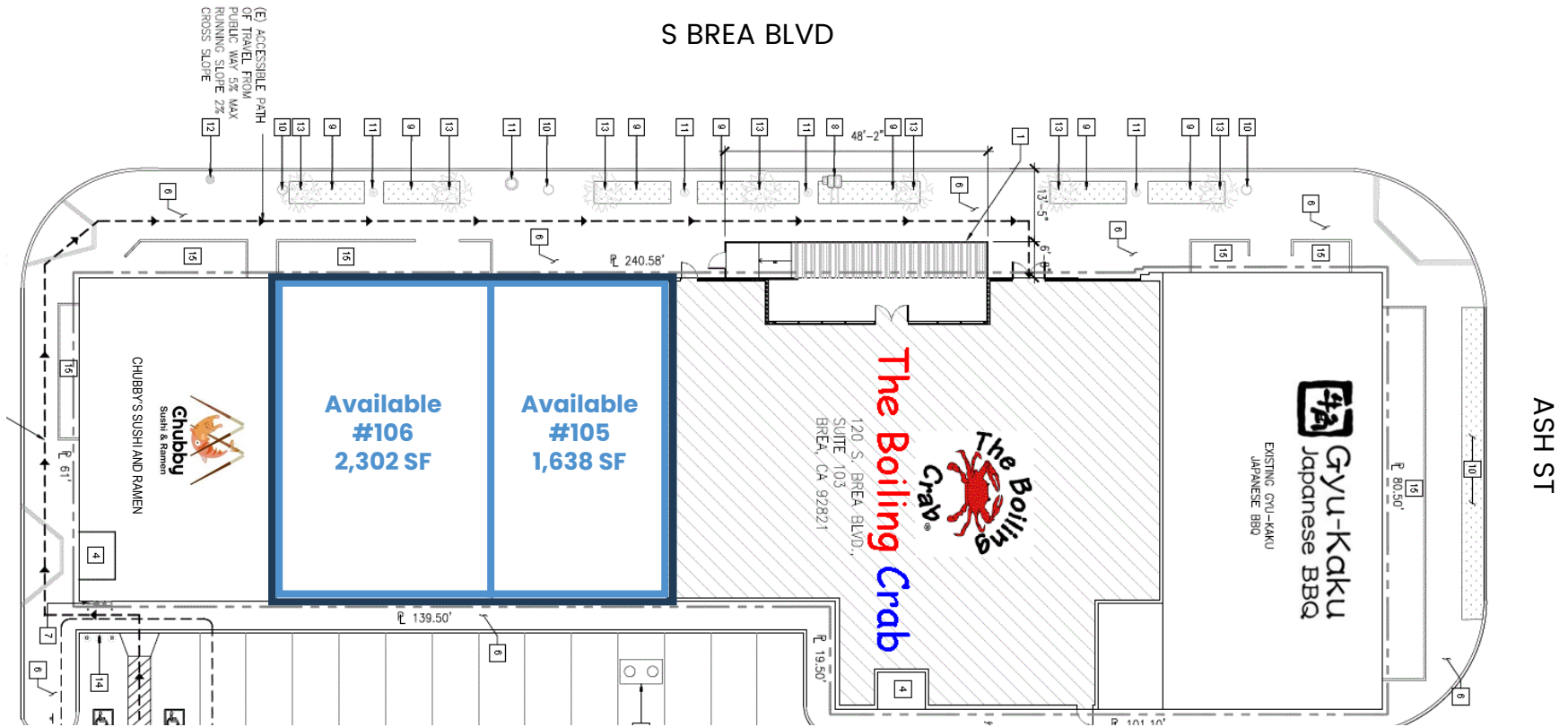
FOR LEASE

- 120 S. Brea Blvd. #105-106 Brea, CA 92821.
- Fully Built Out Restaurant!
- 1,638 SF or 3,940 SF available.
- Note amazing building signage opportunity.
- Divisible into two spaces if desired:
 - #105-1,638 SF
 - #106 - 2,302 SF
- Free 3 public parking structures. Over 1500 parking spaces.

Join these exciting restaurants: Boiling Crab, Reunion Kitchen and Drinks, and Shake Shack coming in 2024.

Plus: Gyu Kaku Japanese BBQ, Old Brea Chop House, Yard House, Cha Cha's Latin Kitchen, Bruno's Italian Kitchen, Chubby Sushi and Ramen, Olive Pit Mediterranean, Buffalo Wild Wings, Bruxie Chicken, Macallans Pub + Restaurant among many more entertainment and retail businesses.

SITE PLAN



Note:

1. Each space is available for individual leasing or can be combined to 3,940 sf.
2. Free 3 public parking structures. Over 1500 parking spaces.

FLOOR PLAN

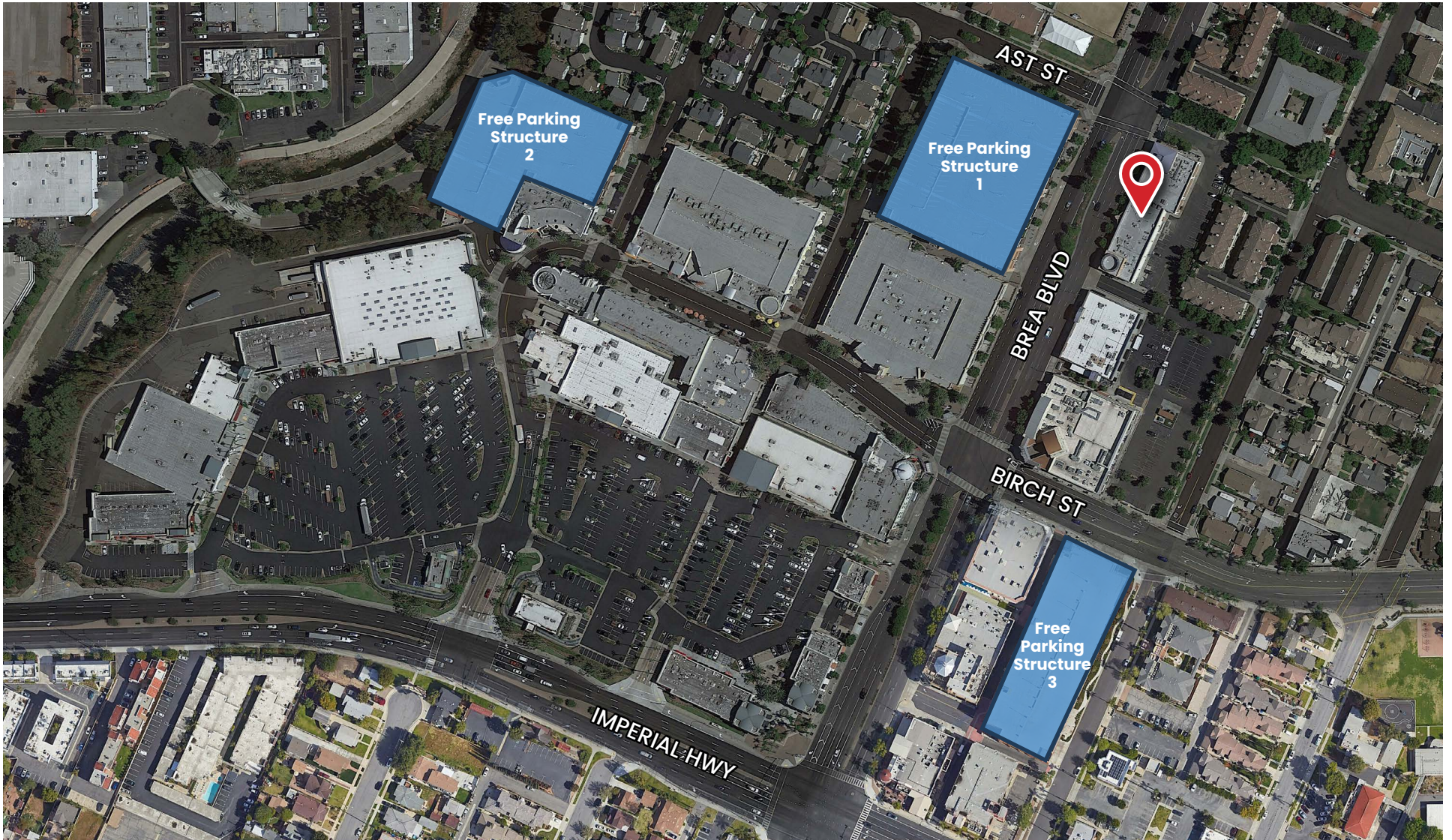
120 SOUTH BREA BLVD, UNITS 105-106, BREA



APPROXIMATELY 4,133 RSF (Rentable Square Footage)
APPROXIMATELY 3,969 USF (Useable Square Footage)

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. CREATED BY FLOOR PLANS PROS (323) 403-5050

PARKING SPACES AVAILABLE AT DOWNTOWN BREA



Note:
Free 3 public parking structures. Over 1500 parking spaces.

ABOUT THIS PROPERTY

- Prime Location in Downtown Brea
- Ground Level Space
- Located near the busy intersection of Imperial Hwy and Brea Blvd in the heart of Downtown
- Imperial Hwy serves as direct access to the 57 (Orange) Freeway on and off ramps
- Less than a mile away from the Brea Mall
- Neighbor to a variety of national tenants, unique boutiques, dining establishments, entertainment centers, UFC Gym, The Improv, and Regal Theaters!



DIRECTORY



Map Key

- Public Restrooms
- Police Annex
- Office Suites

Parking Options

- Valet Parking
- Free Timed Parking
- Free Parking

Dining

- 35** **Brunos Italian Kitchen**
210 W. Birch St (714) 257-1000
- 14** **Bruxie Chicken & Waffles**
215 W. Birch St (714) 255-1188
- 25** **Buffalo Wild Wings**
260 S. Brea Blvd (714) 582-1590
- 33** **Cha Chas Latin Kitchen**
110 W. Birch St (714) 255-1040
- 19** **Chubby Sushi**
120 S. Brea Blvd (714) 256-4068
- 18** **Corazon Modern Kitchen**
120 S. Brea Blvd (714) 784-6132
- 10** **Crepes de Paris**
275 W. Birch St (714) 529-3816
- 38** **Enchanted Coffee**
260 W. Birch St
- 9** **Flame Broiler**
275 W. Birch St (714) 482-0313
- 16** **Gyu Kaku**
120 S. Brea Blvd (714) 671-9378
- 4** **Hana Maru Sushi**
375 W. Birch St (714) 582-2308
- 36** **Hapa Cupcakes & Bakery**
260 W. Birch St
- 43** **Macallan's Pub and Restaurant**
330 W. Birch St (714) 529-1224
- 44** **Nine Social**
332 W. Birch St (714) 293-9300
- 21b** **Old Brea Chop House**
180 S. Brea Blvd (714) 592-3122
- 23** **Olive Pit**
240 S. Brea Blvd (714) 529-3200
- 6** **Pizza Press Special Edition**
375 W. Birch St (714) 784-6651
- 21a** **Reunion Kitchen + Drinks**
180 S. Brea Blvd - Coming Soon
- 8** **Roll Em Up Taquitos**
275 W. Birch St
- 27** **Ruby's Diner**
215 S. Brea Blvd (562) 689-7829
- 12** **Teaspoon**
215 W. Birch St
- 13** **Thai 7**
215 W. Birch St
- 20** **Yard House**
160 S. Brea Blvd (714) 529-9273

Shopping

- 37** **Bath & Body Works**
260 W. Birch St (714) 256-9974
- 32** **Chico's**
110 W. Birch St (714) 990-2913
- 39** **Color Me Mine**
260 W. Birch St (714) 671-2808
- 28** **Coming Soon**
215 S. Brea Blvd
- 30** **Coming Soon**
110 Birch St
- 33** **Coming Soon**
110 W. Birch St
- 30** **Kaitlyn Clothing**
110 W. Birch St (714) 674-0700
- 34** **Loft**
210 W. Birch St (714) 672-0231
- 29** **Pinot's Palette**
110 W. Birch St Ste 1 (714) 773-1456

Entertainment

- 15** **Edwards Theatre 12**
155 W. Birch St (714) 672-1012
- 21** **The Improv Comedy Club**
180 S. Brea Blvd (714) 482-0700

Offices

- Brea Police Department**
(714) 990-7911 (or 911)
- Birch Street Police Annex**
(714) 529-4038

Services

- 42** **BFT - Body Fit Training**
260 W. Birch St (714) 831-0067
- 26** **Coming Soon**
215 S. Brea Blvd
- 5** **Hammer & Nails**
375 W. Birch St - Coming Soon
- 2** **Massage Envy**
375 W. Birch St (714) 990-3033
- 3** **Mind & Body Wellness Spa**
375 W. Birch St (714) 582-2222
- 7** **Orange Twist**
375 W. Birch St (714) 760-9400
- 11** **The Fathers House OC**
245 W. Birch St
- 40** **The Pretty Kitty**
260 W. Birch St (714) 529-7877
- 22** **UFC Gym**
215 S. Brea Blvd #104 (714) 626-9500
- 24** **U.S. Air Force**
240 S. Brea Blvd (714) 990-2477
- 24** **U.S. Army**
240 S. Brea Blvd (714) 582-0038
- 24** **U.S. Navy**
240 S. Brea Blvd (714) 255-9179
- 24** **U.S. Marine Corps**
240 S. Brea Blvd (714) 255-8022
- 31** **Visual Effects Optometry**
110 W. Birch St (714) 529-9907

AERIAL MAP



BREA MALL
 ★ macy's JCPenney NORDSTROM
 BJ's The Cheesecake Factory Olive Garden VANS
 Kiehl's Lazy DOG SINCE 1851 T. TESLA
 zumiez FOREVER 21 CHAMPS SPORTS WE KNOW GAME.

TARGET SPROUTS FARMERS MARKET 24 FITNESS
 OLD NAVY
 BIG 5 SPORTING GOODS M crumbl cookies STONE FIRE GRILL
 FIRE WINGS rubio's COASTAL GRILL KABUKI Japanese Restaurant

THE HOME DEPOT BROTHERS
 COST LESS WHOLESALE
 FarmerBoys BREAKFAST, BURGERS & MORE

Color Me Mine chico's
 BRUXIE FLAME BROILER CREPES DE PARIS
 ROLL-EM-UP TAQUITOS SIMPLY HEALTHY
 ChaChas LATIN KITCHEN TEASPOON MACALLANS RESTAURANT
 Bath & Body Works LOFT
 BRUNOS ITALIAN KITCHEN PINOT'S PALETTE REGAL

42 Gyu-Kaku Japanese BBQ
 The Boiling Crab
 Chubby Sushi & Ramen

SITE

BREA SHOPPING CENTER
 Total Wine & More Chick-fil-A DSW DESIGNER SHOE MARTHA STEWART
 Panera Bread JARED The Galleria Of Jewelry MOTHER'S MARKET & KITCHEN
 CHIPOTE MEXICAN GRILL Lucille's COUNTRY HOUSE BAR-B-QUE PKG. SUPERMARKET
 DUTCH OF BEPPO

ALDI
 CVS pharmacy

McDonald's Pollo Loco
 Carls Jr.

BEST BUY FLOOR DECOR
 24 FITNESS

OLD BREA CHOPHOUSE Olive Pit FRESH MEDITERRANEAN GRILL
 Yard House IMPROV
 UFC GYM BUFFALO WILD WINGS

BREA GATEWAY
 Ralphs HomeGoods TACO BELL
 WELLS FARGO Starbucks PANDEY PASTRY UPS RITE AID
 WORLD MARKET COST PLUS MATTRESS FIRM SHAKE SHACK

IN-N-OUT BURGER The Hat WORLD FAMOUS PASTRAMI COCO'S Restaurant Bakery
 FOGO DE CHÃO sleep number.

BREA UNION PLAZA
 NORDSTROM Michaels TJ-maxx
 THE HOME DEPOT Arby's Albertsons ROSS DRESS FOR LESS
 Walmart PETSMART petco
 TRADER JOE'S BOB'S FURNITURE

Walmart

DEMOGRAPHICS

- Over 19,053 people within a 1-mile radius that have Average Household Incomes of \$121,132
- Over 131,461 people within a 3-mile radius that have Average Household Incomes of \$146,342
- Over 377,902 people within a 5-mile radius that have Average Household Incomes of \$138,260

2023 Summary	1 Mile	3 Miles	5 Miles
Population	19,053	131,461	377,902
Households	7,114	45,333	125,737
Families	4,789	32,402	93,252
Average Household Size	2.66	2.84	2.96
Owner Occupied Housing Units	3,121	27,675	74,476
Renter Occupied Housing Units	3,993	17,658	51,261
Median Age	37.4	38.7	38.4
Median Household Income	\$94,691	\$106,209	\$101,458
Average Household Income	\$121,132	\$146,342	\$138,260
2028 Summary	1 Mile	3 Miles	5 Miles
Population	19,699	131,705	376,799
Households	7,396	45,726	126,421
Families	4,980	32,674	93,719
Average Household Size	2.64	2.82	2.94
Owner Occupied Housing Units	3,178	28,059	75,431
Renter Occupied Housing Units	4,218	17,667	50,989
Median Age	38.1	39.8	39.7
Median Household Income	\$105,858	\$119,014	\$113,858
Average Household Income	\$139,067	\$166,767	\$158,687

CITY OF BREA

Brea, California is a prominent city in the Orange County Region. It is located approximately 33 miles southeast from Los Angeles and covers an area of about 12 square miles bordered by the cities, Fullerton, La Habra, Yorba Linda, and Placentia. It has a population of about 47,125 people and is ethnically diverse. The largest ethnic groups being 46% White, 28% Hispanic, and 27% Asian. The city is known for a number of businesses and industries such as manufacturing, healthcare, and education. It generates majority of its' revenue through sales tax, with the Brea Mall and Brea Downtown which are major shopping centers. It is also a popular residential community with many parks, schools, and shopping centers.

