

# 275 N BREA BLVD

## BREA | CALIFORNIA

For Lease



Lee & Associates is pleased to present the exciting opportunity to lease 275 N Brea Blvd, Brea CA. The building is situated within walking distance to Downtown Brea and in close proximity to the Brea Mall, 57 Freeway, Providence St Jude, Cal State Fullerton and much more. Zoning allows for a multitude of uses including banking, office, medical, financial institutions, tutoring, instruction, etc.



## Lease Summary

**Lease Rate:**

Withheld (Call for Details)

**Availabilities:**

**Suite 101\*** – Ground Floor  
+/-4,641 square feet  
(Former Bank Space)

**Suite 200\*** – Full 2<sup>nd</sup> Floor  
+/-8,825 square feet  
(Modern Office Space)

**\*Contiguous - total of +/-13,466 sqft**

**Possible Uses:**

Banking/Financial Institutions, Medical Office, Office, Educational/Tutoring, Pharmacies, Retail Sales, Instruction Studio (Fitness, Etc).

**Zoning:**

Mixed Use I (MU-I)  
[Link to Permitted Uses](#)

**Signage:**

Building and Monument

**Elevator:**

One Passenger Elevator

**Traffic Counts:**

+/- 25,000 vehicles per day

**Parking:**

53 Surface Stalls (with Possibility to Expand)

**Freeway:**

57 Freeway (+/- 1 Mile away)

**Add'l Features:**

Drive Thru ATM, Multiple Balconies and Patio Areas, On Site Ownership, Bank Vault



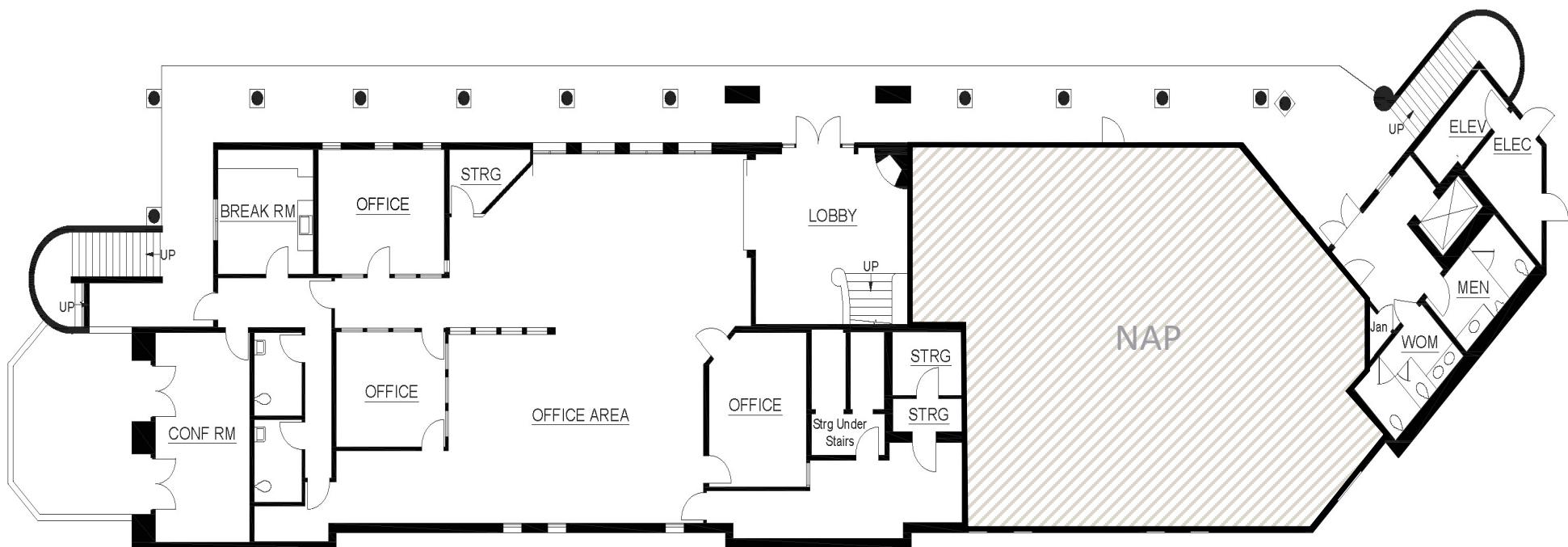
# Floor Plans

Suite 101, First Floor – Former Bank Use

**Ideal for Financial Institution | Possible Medical or Office**

*+/-4,641 Square Feet (contiguous to suite 200 for a total of +/-13,466 sqft)*

PARKING



*N BREA BLVD*

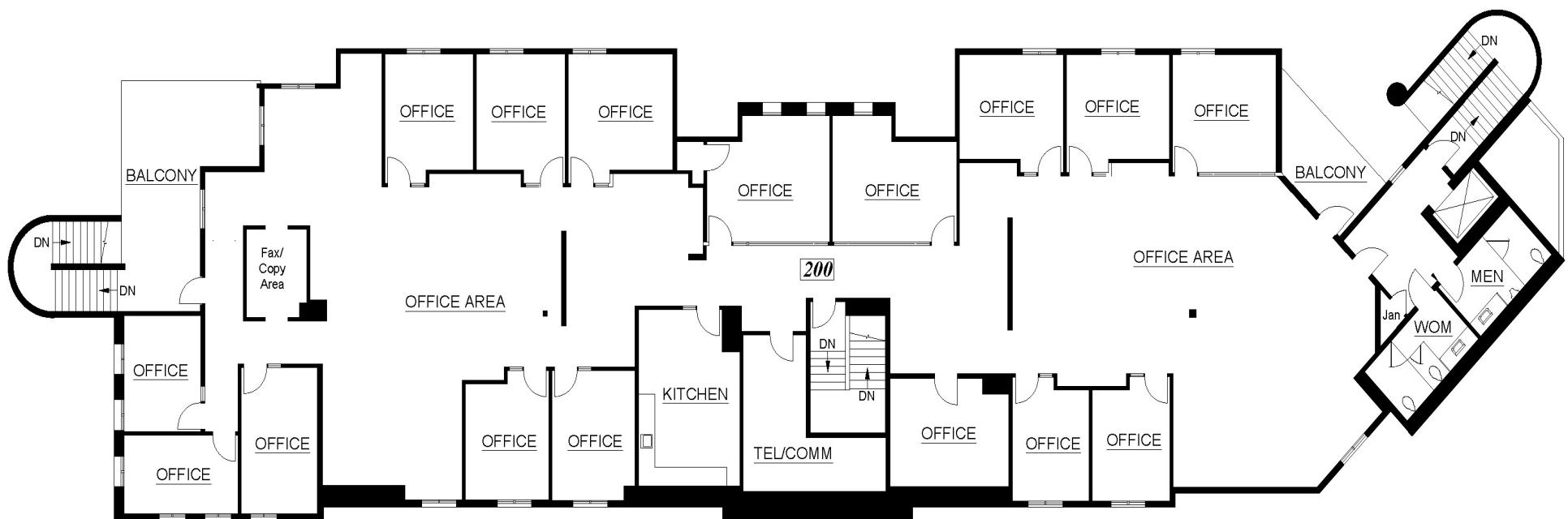
# Floor Plans

Suite 200, Second Floor – Modern Office Space

**Move in Ready | Newly Renovated**

*+/-8,825 Square Feet (contiguous to suite 101 for a total of +/-13,466 sqft)*

## PARKING



*N BREA BLVD*

## Downtown Brea Amenities



Explore Brea Downtown Restaurants and more!

[Click Link Here to Learn More!](#)

## Also In the Area:

### The Tracks at Brea Trail

What was once a railroad and train depot, has transformed into a 50-acre linear park that traverses the City across four miles. "The Tracks" features a two-way bike trail, with a separate pedestrian path, nine fitness stations, two bike repair stations, seating areas with shade structures, benches, drinking fountains, and restrooms.



Brea Mall is the premier retail destination in North Orange County and the Inland Empire, welcoming guests and first-to-market brands into an established and exciting shopping and dining environment. Offers more than 175 specialty shops, and several popular restaurants



## Exclusive Agents

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COMMERCIAL REAL ESTATE SERVICES

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