

RETAIL & OFFICE

FOR SALE

OWNER-USER with REDEVELOPMENT OPPORTUNITY in ORANGE COUNTY

102 AND 114 OLINDA DR, BREA, CA 92823

**TURN-KEY OPPORTUNITY FOR
ELECTRONIC TESTING FACILITY**



THE YAMZON TEAM

RE/MAX
COMMERCIAL®

ERIC EIDE

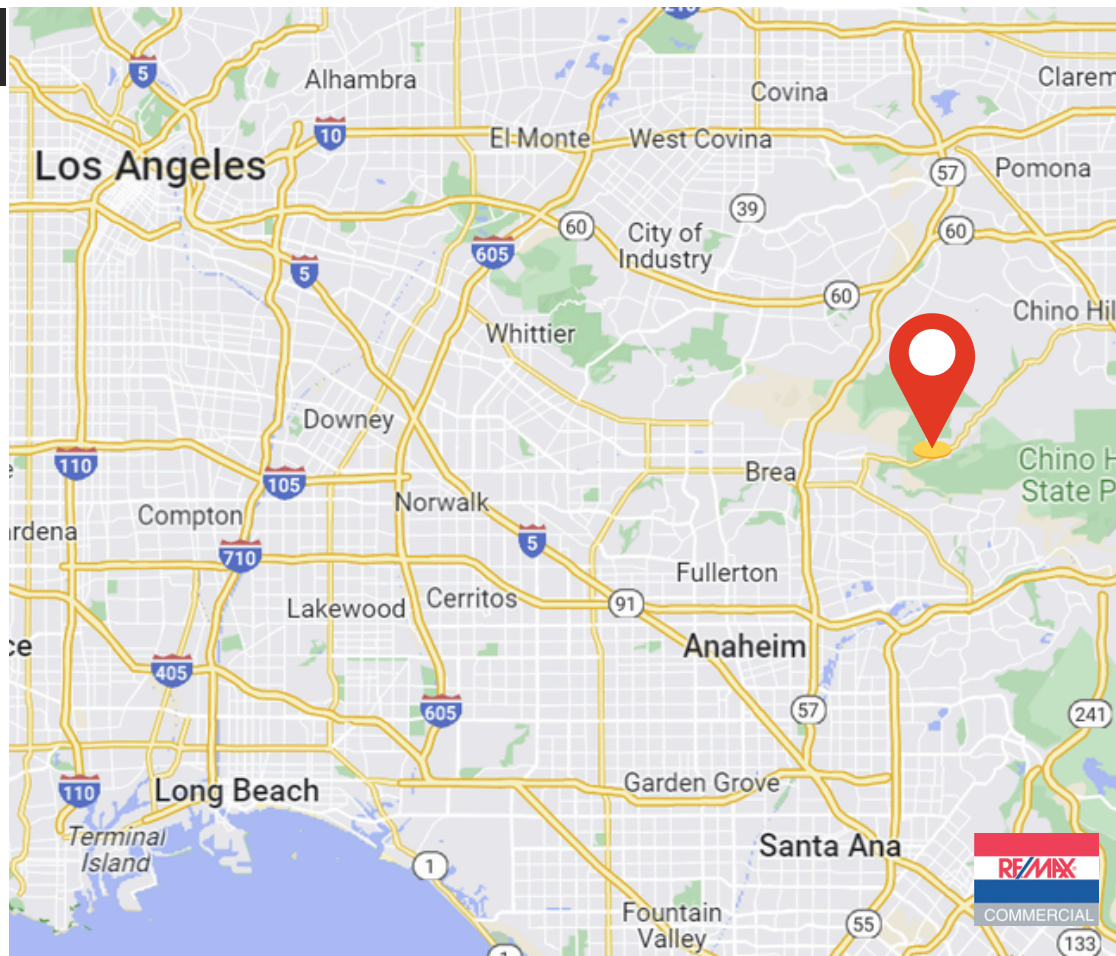
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OWNER-USER with REDEVELOPMENT OPPORTUNITY BREA, ORANGE COUNTY

PROPERTY DESCRIPTION

Subject Property: 102 and 114 Olinda Dr,
Brea, CA 92823

Property Type: Commercial

Year Built: 1975 and 2001

Building Size: ± 8,795 SF

- 102 Olinda Pl: ± 5,000 SF
- 114 Olinda Pl: ± 3,795 SF

Lot Size: ± 58,998 SF (1.35 AC)

- 102 Olinda Pl: ± 32,407 SF
- 114 Olinda Pl: ± 26,591 SF

APN: 315-053-04
315-053-05

INVESTMENT HIGHLIGHTS

- Located on the Corner of Carbon Canyon Rd
- Carbon Canyon Rd serves as a Strategic Connector linking Orange County and the Inland Empire
- High Traffic Count, Approximately ± 16,500 VPD
- Owner-User with Assemblage and Redevelopment Opportunity in Orange County
- Turn-Key Opportunity for Electronic Testing Facility
- Great Exposure and Visibility with Signage
- Private and Gated Lot

DISCLAIMER: THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





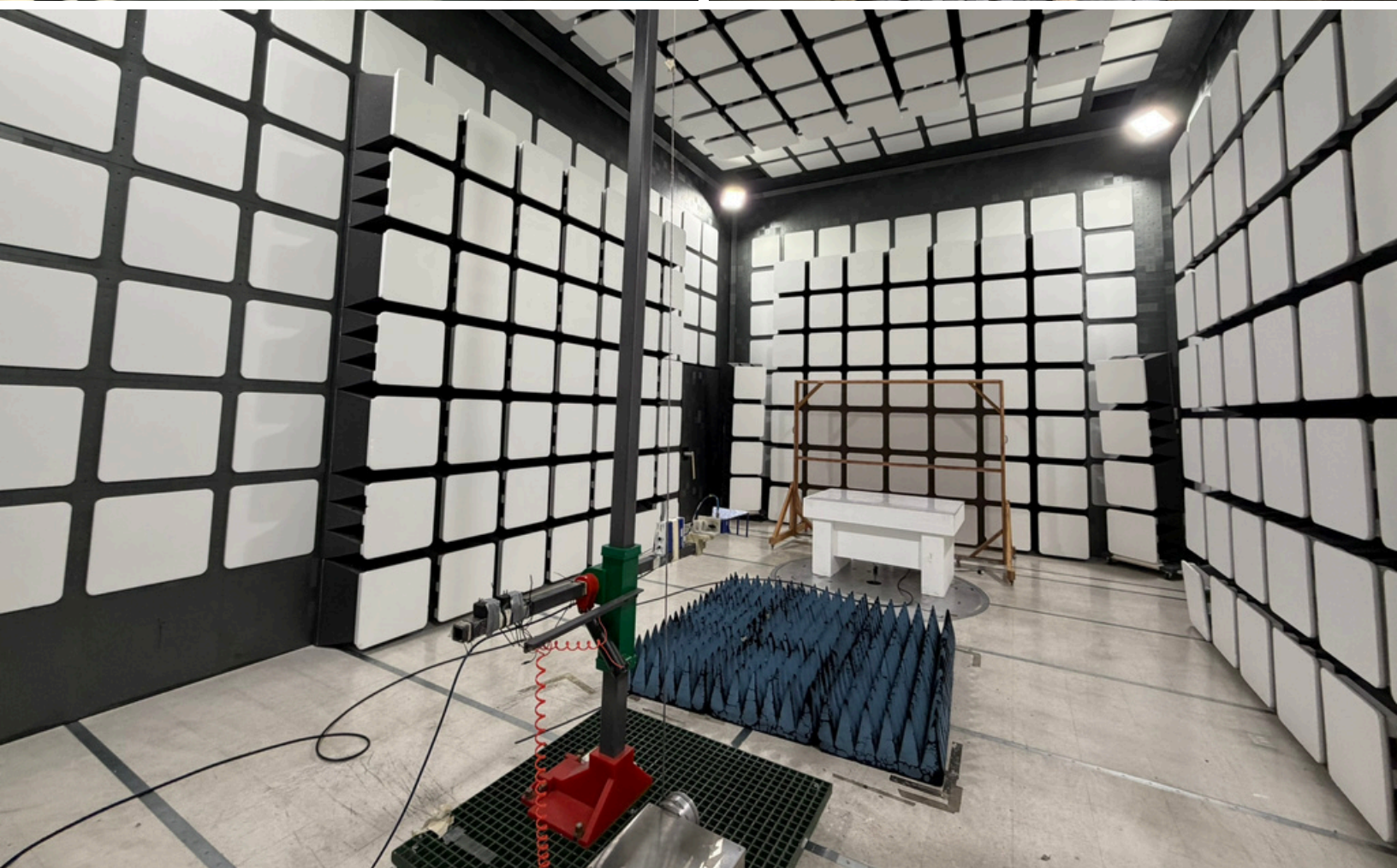
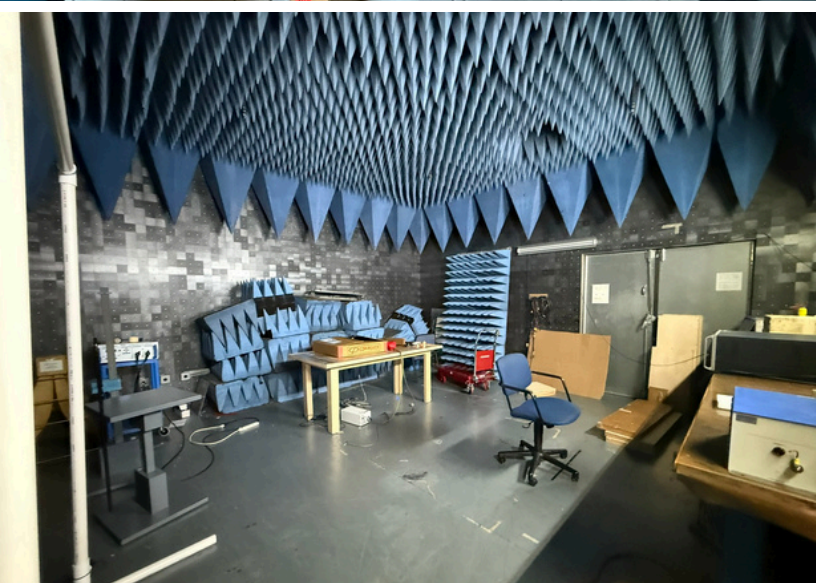
102 Olinda Dr, Brea, CA

- Building Size: \pm 5,000 SF
- Lot Size: \pm 32,407 SF
- Year Built: 2001
- APN: 315-053-05

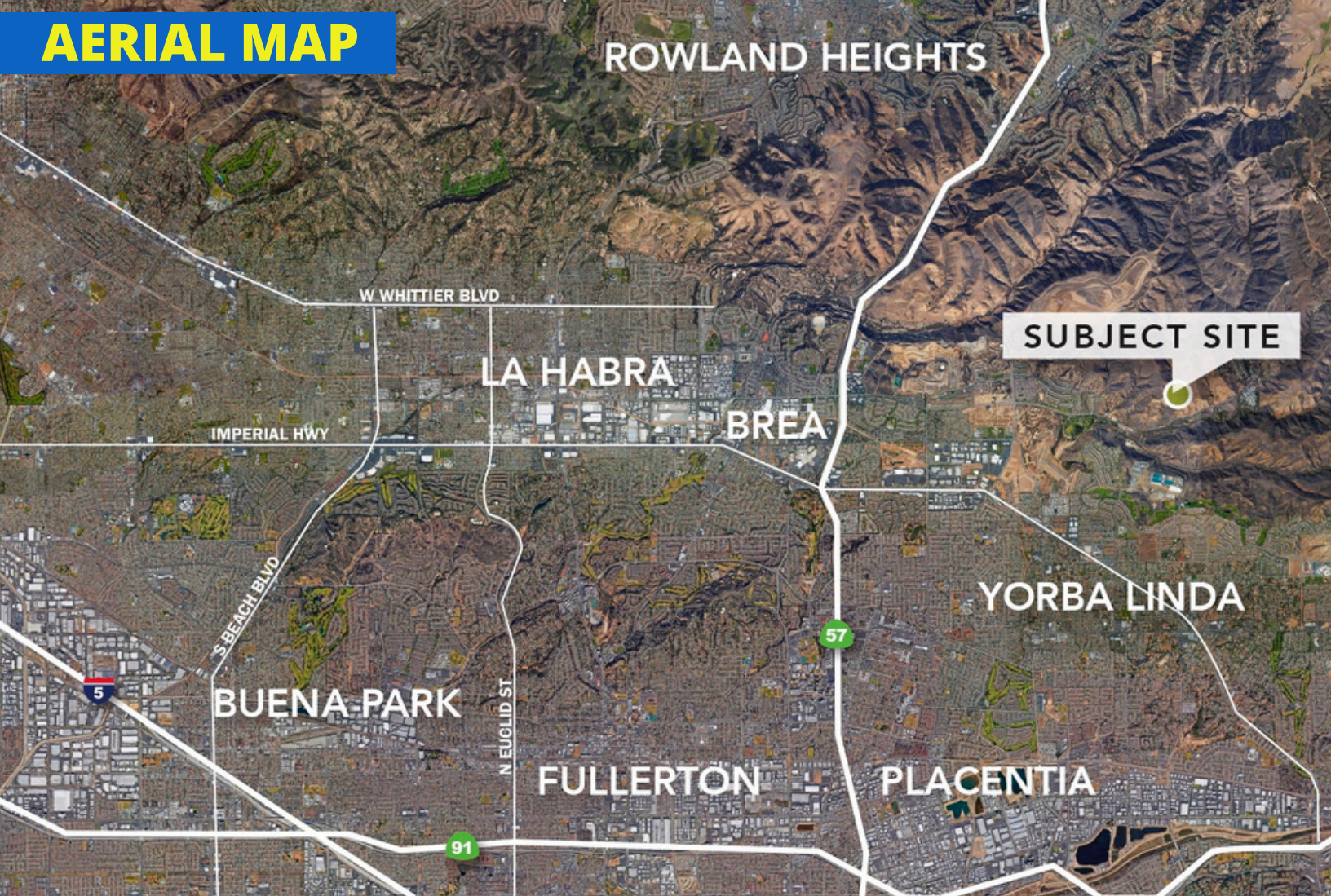
114 Olinda Dr, Brea, CA

- Building Size: \pm 3,795 SF
- Lot Size: \pm 26,591 SF
- Year Built: 1975
- APN: 315-053-04





AERIAL MAP



PARCEL MAP



BREA, CA


RADIUS DEMOGRAPHICS


BREA, CA

Total Population: 46,912

12.2 Square Miles

3,855 People per Square Mile





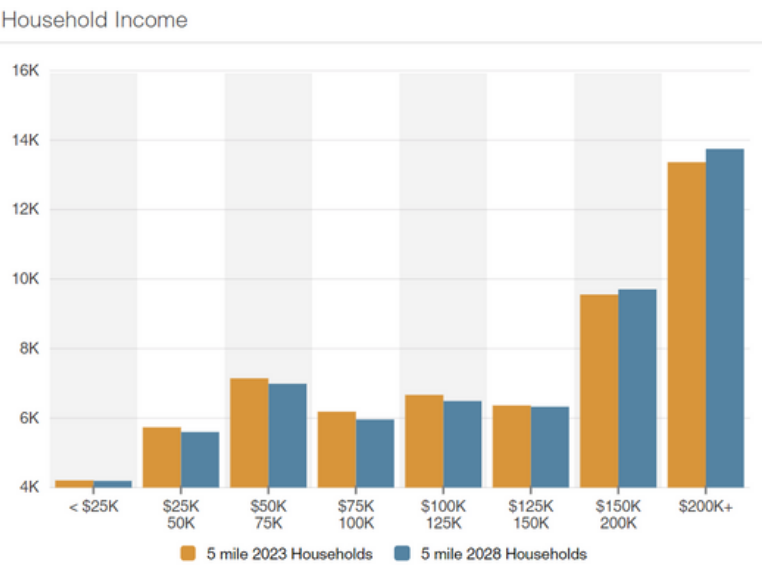
Population	Radius		
	2 mile	5 mile	10 mile
2010 Population	5,423	167,610	1,081,761
2023 Population	7,561	175,513	1,107,877
2028 Population Projection	7,875	174,995	1,099,260
Annual Growth 2010-2023	3.0%	0.4%	0.2%
Annual Growth 2023-2028	0.8%	-0.1%	-0.2%
Median Age	42.2	42.2	38.5

Population By Race	Radius		
	2 mile	5 mile	10 mile
White	4,288	110,427	748,066
Black	108	4,198	35,457
American Indian/Alaskan Native	36	1,205	14,228
Asian	2,860	53,033	271,179
Hawaiian & Pacific Islander	8	293	3,261
Two or More Races	262	6,358	35,685
Hispanic Origin	1,059	35,873	491,143

Income	Radius		
	2 mile	5 mile	10 mile
Avg Household Income	\$148,382	\$146,952	\$121,786
Median Household Income	\$136,664	\$123,771	\$98,243
< \$25,000	334	4,206	34,668
\$25,000 - 50,000	154	5,735	45,716
\$50,000 - 75,000	225	7,145	48,948
\$75,000 - 100,000	152	6,185	41,388
\$100,000 - 125,000	205	6,668	41,259
\$125,000 - 150,000	314	6,364	31,362
\$150,000 - 200,000	517	9,557	41,259
\$200,000+	532	13,363	51,025

Households	Radius		
	2 mile	5 mile	10 mile
2010 Households	1,749	56,662	327,984
2023 Households	2,434	59,224	335,625
2028 Household Projection	2,534	59,009	332,868
Annual Growth 2010-2023	3.1%	0.7%	0.5%
Annual Growth 2023-2028	0.8%	-0.1%	-0.2%
Owner Occupied Households	2,279	45,602	217,206
Renter Occupied Households	255	13,407	115,662
Avg Household Size	3.1	3	3.2
Avg Household Vehicles	2	2	2

Housing	Radius		
	2 mile	5 mile	10 mile
Median Home Value	\$786,672	\$801,141	\$726,243
Median Year Built	2003	1980	1976





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