



BREA 

±4,127 SF RESTAURANT SPACE AVAILABLE FOR LEASE

375 W. BIRCH STREET, SUITE 1
BREA, CA



COASTAL COMMERCIAL

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375 W. BIRCH ST, SUITE D1 BREA

SECTIONS

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1. PROPERTY DETAILS

375 W. Birch St, Suite 1, Brea, CA 92821

Total Space Available:	Approximately 4,127 SF
Base Rent:	\$4.85/SF
NNNs:	\$1.12/SF
Available:	Immediate
Term:	Negotiable
ABC License:	Type 47 License Potentially Available For Sale

2. AERIAL MAPS



375 W Birch St, Suite 1



3. FEATURES



IMMEDIATELY AVAILABLE FOR LEASE



TURN KEY 2ND GENERATION RESTAURANT SPACE



HOOD, GREASE TRAP, 2 WALK-IN REFRIGERATIONS AND FURNITURE & FIXTURES INCLUDED



EXCLUSIVE PATIO USE AT NO EXTRA COST



PRIME DOWNTOWN BREA LOCATION WITH NEARBY RESIDENTIAL DENSITY



WITHIN DOWNTOWN BREA, A POPULAR DINING AND NIGHTLIFE AREA



EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY



ABUNDANT PARKING WITH 3 SEPARATE CITY OWNED PARKING STRUCTURES



DENSE & REVITALIZED RETAIL CORRIDOR



4. PROPERTY PHOTOS















375 W Birch St, Suite 1

HAMMER NAILS
GROOMING SHOP FOR GUYS

EDWARDS
THEATRES

W BIRCH ST



5. DEMOGRAPHICS

2025 Population - Current Year Estimate	375,663
2030 Population - Five Year Projection	373,945
2020 Population - Census	383,402
2010 Population - Census	364,901
2025 Average Household Income	\$144,712
2030 Average Household Income - Projection	\$160,722
2025 Median Household Income	\$109,449
2030 Median Household Income - Projection	\$125,111
2025 Per Capita Income	\$49,417
2030 Per Capita Income - Projection	\$55,876
2025 Average Value of Owner Occ. Housing Units	\$1,002,591
2025 Households - Current Year Estimate	127,820
2030 Households - Five Year Projection	129,529
2020 Households - Census	126,555
2010 Households - Census	118,662
2020-2025 Compound Annual Household Growth Rate	0.19%
2024-2030 Annual Household Growth Rate - Projection	0.27%
2025 Average Household Size	2.90

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2025 Businesses	2,193	6,624	17,045
2025 Employees	26,533	71,378	162,768

POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	19,306	131,096	375,663
2030 Population - Five Year Projection	20,281	132,046	373,945

GENERATIONS

	1 MILE	3 MILES	5 MILES
2025 Population	19,306	131,096	375,663
Generation Alpha (Born 2017 or Later)	1,920 (10.0%)	11,746 (9.0%)	34,043 (9.1%)
Generation Z (Born 1999-2016)	4,198 (21.7%)	30,980 (23.6%)	85,847 (22.9%)
Millennials (1981-1998)	5,398 (28.0%)	32,203 (24.6%)	93,889 (25.0%)
Generation X (Born 1965-1980)	3,935 (20.4%)	26,248 (20.0%)	75,589 (20.1%)
Baby Boomers (Born 1946-1964)	3,133 (16.2%)	23,467 (17.9%)	68,908 (18.3%)
Greatest Generations (Born 1945 or Earlier)	722 (3.7%)	6,452 (4.9%)	17,386(4.6%)

5. DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
2025 Population	19,306	131,096	375,663
White	8,526 (44.2%)	53,291 (40.7%)	125,520 (33.4%)
Black or African American	392 (2.0%)	2,631 (2.0%)	7,245 (1.9%)
Asian	3,568 (18.5%)	30,007 (22.9%)	106,878 (28.5%)
Two or More Races	3,386 (17.5%)	21,876 (16.7%)	59,944 (16.0%)
American Indian or Alaska Native	207 (1.1%)	1,393 (1.1%)	4,477 (1.2%)
Other	3,193 (16.5%)	21,688 (16.5%)	70,913 (18.9%)

EDUCATION

9-12th Grade - No Diploma	515 (3.7%)	3,539 (3.8%)	12,110 (4.5%)
High School Diploma	2,248 (16.3%)	13,347 (14.5%)	45,132 (16.9%)
GED or Alternative Credential	258 (1.9%)	1,793 (1.9%)	5,099 (1.9%)
Some College - No Degree	2,439 (17.7%)	16,330 (17.7%)	45,878 (17.2%)
Associate's Degree	1,317 (9.6%)	8,279 (9.0%)	24,522 (9.2%)
Bachelor's Degree	4,335 (31.5%)	27,338 (29.6%)	76,371 (28.6%)
Graduate or Professional Degree	1,852 (13.5%)	17,087 (18.5%)	43,242 (16.2%)

5. DEMOGRAPHICS

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 Households	7,356	45,941	127,820
2025 Average Household Income	\$125,662	\$152,317	\$144,712
2030 Average Household Income - Projection	\$142,799	\$168,893	\$160,722
2025 Average Value of Owner Occ. Housing Units	\$884,174	\$1,033,584	\$1,002,591

DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2025 Daytime Population	35,336	144,557	363,495
Daytime Workers	26,072 (73.8%)	77,527 (53.6%)	172,461 (47.4%)
Daytime Residents	9,264 (26.2%)	67,030 (46.4%)	191,034 (52.6%)

INVEST IN WHAT YOU LOVE

DOWNTOWN

BREA
Welcomes You

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