



± 18,000 SF LAND GROUND LEASE AVAILABLE

255 E. IMPERIAL HWY, SUITE A
BREA, CA



COASTAL COMMERCIAL

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255 E. IMPERIAL HWY, SUITE A BREA

SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS

3. FEATURES

4. PROPERTY PHOTOS

5. DEMOGRAPHICS

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1. PROPERTY DETAILS

255 E. Imperial Blvd, Suite A, Brea, CA 92821 | Vacant Land | Corner of Imperial Hwy and S. Flower

Total Space Available: Approximately ± 18,000 SF Land

Base Rent: Negotiable

NNNs: \$2.00/SF

Available: Immediate

Term: Negotiable

2. AERIAL MAPS



255 E. Imperial Hwy, Suite A



3. FEATURES



PRIME GROUND LEASE OPPORTUNITY



FLEXIBLE DEVELOPMENT POTENTIAL



STRATEGIC RETAIL LOCATION



**APPROVED REDEVELOPMENT
MOMENTUM**



**HIGH VISIBILITY & EXCELLENT ACCESS
WITH $\pm 60,000$ VEHICLES PER DAY**



**STRONG DEMOGRAPHICS & RETAIL
MARKET**



4. PROPERTY PHOTOS



255 E. Imperial Hwy, Suite A



GATEWAY
 STARBUCKS
 PAPA JOHN'S
 STRETCH
 WELLA FAJITAS
CAVA
 WORLD MARKET
 MATTRESS FIRM
 BOOT BARN
 TACO BELL
 UnionBank
 HomeGoods
 THE UPS STORE
 SUBWAY
 Ralphs
 HYDRATION ROOM
 ASPIRE
 Halo

F & F
 ME
 ORANGE JUICE
 HAMMER NAILS

BRUXIE
 OLD MAN CHOP HOUSE
 TACOMASA TACUERA
 MAIN EVENT (Coming Soon)

GRIFFIN'S
 Chubby
 WHERE FACTORY

EDWARDS THEATRES

Speedway

S BREA BLVD

TEMPO GEISHA

UFC GYM
 Olive Pit
 BENIHANA (Coming Soon)

Yard House
 REUNION
 CHOP HOUSE
 EMERGENCY

Prime
 LIVEMETTA

Curtis

MENTA DENTAL GROUP
 General, Cosmetic & Implant Dentistry

255 E. Imperial Hwy, Suite A

BRIA DENTISTRY

IMPERIAL HWY
- 60,000 VEHICLES PER DAY





5. DEMOGRAPHICS

2025 Population - Current Year Estimate	377,634
2030 Population - Five Year Projection	376,726
2020 Population - Census	384,422
2010 Population - Census	366,402
2025 Average Household Income	\$144,302
2030 Average Household Income - Projection	\$160,226
2025 Median Household Income	\$109,023
2030 Median Household Income - Projection	\$124,391
2025 Per Capita Income	\$48,972
2030 Per Capita Income - Projection	\$55,348
2025 Average Value of Owner Occ. Housing Units	\$1,007,482
2025 Households - Current Year Estimate	127,959
2030 Households - Five Year Projection	129,930
2020 Households - Census	126,448
2010 Households - Census	118,524
2020-2025 Compound Annual Household Growth Rate	0.23%
2024-2030 Annual Household Growth Rate - Projection	0.31%
2025 Average Household Size	2.91

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	1,947	7,054	17,118
2025 Employees	24,229	77,508	165,727
POPULATION			
2025 Population - Current Year Estimate	19,002	135,595	377,634
2030 Population - Five Year Projection	19,967	136,695	376,726
GENERATIONS			
2025 Population	19,002	135,595	377,634
Generation Alpha (Born 2017 or Later)	1,900 (10.0%)	11,991 (8.8%)	34,549 (9.2%)
Generation Z (Born 1999-2016)	4,155 (21.9%)	33,330 (24.6%)	87,441 (23.2%)
Millennials (1981-1998)	5,206 (27.4%)	33,397 (24.6%)	94,744 (25.1%)
Generation X (Born 1965-1980)	3,932 (20.7%)	26,585 (19.6%)	75,952 (20.1%)
Baby Boomers (Born 1946-1964)	3,108 (16.4%)	23,639 (17.4%)	67,950 (18.0%)
Greatest Generations (Born 1945 or Earlier)	701 (3.7%)	6,654 (4.9%)	16,998 (4.5%)

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
2025 Population	19,002	135,595	377,634
White	8,469 (44.6%)	56,222 (41.5%)	127,495 (33.8%)
Black or African American	366 (1.9%)	2,919 (2.2%)	7,342 (1.9%)
Asian	3,461 (18.2%)	31,174 (23.0%)	101,924 (27.0%)
Two or More Races	3,366 (17.7%)	22,059 (16.3%)	61,194 (16.2%)
American Indian or Alaska Native	208 (1.1%)	1,376 (1.0%)	4,686 (1.2%)
Other	3,100 (16.3%)	21,616 (15.9%)	74,294 (19.7%)
EDUCATION			
9-12th Grade - No Diploma	516 (3.8%)	3,414 (3.6%)	12,722 (4.8%)
High School Diploma	2,228 (16.5%)	13,761 (14.5%)	44,924 (16.8%)
GED or Alternative Credential	224 (1.7%)	1,703 (1.8%)	5,188 (1.9%)
Some College - No Degree	2,329 (17.3%)	16,615 (17.6%)	46,154 (17.3%)
Associate's Degree	1,306 (9.7%)	8,376 (8.9%)	24,348 (9.1%)
Bachelor's Degree	4,295 (31.8%)	28,651 (30.3%)	75,600 (28.3%)
Graduate or Professional Degree	1,842 (13.6%)	17,554 (18.6%)	42,689 (16.0%)

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2025 Households	7,190	48,287	127,959
2025 Average Household Income	\$128,644	\$148,976	\$144,302
2030 Average Household Income - Projection	\$145,482	\$164,574	\$160,226
2025 Average Value of Owner Occ. Housing Units	\$887,233	\$1,029,587	\$1,007,482
DAYTIME POPULATION			
2025 Daytime Population	33,680	150,471	366,863
Daytime Workers	24,405 (72.5%)	81,189 (54.0%)	175,489 (47.8%)
Daytime Residents	9,275 (27.5%)	69,282 (46.0%)	191,374 (52.2%)

INVEST IN WHAT YOU LOVE

DOWNTOWN

BREA
Welcomes You

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