



±3,000 SF AVAILABLE FOR LEASE

260 W. BIRCH STREET, SUITE D-10
BREA, CA



COASTAL COMMERCIAL

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.



260 W. BIRCH ST, SUITE D-10 BREA

SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS

3. FEATURES

4. PROPERTY PHOTOS

5. DEMOGRAPHICS

INVESTMENT ADVISORS

Nathan Holthouser
President



Lic. 01838616



949.229.2273



nathan@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer



Lic. 01384744



562.522.4885



rebecca@coastalcommercial.com

Tram Church
Senior Vice President



Lic. 01478857



949.791.9089



tram@coastalcommercial.com

Maggie Attashian
Associate



Lic. 02095633



949.478.2450



maggie@coastalcommercial.com

1. PROPERTY DETAILS

260 W. Birch St, Suite D-10, Brea, CA 92821 | (Current BFT Gym)

Total Space Available:	Approximately 3,000 SF
Base Rent:	\$6.00/SF
NNNs:	\$1.12/SF
Available:	Available Now
Term:	Negotiable
Year Built:	1999

2. AERIAL MAPS



260 W. Birch St, Suite D-10



3. FEATURES



AVAILABLE NOW



ALLOWABLE USES: RETAIL, OFFICE AND MIXED-USE



PRIME DOWNTOWN BREA LOCATION WITH NEARBY RESIDENTIAL DENSITY



WITHIN DOWNTOWN BREA, A POPULAR DINING AND NIGHTLIFE AREA



DENSE RETAIL CORRIDOR



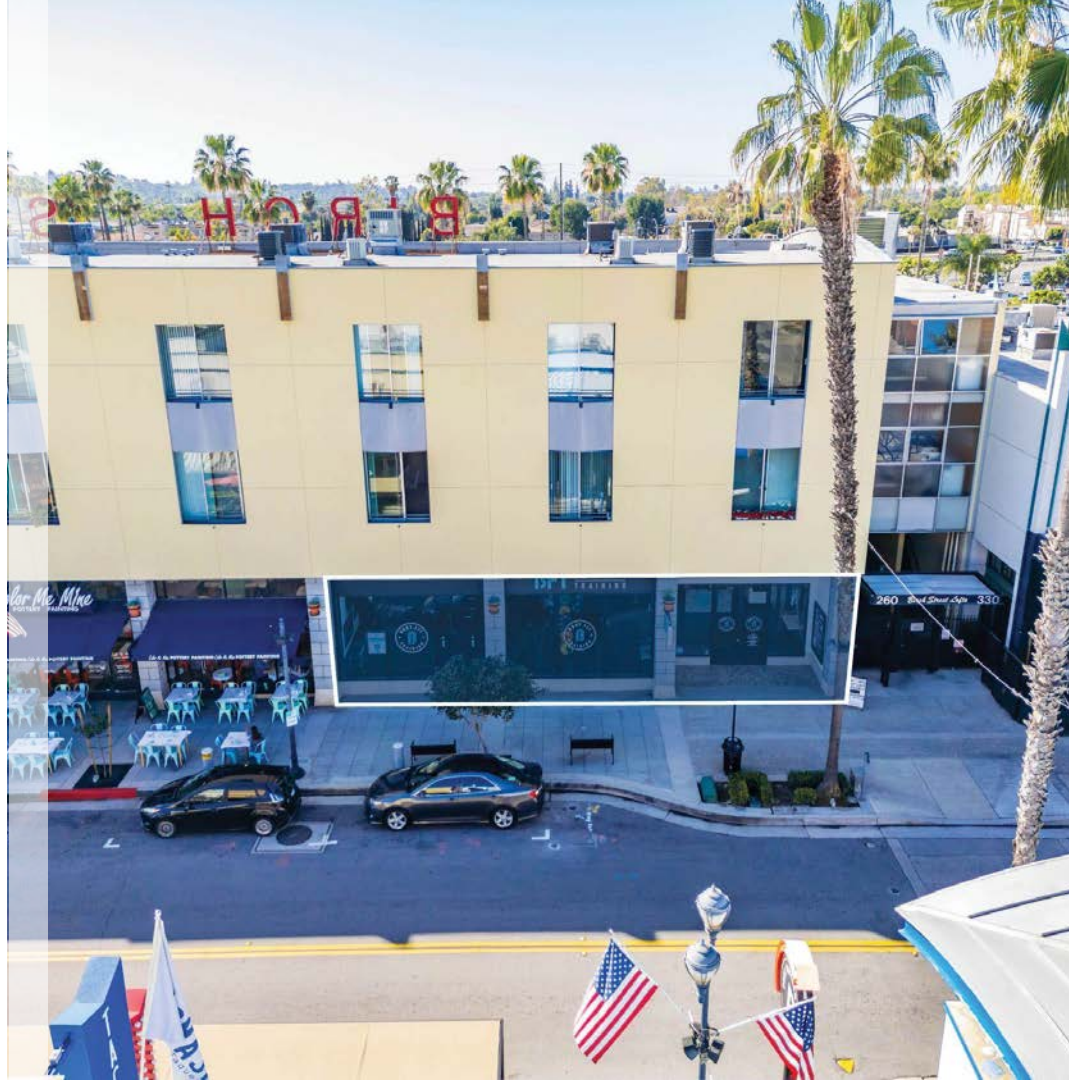
ABUNDANT PARKING WITH 3 SEPARATE CITY OWNED PARKING STRUCTURES



EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY

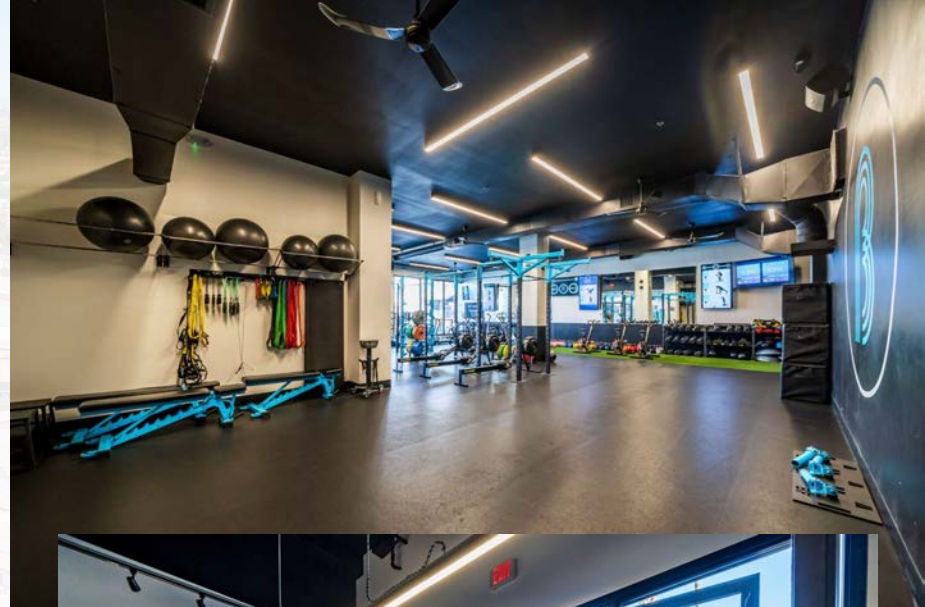


REVITALIZED RETAIL AREA



4. PROPERTY PHOTOS





4. PROPERTY PHOTOS







260 W. Birch St, Suite D-10





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

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

The information contained in this document has been obtained for sources believed reliable. While Coastal Commercial, Inc. does not doubt its accuracy, Coastal Commercial, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



COASTAL
COMMERCIAL



Nathan Holthouser
President

949.229.2273
Lic. 01838616
nathan@coastalcommercial.com



Tram Church
Senior Vice President

949.791.9089
Lic. 0178857
tram@coastalcommercial.com



Maggie Attashian
Associate

949.478.2450
Lic. 02095633
maggie@coastalcommercial.com



Rebecca Canalez
Chief Operating Officer

562.522.4885
Lic. 01384744
rebecca@coastalcommercial.com