

# FOR LEASE

239 BREA BLVD, BREA, CA

## AVAILABLE 7,068 RSF CORNER LOCATION FREE-STANDING, SINGLE TENANT BUILDING

### DETAILS

#### PROPERTY HIGHLIGHTS

Address:	239 N. Brea Blvd, Brea, CA 92821
Size:	7,068 RSF
Interesting Features:	Unique building interior design combining both office or retail and warehouse.
Availability:	Immediate
Lease Term Details:	Single Tenant Net Sublease through 10/31/2027 with two (2) assignable five (5) year options to extend or new lease.

#### MONTHLY RENT DETAILS

Monthly Base Rent:	\$14,701 (\$2.08 psf)
Monthly Net Fees:	\$2,474 (\$0.35 psf)
Total Monthly Rent:	\$17,175

#### IDEAL USES FOR THIS BUILDING

- Restaurant with City Permission
- Professional Offices
- Skin Care, Medical, Dental Offices, and Chiropractor
- Automotive Repair or Sales

#### NEARBY BUSINESSES AND ATTRACTIONS WITHIN WALKING DISTANCE

- Downtown Brea, a multi award-winning destination, offers a lively mix of dining, shopping, and entertainment, all within a walkable area, making it a vibrant destination for visitors.
- Brea Mall is undergoing an exciting redevelopment, including a high-end fitness center, luxury apartments, and an outdoor plaza with retail and dining options. This project will bring new vitality to the area, offering additional attractions close to 239 N. Brea Blvd.
- Freeway Access: Within 5 min from subject.

239 N. BREA BLVD | BREA, CA 92821



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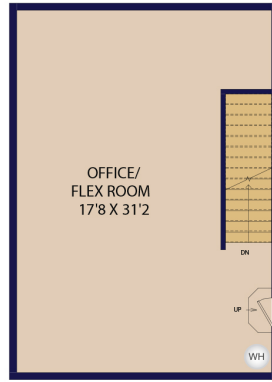
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PHOTO



# FLOOR PLAN



SECOND FLOOR



PHOTO



# AERIAL OVERVIEW



**SITE**

**DEMOGRAPHICS**

57,082	Total population within 2 miles	40.4	Median age within 2 miles
\$741,675	Median home value within 2 miles	46.1%	Bachelor degree or higher within 2 miles
\$126,012	Avg. household income within 2 miles		

# AERIAL OVERVIEW



glowZONE BREA MBA FINELINE CIRCUITS  
PLASTEK TRIMAX  
TERRA UNIVERSAL REALTRUCK  
AFFINITY GROUP WINDOR Davita ORKIN

BREA OLINDA HIGH SCHOOL

**SITE**

E LAMBERT RD

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WORLD MARKET STRETCH LAB RITE AID  
HomeGoods Ralphs usbank  
MATTRESS FIRM UPS

BREA DOWNTOWN

BREA MALL  
JCPenney macy's Bath & Body Works Apple  
SEPHORA MACY'S rack Red Robin  
sunglass hut CHASE FOREVER 21 WELLS FARGO  
URBAN OUTFITTERS Lazy DOG EMBASSY SUITES by Hilton  
BANK OF AMERICA

BREA CIVIC CENTER  
BREA LIBRARY  
BREA POLICE DEPARTMENT

ORANGE FWY 57

DSW CUSTOM X COMFORT MATTRESS  
BODY. BY BIRCHROSE Total Wine  
Panera BREAD Starbucks COFFEE

Walmart ROSS DRESS FOR LESS  
Burlington Staples Party City rack  
Banfield PET HOSPITAL Nordstrom  
bhere Michaels Arby's  
PET SMART ULTA BEAUTY

goodwill  
Guitar Center

IMPERIAL HWY

Chevron IN-N-OUT BURGER  
BMO Harris Bank FITNESS 19  
FOGO DE CHÃO POPPING YoLK YOGURTland

Comerica petco  
Sit n Sleep TJ-maxx  
COFFEE BEAN TEA LEAF  
Albertsons BOB'S FURNITURE TRADER JOE'S