

**RETAIL & OFFICE**  
**WITH REDEVELOPMENT OPPORTUNITY, BREA, ORANGE COUNTY**  
**160 OLINDA PL, BREA, CA**

**FOR  
SALE**



**THE YAMZON TEAM**



**JORGE YAMZON**

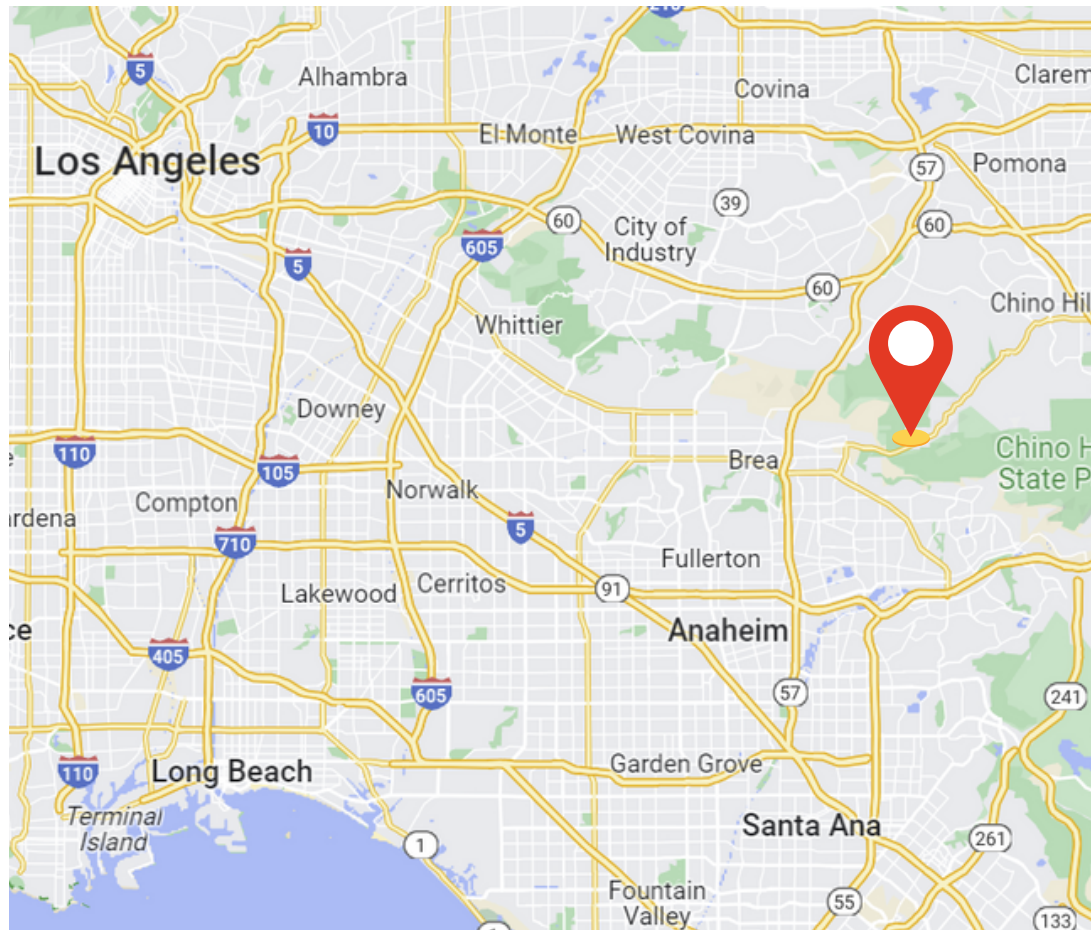
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# REDEVELOPMENT OPPORTUNITY BREA, ORANGE COUNTY

## PROPERTY DESCRIPTION

**Subject Property:** 160 Olinda Pl.,  
Brea, CA 92823

**Property Type:** Commercial

**Year Built:** 1966

**Building Size:** ± 12,000 SF

**Lot Size:** ± 160,431 SF  
(3.68 AC)

**Zoning:** Commercial

**APN:** 315-052-01, 04

## INVESTMENT HIGHLIGHTS

- Located on a Signalized Corner
- High Traffic Count, Approximately 16,500 VPD
- Opportunity for Assemblage and Redevelopment
- 700 Ft of Street Frontage Along CA SR 142, Carbon Canyon Road
- Great Exposure and Visibility with Signage
- Flat Topography













# BREA, CA

## RADIUS DEMOGRAPHICS

**BREA, CA**  
Total Population: 46,912  
12.2 Square Miles  
3,855 People per Square Mile



### Population

	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

	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

	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

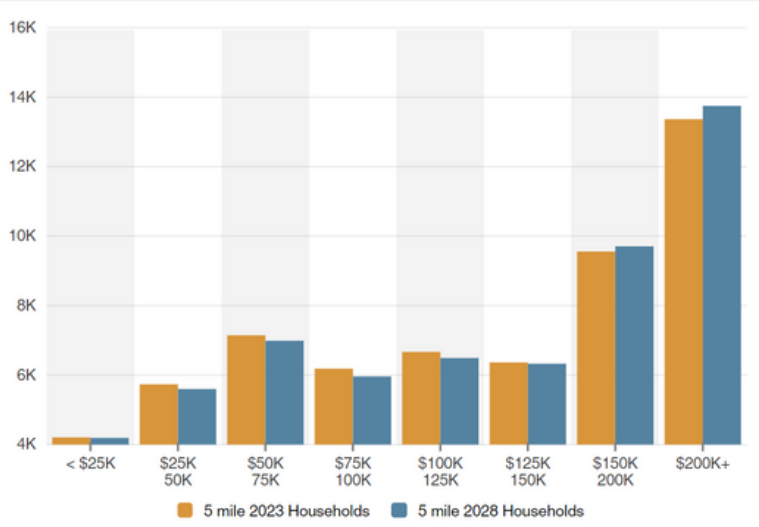
### Households

	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

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

### Household Income





# THE YAMZON TEAM

## CONTACT

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