

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

**FOR
SALE**



THE YAMZON TEAM



JORGE YAMZON

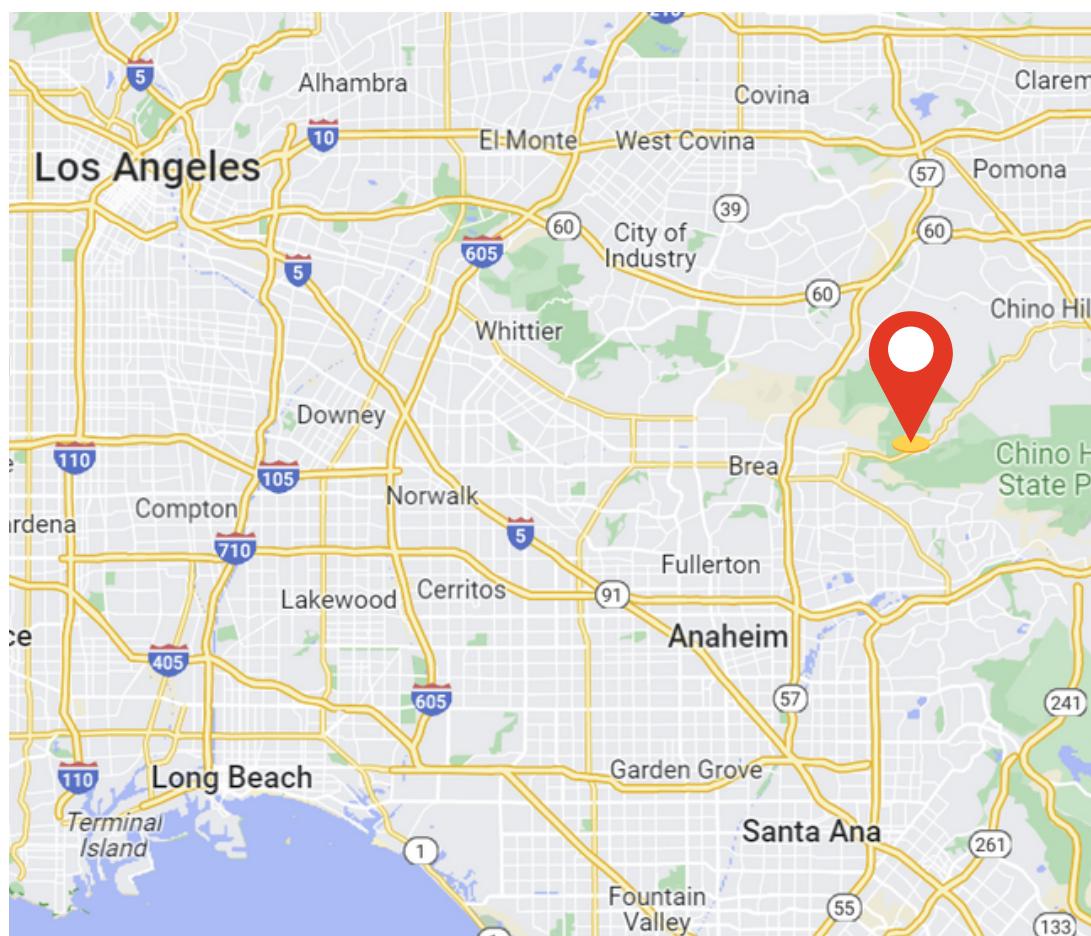
Remax Commercial
Senior Vice President / Director
Direct: 626-786-5869
Email: Jorgeyamzon@remax.net
CA DRE LICENSE #01359483

DEREK ING

Remax Commercial
VP / Senior Analyst
Direct: 626-272-0948
Email: Dereking.remaxcre@gmail.com
CA DRE LICENSE #02041751

ERIC EIDE

Remax Commercial
Senior Sales Associate
Direct: 714-785-2557
Email: Jericeide@gmail.com
CA DRE LICENSE #01207980



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

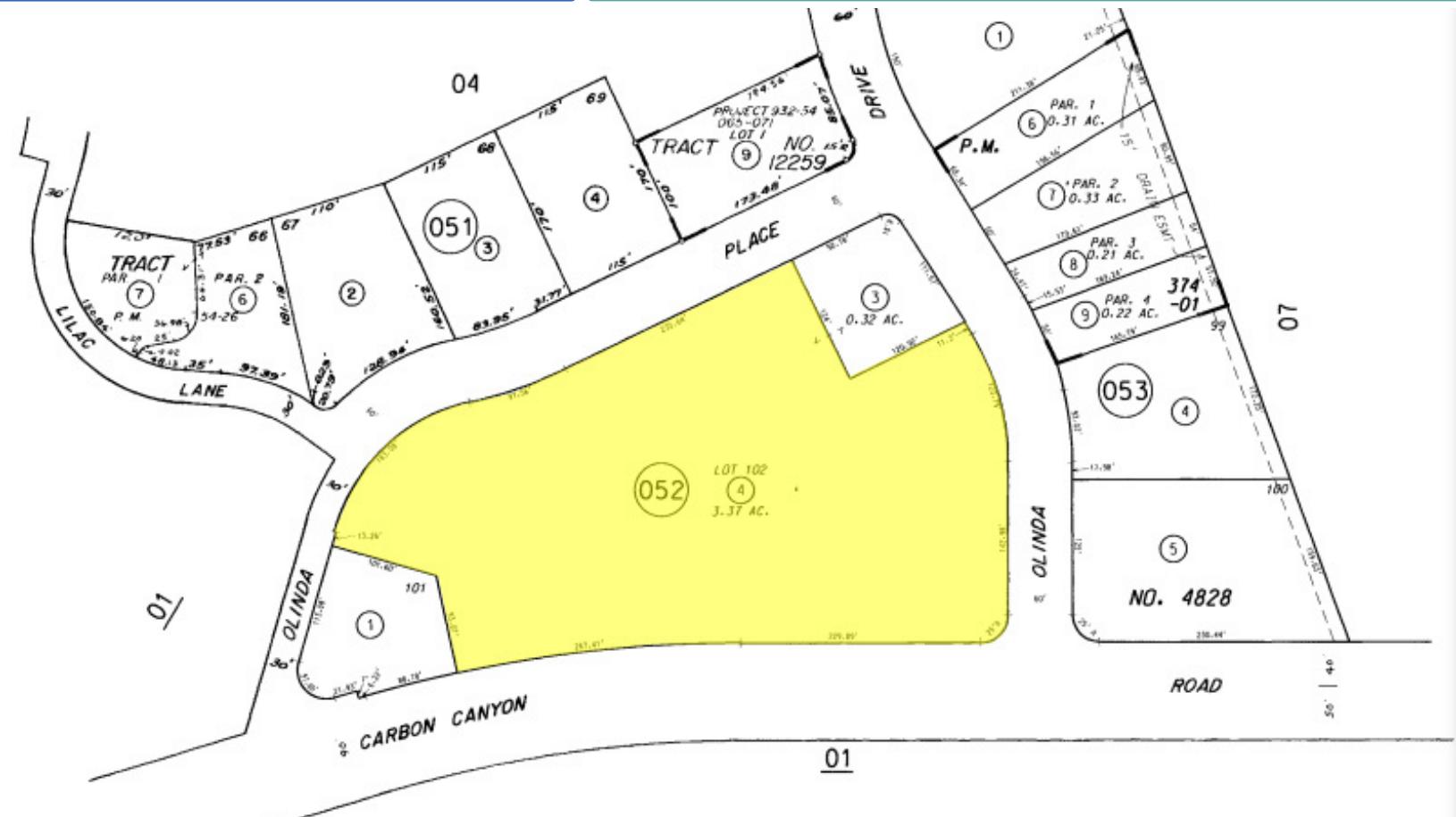
- Located on a Signalized Corner
- High Traffic Count, Approximately 16,500 VPD
- Opportunity for Assemblage and Redevelopment
- 700 Ft of Street Frontage Along CA SR 142,
Carbon Canyon Road
- Great Exposure and Visibility with Signage
- Flat Topography



AERIAL MAP



PARCEL MAP





CARBON CANYON RD.

160 Olinda Pl



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

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

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

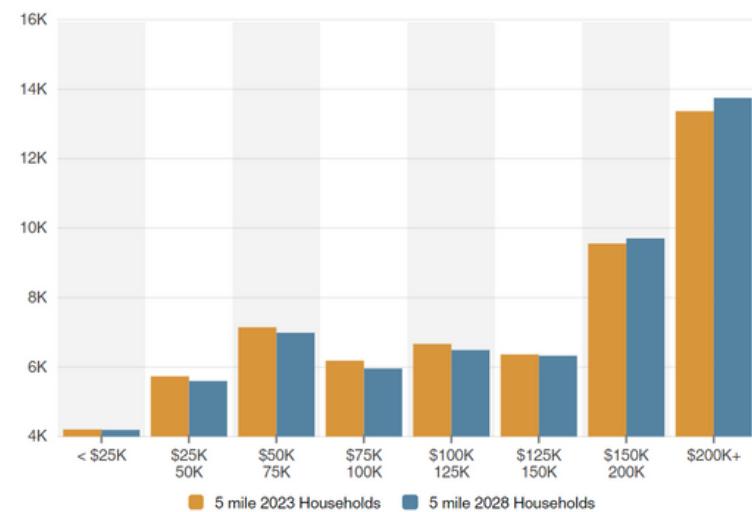
Housing

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

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

Household Income





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