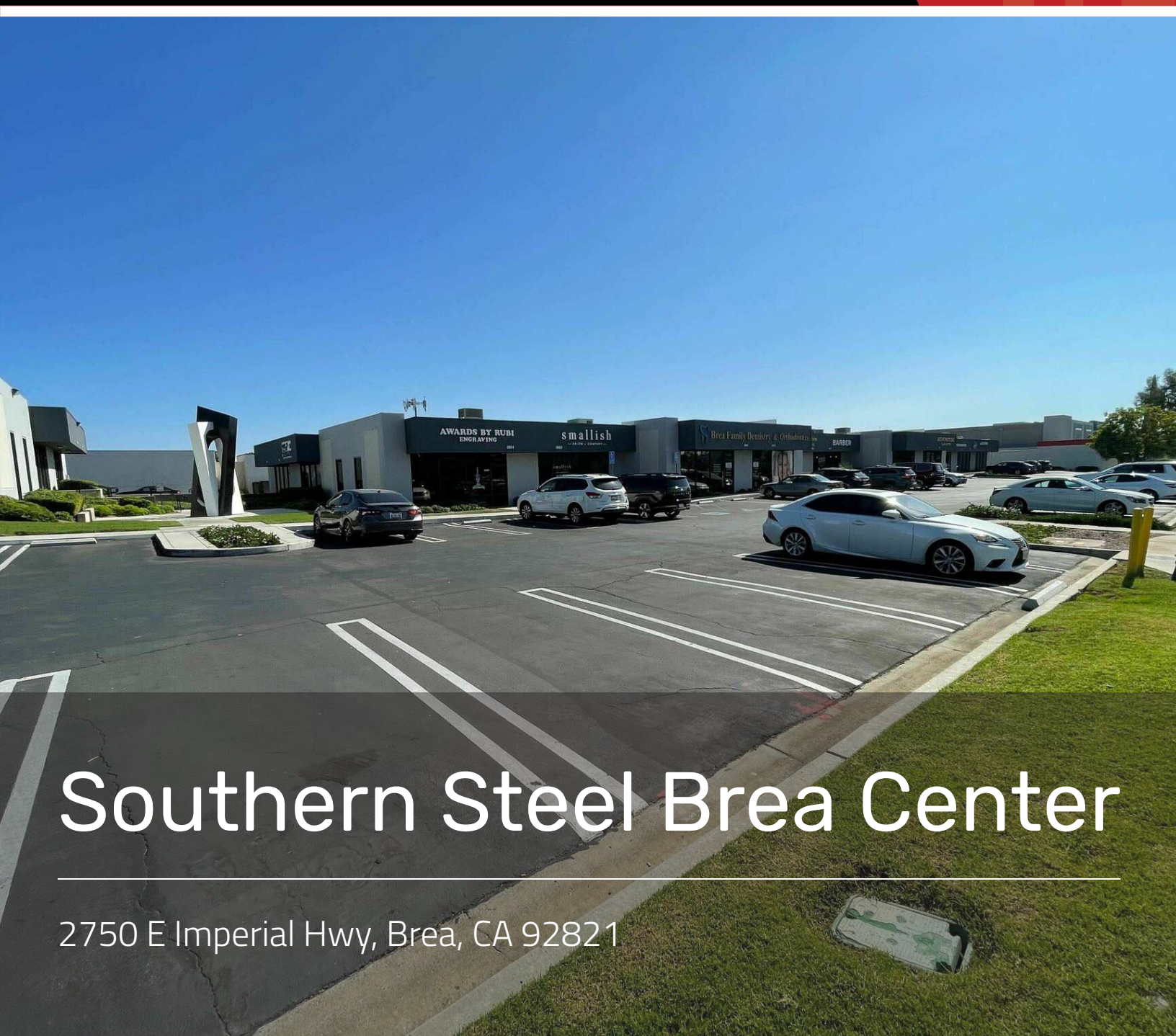


**KEYZ**COMMERCIAL

**FOR LEASE**



# Southern Steel Brea Center

2750 E Imperial Hwy, Brea, CA 92821

**JASON KEYZ**

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CalDRE #01906778

**Southern Steel Brea Center** | 2750 E Imperial Hwy Brea, CA 92821**OFFERING SUMMARY**

Lease Rate:	\$1.50 - 2.00 SF/month (Industrial Modified Gross)
Building Size:	86,402 SF
Available SF:	1,358 - 4,470 SF
Lot Size:	178,577 SF
Number of Units:	773
Year Built:	1978

**PROPERTY OVERVIEW**

Located at 2750 E Imperial Hwy, Brea, CA 92821, this unique mixed-use property seamlessly blends retail, industrial, and office spaces, catering to diverse business needs. The property boasts modern architecture and versatile floor plans, allowing for a variety of tenant configurations. With spacious retail storefronts facing Imperial Highway, the property attracts high visibility and foot traffic, making it ideal for retail businesses seeking exposure. The industrial section offers robust infrastructure with high ceilings, ample storage, and loading docks, catering to light manufacturing, warehousing, and logistics operations. The office spaces are designed with contemporary finishes, providing a professional environment with flexible layouts to accommodate businesses of all sizes.

**PROPERTY HIGHLIGHTS**

- Versatile Space Options
- Prime Location
- Proximity to Major Businesses
- Supportive Business Environment

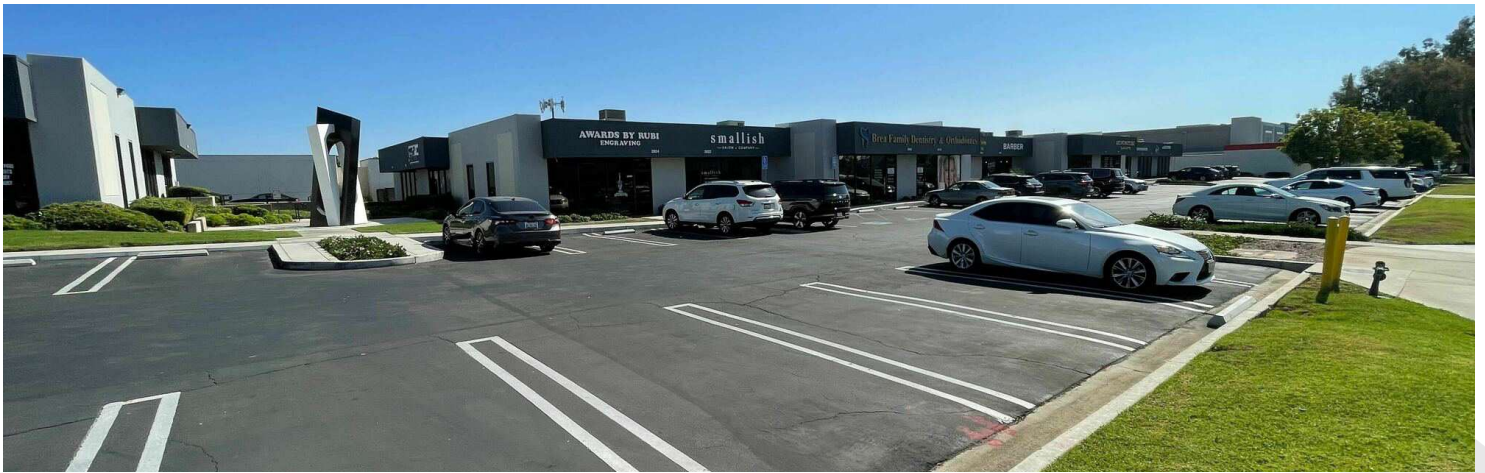
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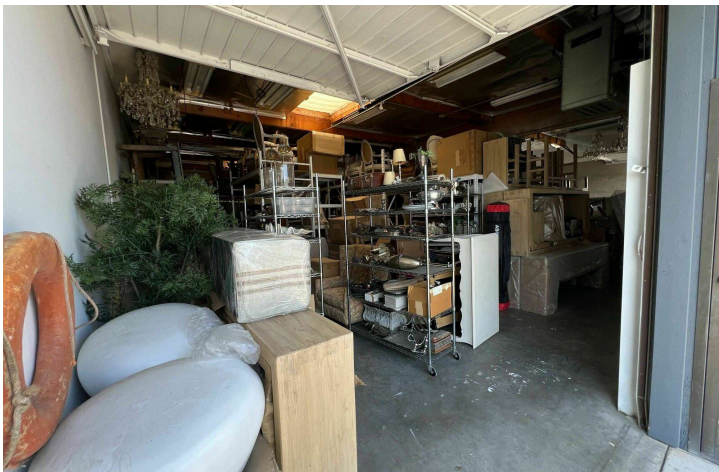
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### LEASE INFORMATION

Lease Type:	Industrial Modified Gross	Lease Term:	Negotiable
Total Space:	1,358 - 4,470 SF	Lease Rate:	\$1.50 - \$2.00 SF/month

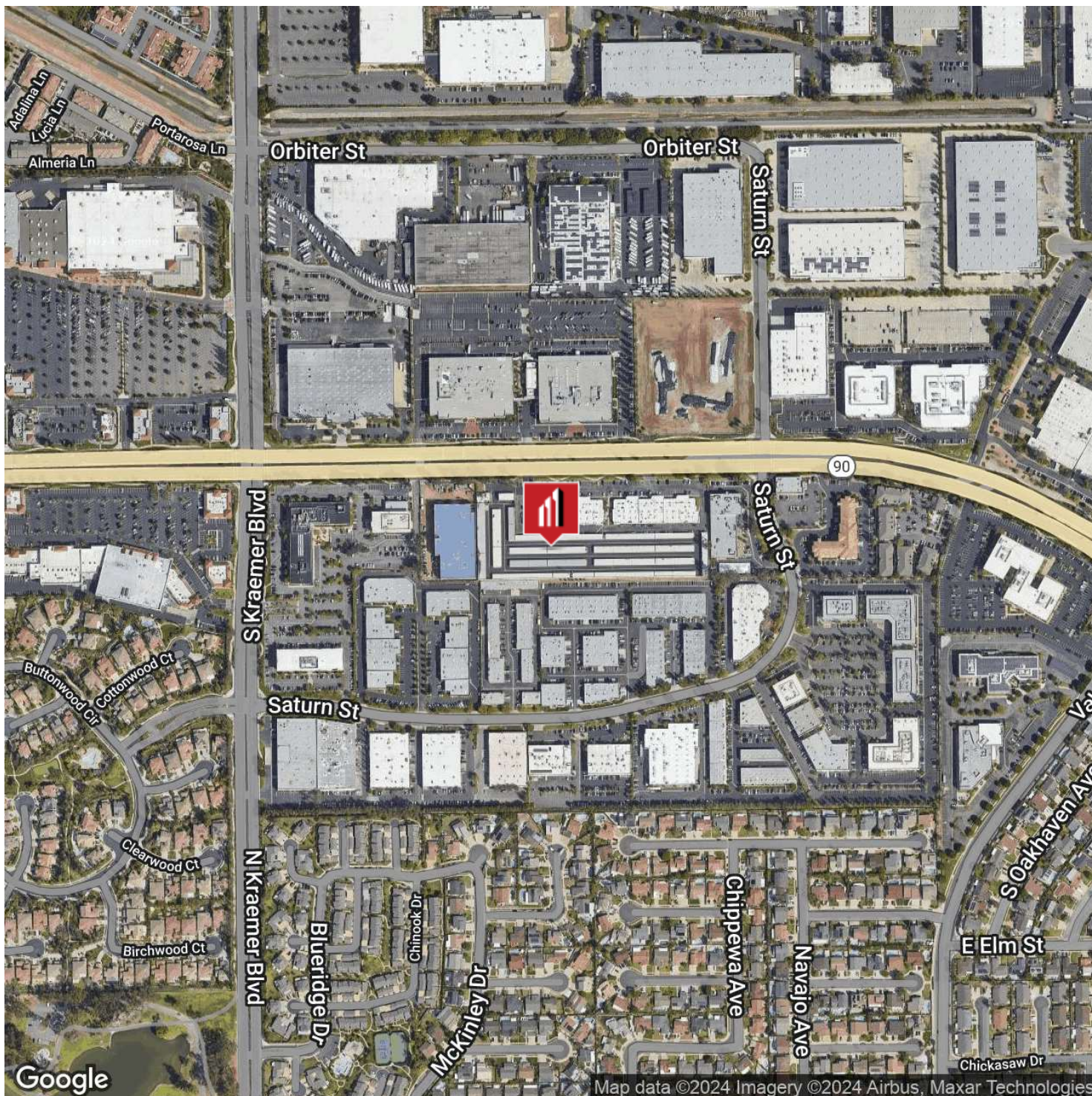
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2828-2830	Available	1,672 SF	Industrial Modified Gross	\$2.00 SF/month	PLEASE DO NOT DISTURB EXISTING TENANT.
2832-2834	Available	2,798 SF	Industrial Modified Gross	\$1.50 SF/month	PLEASE DO NOT DISTURB EXISTING TENANT.
2888	Available	1,358 SF	Industrial Modified Gross	\$1.50 SF/month	PLEASE DO NOT DISTURB EXISTING TENANT.
282834	Available	4,470 SF	Industrial Modified Gross	\$1.69 SF/month	<p>PLEASE DO NOT DISTURB EXISTING TENANT.</p> <p>Note. This suite number listed as 282834 is a combination of the following units: 2828, 2830, 2832 and 2834. Some of these units are currently combined. The purpose of this suite number is to make it easier to market and indicate the total size and blended asking rate of all these units combined.</p> <p>Contact our office or our broker Jason Keyz for further details.</p>

### JASON KEYZ

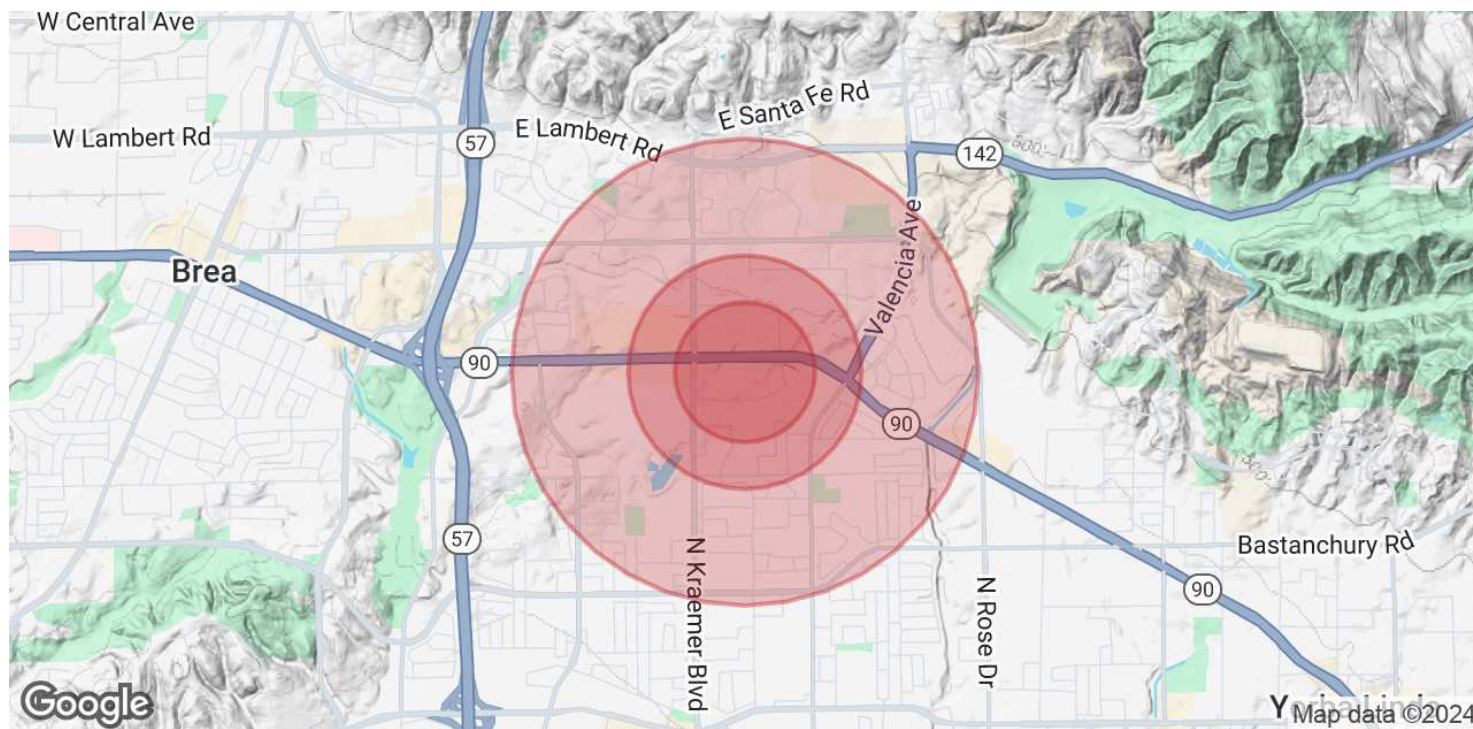
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	418	2,546	14,837
Average Age	45	43	43
Average Age (Male)	44	42	42
Average Age (Female)	46	44	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	148	853	5,095
# of Persons per HH	2.8	3	2.9
Average HH Income	\$178,131	\$198,726	\$188,564
Average House Value	\$1,167,256	\$1,188,008	\$1,137,032

Demographics data derived from AlphaMap

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