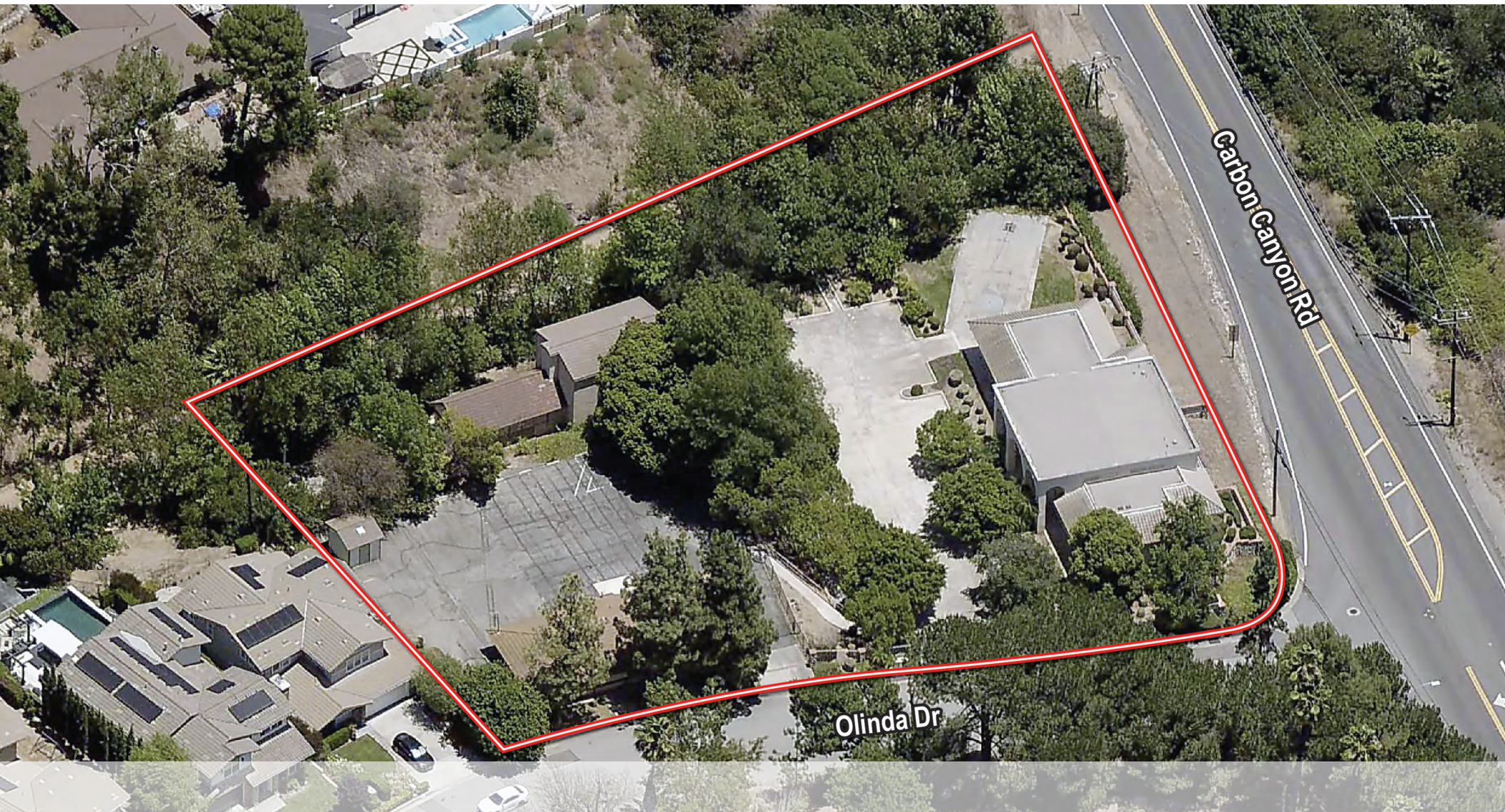


RARE TWO-PARCEL OPPORTUNITY

FOR SALE

±8,795 SF COMMERCIAL CAMPUS ON ±1.35 ACRES OF LAND

102 & 114 Olinda Drive, Brea, California 92823



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

PROPERTY LOCATION

102 & 114 Olinda Drive, Brea, CA

FOR SALE

- 102 & 114 Olinda Drive present a rare opportunity to acquire two contiguous commercial parcels totaling approximately 1.35 acres in a highly visible location at the intersection of Carbon Canyon Road and Olinda Drive.
- The property combines the functionality of an established commercial campus with the flexibility of a substantial land holding. Approximately 8,795 SF of existing improvements across multiple buildings, combined with significant on-site parking, gated access and prominent roadway exposure, create a compelling platform for a variety of potential ownership strategies.
- The location provides convenient access to Brea, Yorba Linda, Chino Hills, Fullerton, Anaheim and surrounding Inland Empire communities, while maintaining a distinctive setting along the Carbon Canyon corridor.
- The property's Neighborhood Commercial designation is intended to accommodate a variety of retail, office and service-oriented businesses serving the surrounding neighborhood population. The City of Brea's General Plan specifically describes the designation as supporting neighborhood-serving commercial activity while emphasizing attractive site design, parking, landscaping and appropriate buffering from surrounding residential areas.
- Seller Motivated – All Offers Encouraged



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

PROPERTY OVERVIEW

102 & 114 Olinda Drive, Brea, CA

FOR SALE

- TWO CONTIGUOUS PARCELS
- Acquire 102 and 114 Olinda Drive together to create a larger, campus-style commercial footprint with flexibility for a future owner to determine the optimal configuration and use strategy.
- ±1.35 ACRES OF LAND
- Approximately 58,998 SF of combined land area provides meaningful scale for parking, circulation, outdoor areas and future planning considerations.
- ±8,795 SF OF EXISTING IMPROVEMENTS
- Multiple existing buildings provide immediate functionality while giving an incoming owner the opportunity to evaluate renovation, repositioning or future redevelopment strategies.
- PROMINENT CARBON CANYON LOCATION
- The property occupies a highly visible position along Carbon Canyon Road at Olinda Drive, providing a strong identity and prominent street presence.
- SECURED ON-SITE PARKING



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

PROPERTY HIGHLIGHTS

102 & 114 Olinda Drive, Brea, CA

FOR SALE

Building SF	Two (2) Buildings Totalling $\pm 8,795$ SF on ± 1.35 Acres of Land • 102 Olinda: 5,000 SF • 114 Olinda: 3,795 SF
Location	CARBON CANYON ROAD & OLINDA DRIVE Prominent corner positioning provides exceptional visibility and convenient access to surrounding communities.
Traffic Count	High Traffic Count, Approx. $\pm 16,500$ VPD
Signage	Excellent Visibility with signage on Carbon Canyon Road
Parking	Secured Fenced Parking
Zoning	Neighborhood Commercial Zoned Properties (Ideal for religious facilities, schools, daycares, and other service oriented used.



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

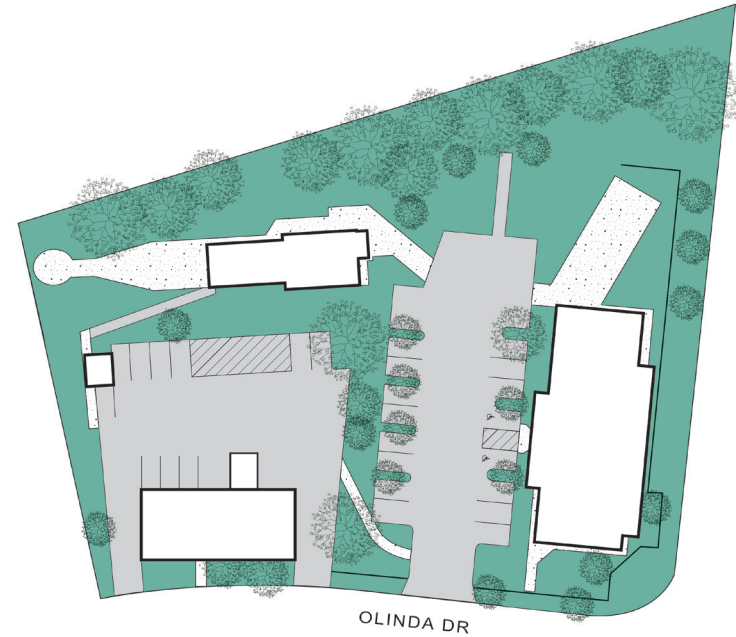
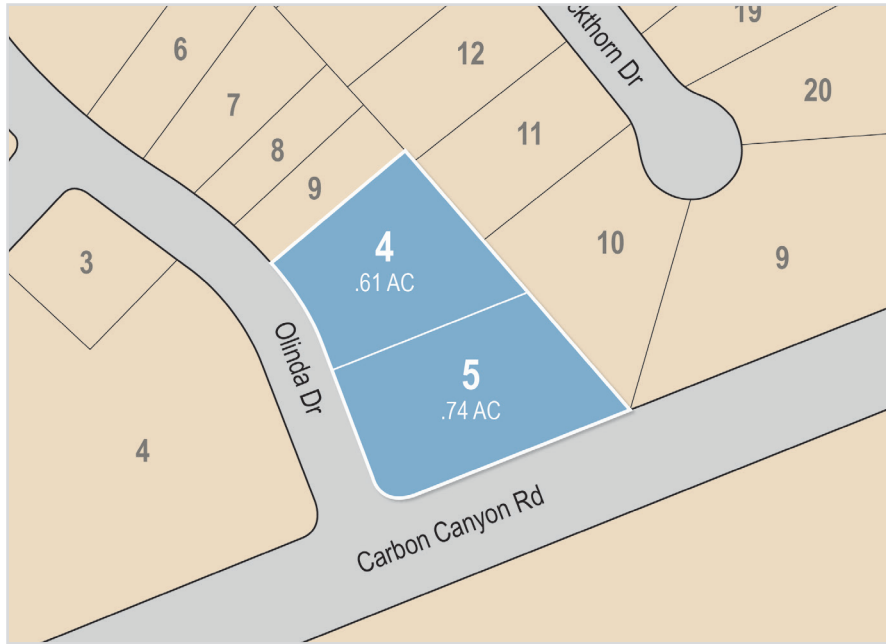
2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

LOCATION / ACCESS

102 & 114 Olinda Drive, Brea, CA

FOR SALE



KEY NEARBY AREAS:

- Anaheim
- Fullerton
- Dimond Bar
- Chino Hills

NEARBY ACCESS:

- 57 Freeway
- Carbon Canyon Road
- Chino Hills Corridor

JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

COMMERCIAL NEIGHBORS

102 & 114 Olinda Drive, Brea, CA

FOR SALE



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.