

FOR LEASE

Brea Union Plaza

Imperial Highway & Kraemer Boulevard | Brea, CA 92821



Available Opportunities

1,200 SF

Retail Available

1,500 SF

Restaurant Available

14K SF

Junior Box Available

PLEASE DO NOT DISTURB EXISTING TENANTS

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DESCRIPTION

- Top performing 42-acre power center
- Excellent demographics & high disposable incomes within trade area
- Close proximity to 57 Freeway
- Centrally located in one of Orange County's most affluent communities
- Strong traffic counts & great daytime traffic
- Ample parking
- Strong employment

EST DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 17,940 | 131,617 | 312,599 |
| Average Household Income | \$190,087 | \$154,613 | \$150,797 |
| Daytime Population | 13,576 | 66,740 | 178,297 |

Source: Esri

TRAFFIC COUNTS

| | |
|-------------------|------------------------------|
| Imperial Highway | approx. 42,500 cars per day |
| Kraemer Boulevard | approx. 19,000 cars per day |
| CA 57 Freeway | approx. 267,000 cars per day |

Source: Costar

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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PLEASE DO NOT DISTURB TENANTS

Brea Union Plaza Tenant Directory

Total GLA: 603,265 SF

| UNIT | TENANT | (SF) | UNIT | TENANT | (SF) | UNIT | TENANT | (SF) | UNIT | TENANT | (SF) |
|--------|---------------------------------|-------|--------|------------------------|--------|--------|----------------|---------|---------|---------------------------|--------|
| | BREA 1 | | 2445 F | Pita GR | 2,025 | 2515 B | Available | 1,200 | 2315 B | Moore's Sewing & Vacuum | 6,545 |
| 2435 A | Mountain Mike's Pizza | 2,000 | 2445 G | Red Wing Shoes | 1,880 | 2515 C | T-Mobile | 1,940 | 2315 C | Sola Salon | 6,002 |
| 2435 B | Nektar Juice | 1,200 | 2445 H | 356 Korean BBQ | 3,000 | 2455 | Home Depot | 109,505 | 2315 A | Barbeques Galore | 5,950 |
| 2435 C | Bruegger's Bagels | 2,100 | 2445 K | Firehouse Subs | 1,500 | 2595 | Wal Mart | 129,000 | 2395 B | Ulta | 10,000 |
| 2435 D | Krak Boba | 1,500 | 2445 L | Improved Restaurant | 1,500 | 2505 | McDonald's | 2,524 | 2395 A | J.Crew | 5,615 |
| 2435 E | Taqueria De Anda | 1,700 | 2445 M | On The Hook | 2,200 | 2525 | Arby's | 3,300 | | BREA III | |
| 2435 F | Financial Partners Credit Union | 2,000 | 2445 A | Junior Box Available | 14,722 | | BREA II | | 2415-A | Deluxe Med Spa | 4,185 |
| 2445 A | Super Juicy Dumpling | 2,126 | 2445 B | Petsmart | 28,268 | 2375 | Staples | 24,000 | 2415-B | Cathy Bank | 1,815 |
| 2445 B | Johnny Steve Han, DDS, INC | 1,136 | 2485 | Junior Box | 10,000 | 2365 | Tilly's | 10,005 | 2545-A1 | Hand & Stone Massage | 2,800 |
| 2445 C | L & L Hawaiian Barbeque | 1,137 | 2565 | Ross Dress for Less | 35,000 | 2345 | Nordstrom Rack | 40,725 | 2545-A2 | Nail Garden | 1,750 |
| 2445 D | Smoking Tiger Coffee | 1,500 | 2575 | Burlington | 38,000 | 2335 | Mor Furniture | 43,110 | 2545-B | Navy Federal Credit Union | 3,300 |
| 2445 E | Queen Nails | 3,000 | 2515 A | New Tenant Coming Soon | 2,800 | 2315 D | Michael's | 23,491 | 2535 | Jeweler's Touch | 6,000 |

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- TARGET
- SPROUTS FARMERS MARKET
- Banfield PET HOSPITAL
- STONEFIRE GRILL
- OLD NAVY
- 24 FITNESS
- Starbucks
- Great Clips
- KABUKI
- M
- Jersey Mike's Subs

- Mother's Market & Kitchen
- Total Wine & More
- DSW
- FedEx
- Chick-fil-A
- DXL DESTINATIONAL

- Burlington
- Walmart
- ULTA
- NORDSTROM rack
- Mor Furniture for Less

- WHOLE FOODS MARKET
- URBAN PLATES
- REBORN COFFEE
- OrangeTheory FITNESS
- Mendocino Farms
- FLOYD'S
- THE KEBAB SHOP

- STATER BROS. MARKETS
- O'Reilly AUTO PARTS
- FLAME & BROILER
- SUBWAY
- WING • STOP
- DEL TACO
- Jack in the Box

- néktar JUICE BAR
- Ralphs
- UnionBank
- CAVA Mezze Grill
- baskin BRobbins
- MATTRESS FIRM
- TACO BELL
- Starbucks
- HomeGoods
- WORLD MARKET

- FITNESS 19
- Yogurtland
- DAVID'S BRIDAL
- 9ROUND
- LAMPS PLUS

- BREA MALL
- NORDSTROM
- macy's
- JCPenney

- verizon
- petco
- TJ-maxx
- CHASE
- Albertsons
- BOB'S FURNITURE
- TRADER JOE'S
- Beja Fresh Tacos
- Sit'n Sleep
- UPS

- DOLLAR TREE
- NO JUDGMENTS

- BANK OF THE WEST
- Albertsons
- Savon

- Walgreens
- WELLS FARGO
- SUPERCUTS
- PICK UP STIX

- citibank
- Starbucks
- KFC

- TARGET
- O'Reilly AUTO PARTS
- 7-ELEVEN

- Ralphs
- KOHL'S
- DAISO JAPAN

- CVS pharmacy
- Marshall's
- baskin BRobbins
- Bank of America
- McDonald's
- ROSS DRESS FOR LESS

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