

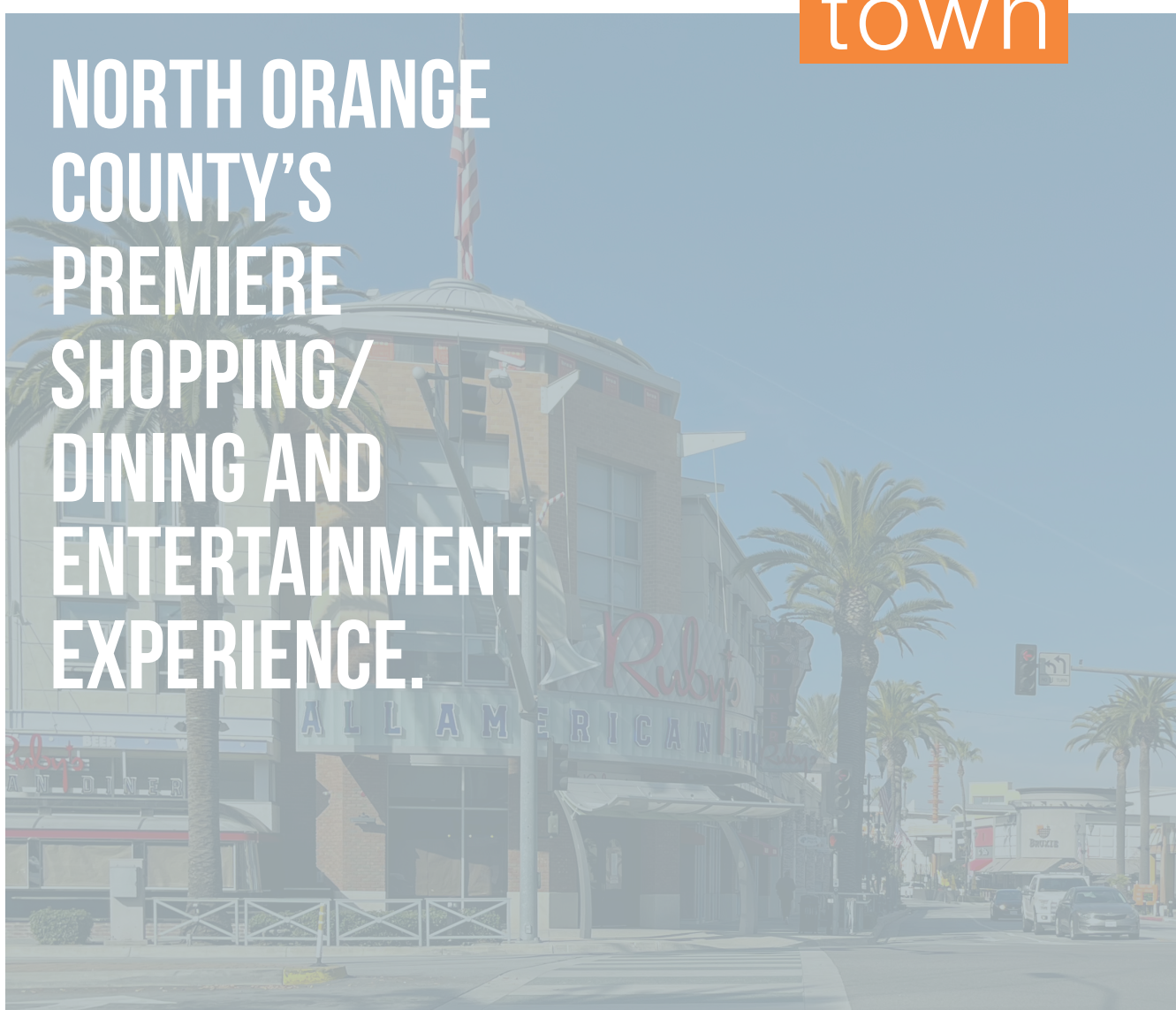
# RETAIL & RESTAURANT SITES FOR LEASE DOWNTOWN BREA



**brea**  
down  
town



NORTH ORANGE  
COUNTY'S  
PREMIERE  
SHOPPING/  
DINING AND  
ENTERTAINMENT  
EXPERIENCE.



NEWMARK

# SITE PLAN



- 3 Potential Yoga/Wellness Studio**  
375 W Birch Street  
Suite #3  
1,395 Square Feet
- 6 2nd Gen Restaurant Space**  
375 W Birch Street  
Suite #6  
4,127 + 521 Patio SF
- 26 Retail / Possible Restaurant Space**  
215 S. Brea Boulevard  
Suite #104  
2,600 Square Feet
- 30 Retail Space**  
110 W. Birch Street  
Suite #B2  
1,394 Square Feet
- 41 Retail Space In-Leases**  
260 W Birch Street  
Suite #D6  
1,020 Square Feet
- 45 Gaslight Square**  
235 E Imperial Highway  
3,600 SF (Divisible)

# TENANTS

Unit	Tenant	SF
1	Sky Lounge	
2	Massage Envy	
3	Spa (Potential Yoga/Wellness Studio)	1,395
4	Hana Maru Sushi	
5	Hammer & Nails	
6	Available 2nd Gen Restaurant	4,648
7	Orange Twist	
8	Roll Em Up Taquitos	
9	Flame Broiler	
10	Crepes de Paris	
11	The Fathers House OC	
12	Teaspoon	
13	Thai 7	
14	Bruxie Chicken & Waffles	
15	Edwards Theatre 12	
16	Gyu Kaku	
18	Corazon Modern Kitchen	
19	Chubby Sushi	
20	Yard House	
21	The Improv Comedy Club	
21a	Reunion Kitchen + Drinks	
21b	Old Brea Chop House	
22	UFC Gym	

Unit	Tenant	SF
23	Olive Pit	
24	U.S. Air Force, U.S. Army, U.S. Navy and U.S. Marine Corps	
25	Buffalo Wild Wings	
26	VACANT RETAIL / POSSIBLE RESTAURANT SPACE	2,600
27	Finney's Crafthouse (Coming Soon)	6,611
28	Karma Lounge (Coming Soon)	2,519
29	Pinot's Palette	
30	VACANT RETAIL	1,394
31	Visual Effects Optometry	
32	Chico's	
33	Cha Cha's Latin Kitchen	
34	Loft	
35	Brunos Italian Kitchen	
36	Hapa Cupcakes & Bakery	
37	Bath & Body Works	
38	Enchanted Coffee	
39	Color Me Mine	
40	The Pretty Kitty	
41	IN-LEASES	1,020
42	BFT – Body Fit Training	
43	Macallan's Pub and Restaurant	
44	Nine Social	
45	Gaslight Square (divisible)	3,600



LOFT



Bath & Body Works®



Color Me Mine



chico's



# BREA DEMOGRAPHICS



**46,485**  
Population



**\$706,565**  
Average Home Value



**33,071**  
Population with  
Associate's Degree



**\$121,658**  
Average Household  
Income



**72,714**  
Daytime  
Population



**4,105**  
Businesses



## MAJOR EMPLOYERS

NORDSTROM



# RETAIL & RESTAURANT SITES FOR LEASE DOWNTOWN BREA



18401 Von Karman Avenue, Suite 150  
Irvine, CA 92612

[nmrk.com](http://nmrk.com)

## NEWMARK



# brea down town

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