

KEYZCOMMERCIAL

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:	\$2.25 SF/month (Industrial Modified Gross)
Building Size:	86,402 SF
Available SF:	872 - 1,153 SF
Lot Size:	178,577 SF
Number of Units:	28
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

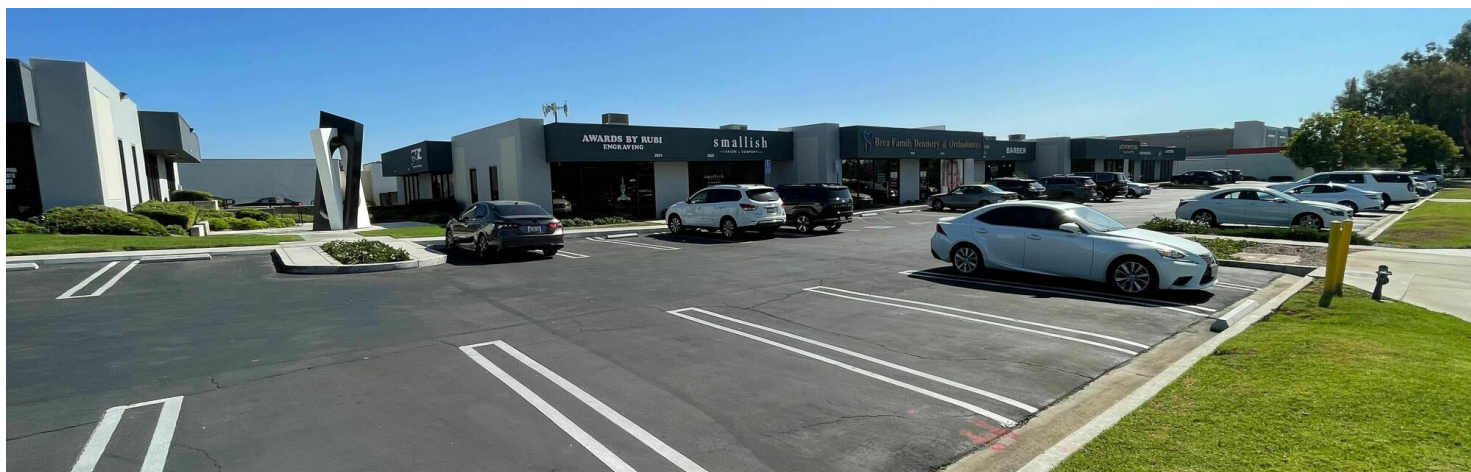
- Versatile Space Options
- Prime Location
- Proximity to Major Businesses
- Supportive Business Environment

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Southern Steel Brea Center | 2750 E Imperial Hwy, Brea, CA 92821**LEASE INFORMATION**

Lease Type:	Industrial Modified Gross	Lease Term:	Negotiable
Total Space:	872 - 1,153 SF	Lease Rate:	\$2.25 SF/month

AVAILABLE SPACES

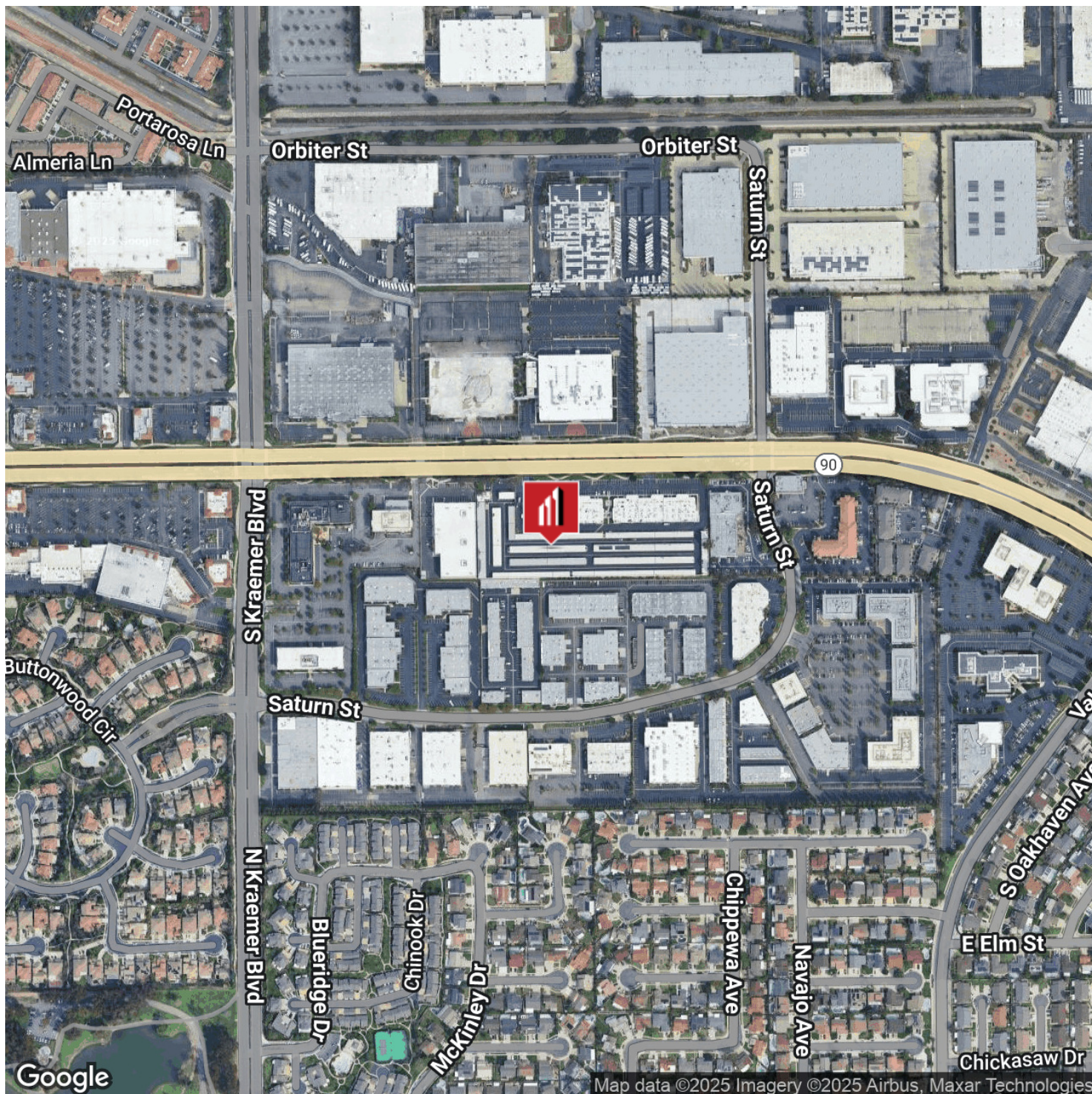
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2810	1,153 SF	Industrial Modified Gross	\$2.25 SF/month	The unit is vacant and move-in ready. Contact broker to schedule a tour or discuss terms. Photos coming soon!
2872	872 SF	Industrial Modified Gross	\$2.25 SF/month	The property is currently occupied. Please do not disturb the existing tenant. Photos coming soon!

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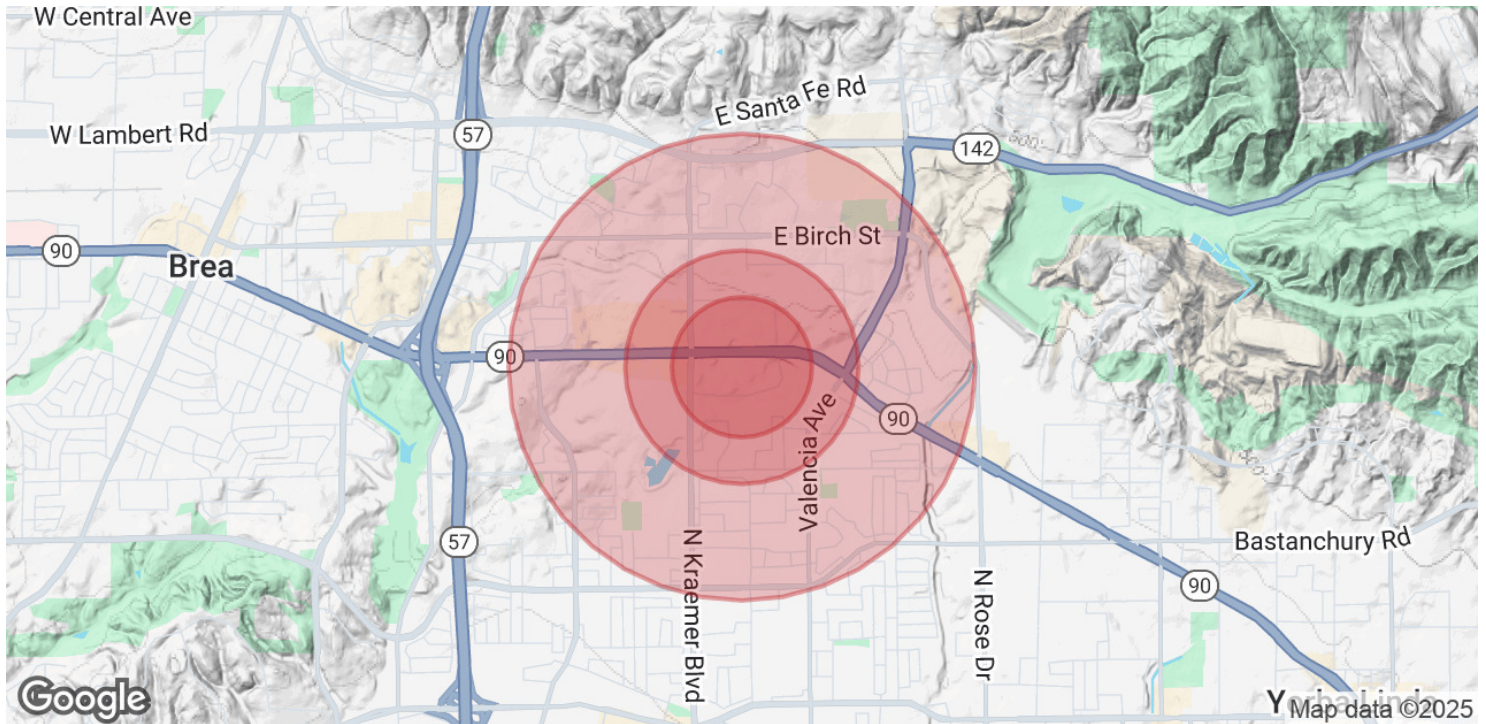
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	418	2,546	14,837
Average Age	45	43	43
Average Age (Male)	44	42	42
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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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