

FOR LEASE

BREA CENTER

720-796 N BREA BLVD, BREA, CA 92821



PROPERTY HIGHLIGHTS

- 1,020 - 2,000 SF Available
- Vons-anchored neighborhood center in strong, mature trade area
- Located at intersection of Brea Boulevard and State College Boulevard with excellent ingress/egress
- Premier grocery store-anchored center in immediate trade area

SPACES	LEASE RATE	SPACE SIZE
Unit 104	Negotiable	2,000 SF
Unit 111	Negotiable	1,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	15,685	104,030	328,124
Average HH Income	\$107,265	\$122,120	\$113,543

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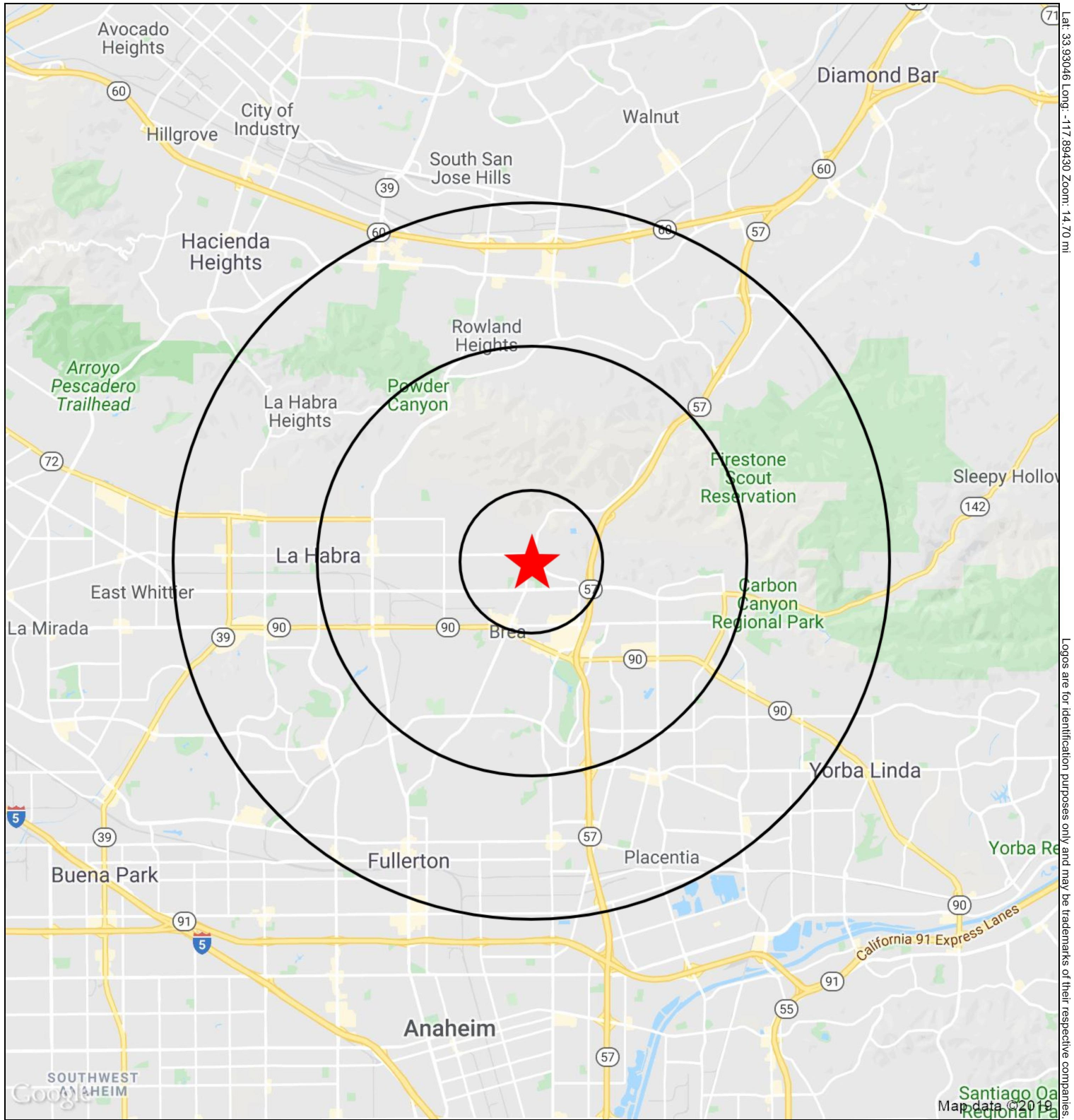
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Ausletics	101A	3,000	Sunny Hills Brea Barber Shop	115	780
Subway	101C	1,500	Green Tomato Grill	116	2,820
Nail Salon	102	2,000			
Round Table Pizza	103	4,065			
AVAILABLE	104	2,000			
Red Lantern	105	1,200			
The Painted Nest Salon	106A	3,800			
Osteostrong	106B	2,000			
Gracie Jiu Jitsu Brea	107	2,000			
Vons	108	23,000			
Nilesh Pema, DDS	109	1,960			
Available	111	1,020			
Pet Wants	112	1,500			
Tone Barre	113	1,500			
Bank of America	114	1,200			



Lat: 33.93046 Long: -117.89430 Zoom: 14.70 mi

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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.9305/-117.8942

RS1

Brea Center		1 mi radius	3 mi radius	5 mi radius
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POPULATION	2019 Estimated Population	15,685	104,030	328,124
	2024 Projected Population	15,818	104,686	329,156
	2010 Census Population	14,283	98,388	316,335
	2000 Census Population	13,264	93,063	304,194
	Projected Annual Growth 2019 to 2024	0.2%	0.1%	-
	Historical Annual Growth 2000 to 2019	1.0%	0.6%	0.4%
	2019 Median Age	39.7	40.1	39.9
HOUSEHOLDS	2019 Estimated Households	6,085	36,738	113,523
	2024 Projected Households	6,342	38,273	118,026
	2010 Census Households	5,426	33,745	106,124
	2000 Census Households	5,077	32,389	102,186
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	1.0%	0.7%	0.6%
RACE AND ETHNICITY	2019 Estimated White	61.3%	58.4%	51.0%
	2019 Estimated Black or African American	1.9%	2.0%	2.2%
	2019 Estimated Asian or Pacific Islander	22.8%	23.2%	28.9%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	13.6%	15.9%	17.4%
	2019 Estimated Hispanic	25.6%	30.7%	32.6%
INCOME	2019 Estimated Average Household Income	\$107,265	\$122,120	\$116,543
	2019 Estimated Median Household Income	\$88,665	\$98,920	\$92,952
	2019 Estimated Per Capita Income	\$41,633	\$43,165	\$40,427
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.7%	5.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.7%	4.7%
	2019 Estimated High School Graduate	16.1%	15.8%	17.6%
	2019 Estimated Some College	22.9%	21.8%	21.0%
	2019 Estimated Associates Degree Only	9.2%	8.9%	8.6%
	2019 Estimated Bachelors Degree Only	29.4%	27.4%	27.9%
	2019 Estimated Graduate Degree	17.1%	17.6%	14.7%
BUSINESS	2019 Estimated Total Businesses	1,492	6,319	17,688
	2019 Estimated Total Employees	17,016	66,443	156,630
	2019 Estimated Employee Population per Business	11.4	10.5	8.9
	2019 Estimated Residential Population per Business	10.5	16.5	18.6

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