

FOR LEASE

Brea Union Plaza

Imperial Highway & Kraemer Boulevard
2415 E. Imperial Highway | Brea, CA 92821



1,500 & 2,800 SF Retail Space Available ~ Please Do Not Disturb Existing Tenant



Property Highlights

- 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

Contact

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



Demographics

| EST. 2016 | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| Population | 15,903 | 128,892 | 318,845 |
| Average Household Income | \$128,194 | \$106,819 | \$102,083 |
| Daytime Population | 14,232 | 75,560 | 199,521 |

TRAFFIC COUNT

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

Source: Esri 2016

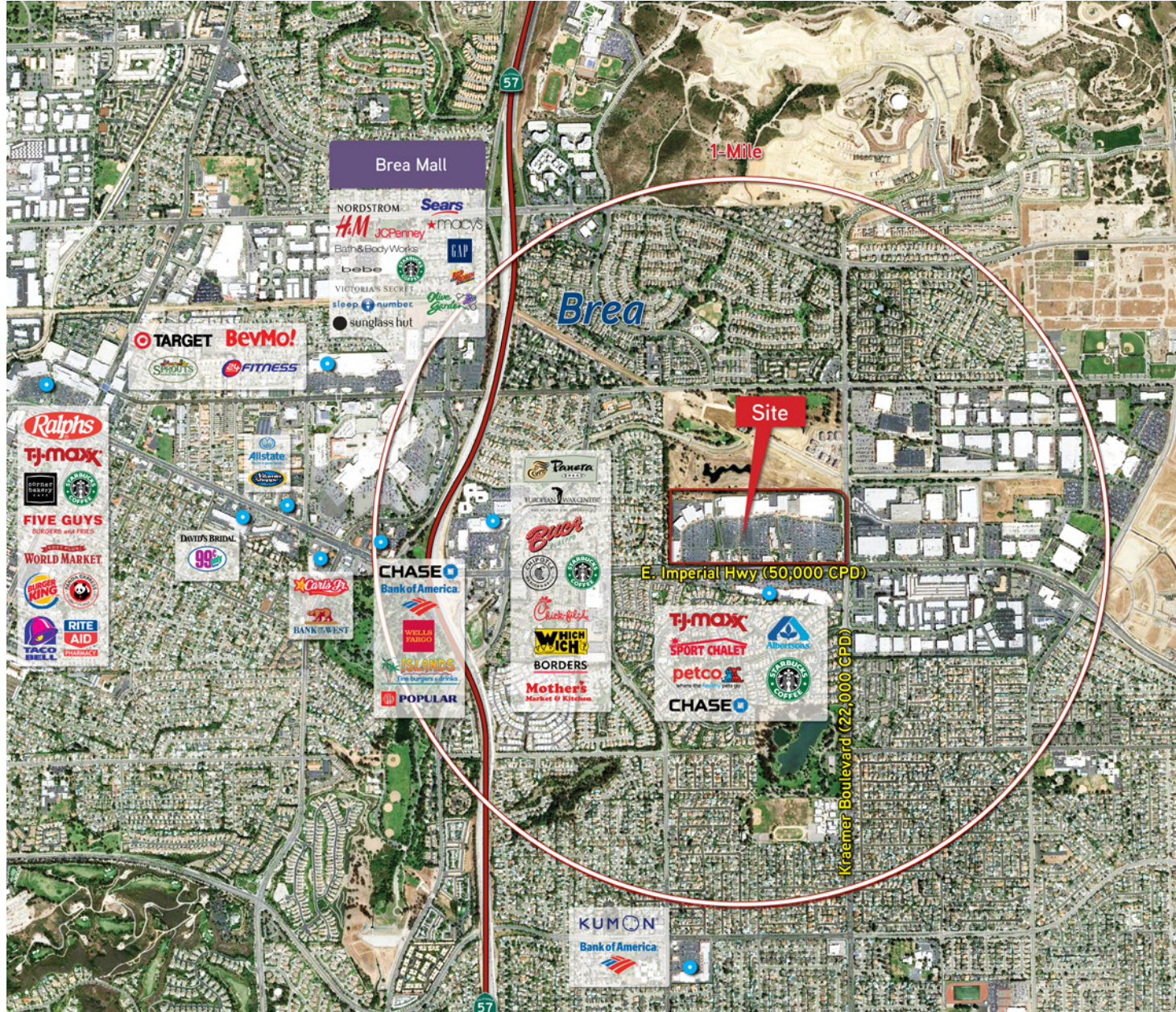


Brea Union Plaza
Brea, California

Brea Union Plaza Tenant Directory

Total GLA: 603,415 SF

| NO. | TENANT | (SF) | NO. | TENANT | (SF) | NO. | TENANT | (SF) |
|---------------|---------------------------------|--------------|------------------|-----------------------------|--------------|-----------------|-------------------------|--------|
| Brea I | | | 2445 L | The Flame Broiler | 1,500 | 2345 | Nordstrom Rack | 40,725 |
| 2435 A | Green 2 Go | 2,000 | 2445 M | On The Hook | 2,200 | 2335 | Sears Outlet | 42,997 |
| 2435 B | Nektar Juice | 1,200 | 2465-2475 | Ralphs | 43,312 | 2315D | Michael's | 23,491 |
| 2435 C | Bruegger's Bagels | 2,100 | 2485 | Party City | 10,000 | 2315B | Aaron Brothers | 6,545 |
| 2435 D | Supercuts | 1,500 | 2565 | Ross Dress for Less | 35,000 | 2315C | Sola Salon | 6,002 |
| 2435 E | Dickey's Barbecue Pit | 1,700 | 2575 | Babies 'R' Us | 38,000 | 2315A | Barbeques Galore | 5,950 |
| 2435 F | Financial Partners Credit Union | 2,000 | 2515 A | Available ~ 6/1/2017 | 2,800 | 2395B | Pier 1 Imports | 10,000 |
| 2445 A | Super Juicy Dumpling | 2,126 | 2515 B | Gamestop | 1,200 | 2395A | Hallmark | 5,615 |
| 2445 B | Johnny Steve Han, DDS | 1,136 | 2515 C | Sprint PCS | 1,940 | Brea III | | |
| 2445 C | L & L Hawaiian Barbeque | 1,137 | 2455 | Home Depot | 109,505 | 2415 | Urgent Care | 6,000 |
| 2445 D | Available | 1,500 | 2595 | Wal Mart | 129,000 | 2545-A1 | Hand & Stone Massage | 2,800 |
| 2445 E | Queen Nails | 3,000 | 2505 | McDonald's | 2,524 | 2545-A2 | Nail Garden | 1,750 |
| 2445 F | Olive Pit | 2,025 | 2525 | Arby's | 3,300 | 2545-B | US Bank | 3,300 |
| 2445 G | Lascari's Italian Cucina | 1,880 | Brea II | | | 2535 | Lifeway Christian Store | 6,000 |
| 2445 H | Sushi In Motion | 3,000 | 2375 | Staples | 24,000 | | | |
| 2445 K | Subway | 1,500 | 2365 | Tilly's | 10,005 | | | |



Contact

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184