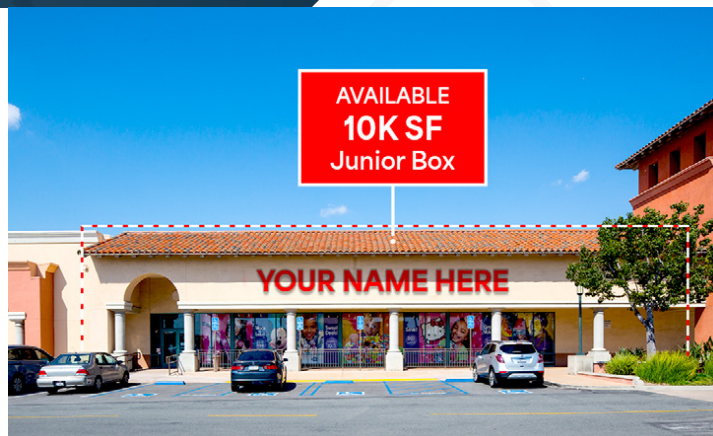


FOR LEASE

Brea Union Plaza

Imperial Highway & Kraemer Boulevard | Brea, CA 92821



Available Opportunities

1,200 SF

Retail Available

1,500 SF

Restaurant Available

4,185 SF

Improved Medical Endcap Space Available

10K - 14K SF

Junior Box Available

PLEASE DO NOT DISTURB EXISTING TENANTS

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

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,315	128,529	321,248
Average Household Income	\$154,764	\$130,399	\$125,005
Daytime Population	13,585	69,536	183,554

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	DEAL PENDING	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	2465 A	Junior Box Available	14,722		BREA II		2415-A	Improved Medical Available	4,185
2445 A	Super Juicy Dumpling	2,126	2465 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 Available	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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