

PRIME SPACE FOR LEASE

# IMPERIAL CENTER EAST

SWC IMPERIAL HWY & KRAMER BLVD, BREA, CALIFORNIA

RETAIL



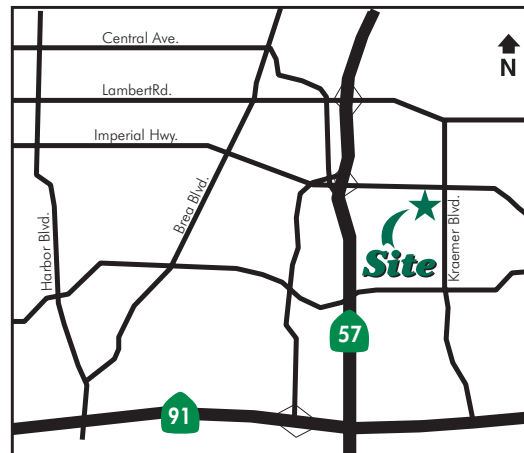
## PROPERTY INFO

- + Excellent retail opportunity on Brea's busy Imperial Highway
- + 226,224 SF Retail Center
- + Other Retailers in the Area include: Walmart, Home Depot, Michael's, Nordstrom Rack, Ross, PetSmart and Staples

### TRAFFIC COUNT

IMPERIAL HWY	47,000 CPD
KRAEMER BLVD	19,000 CPD
57 FWY @ IMPERIAL HWY	237,000 CPD

Source: City of Brea, OCTA, 2012



### AVAILABLE

- 3,812 SF
- 1,800 SF
- 1,635 SF

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FOR LEASE

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SWC IMPERIAL HIGHWAY & KRAEMER BLVD., BREA, CALIFORNIA

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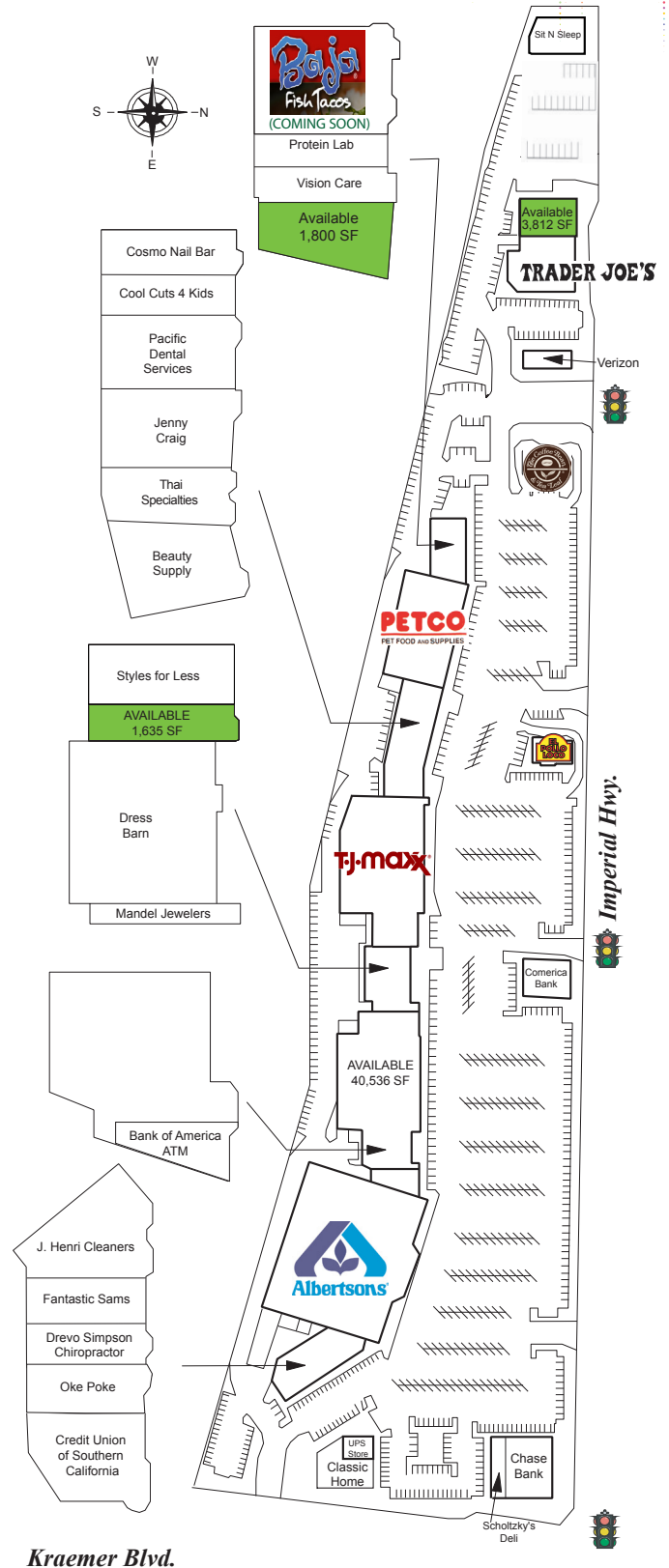
## SITE PLAN



## DEMOGRAPHICS

2016 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	14,877	125,515	314,330
Avg. HH Income	\$124,677	\$103,022	\$102,328
Daytime Population	14,857	75,155	190,306

SOURCE: CBRE ANALYTICS AND MAPPING



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## AVAILABILITY

<u>SUITE</u>	<u>SIZE</u>	<u>NAME</u>
100,102 & 104	2,811	Baja Fish Tacos
106	900	Protein Lab
108	921	Vision Care
110	1,800	AVAILABLE
114	17,000	Petco
116	1,319	Cosmo Nail Bar
118	1,300	Cool Cuts 4 Kids
120	2,498	Pacific Dental Services
124	2,501	Jenny Craig
128	1,909	Thai Specialties
130-132	2,475	Beauty Supply
134	24,412	T.J. Maxx
136	2,800	Style for Less
138	1,635	AVAILABLE
140-146	6,878	Dress Barn
148	1,231	Mandel Jewelers
150	40,536	AVAILABLE
156	817	Bank of America ATM
158	49,670	Albertsons
160	2,424	J. Henri Cleaners
162	1,200	Fantastic Sams
164	1,224	Drevo Simpson Chiropractic
166	1,235	Oke Poke
170	2,500	Credit Union of Southern Cal.
174	10,000	Sit N Sleep
175	3,812	AVAILABLE
177	12,400	Trader Joes
178	3,200	Verizon Wireless
182	2,654	Coffee Bean & Tea Leaf
186	2,256	El Pollo Loco
190-192	5,000	Comerica Bank
194	6,032	Chase Bank
196	2,000	Schlotsky's Deli
200	4,725	Classic Home
201	1,200	The UPS Store

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