

PRIME SPACE FOR LEASE

# IMPERIAL CENTER EAST

SWC IMPERIAL HWY & KRAMER BLVD, BREA, CALIFORNIA

RETAIL



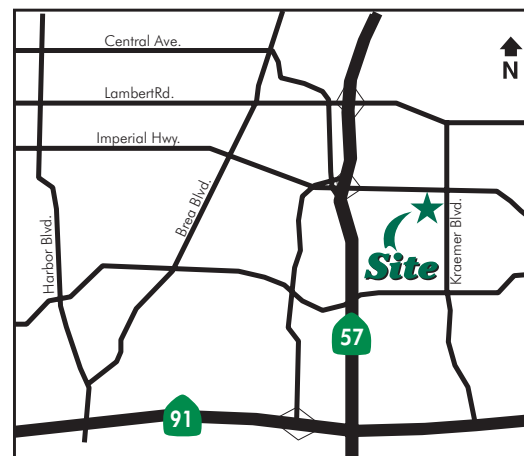
## PROPERTY INFO

- + 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	56,000 CPD
KRAEMER BLVD	21,000 CPD
57 FWY @ IMPERIAL HWY	237,000 CPD

Source: City of Brea, OCTA, 2018



### ANDY BUIE

First Vice President  
+1 949 725 8579  
andy.buie@cbre.com  
Lic. 00929561

### CBRE

3501 Jamboree Road  
Suite 100  
Newport Beach, CA 92660  
+1 949 725 8500

CBRE

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SWC IMPERIAL HIGHWAY & KRAEMER BLVD., BREA, CALIFORNIA

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## SITE PLAN

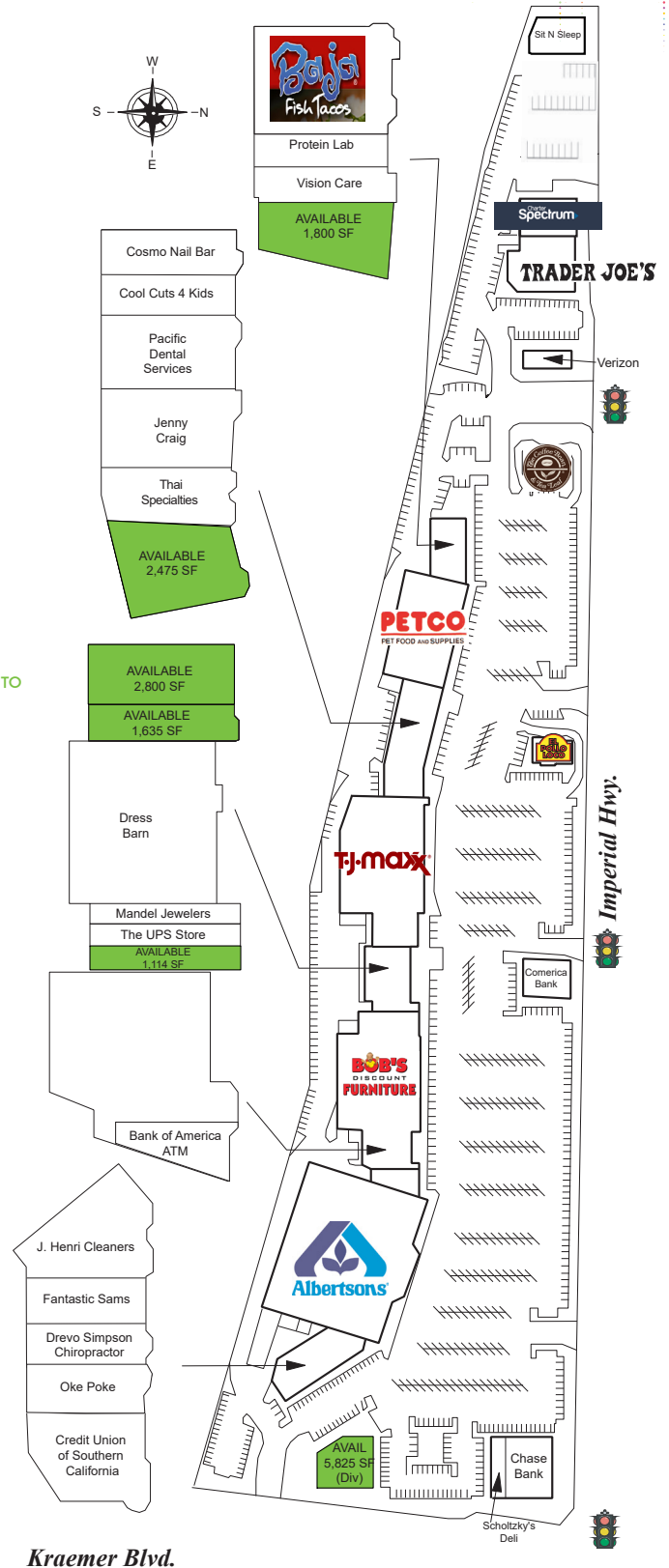


## DEMOGRAPHICS

2018	1 Mile	3 Miles	5 Miles
Population	16,491	131,861	324,057
Avg. HH Income	\$140,916	\$118,950	\$113,461
Daytime Population	14,445	68,510	180,359

SOURCE: CBRE ANALYTICS AND MAPPING

CONTIGUOUS TO  
4,435 SF



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## AVAILABILITY

SUITE	SIZE	NAME
100,102 & 104	2,767	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	AVAILABLE
134	24,412	T.J. Maxx
136	2,800	Contiguous to AVAILABLE
138	1,635	4,435 SF AVAILABLE
140-146	6,878	Dress Barn
148	1,231	Mandel Jewelers
149 A	1,311	The UPS Store
149 B	1,114	AVAILABLE
150	36,493	Bob's Discount Furniture
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	3,813	Charter Spectrum
177	13,437	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	5,825	Divisible AVAILABLE

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