

# Brea Marketplace

📍 835 East Birch Street, Brea, CA 92821



New development close to the Brea Mall and offices, with a daytime population of 184,000+ in three miles.

**Center Size: 352,289**

**Spaces Available: 4**

### Within 3 Miles

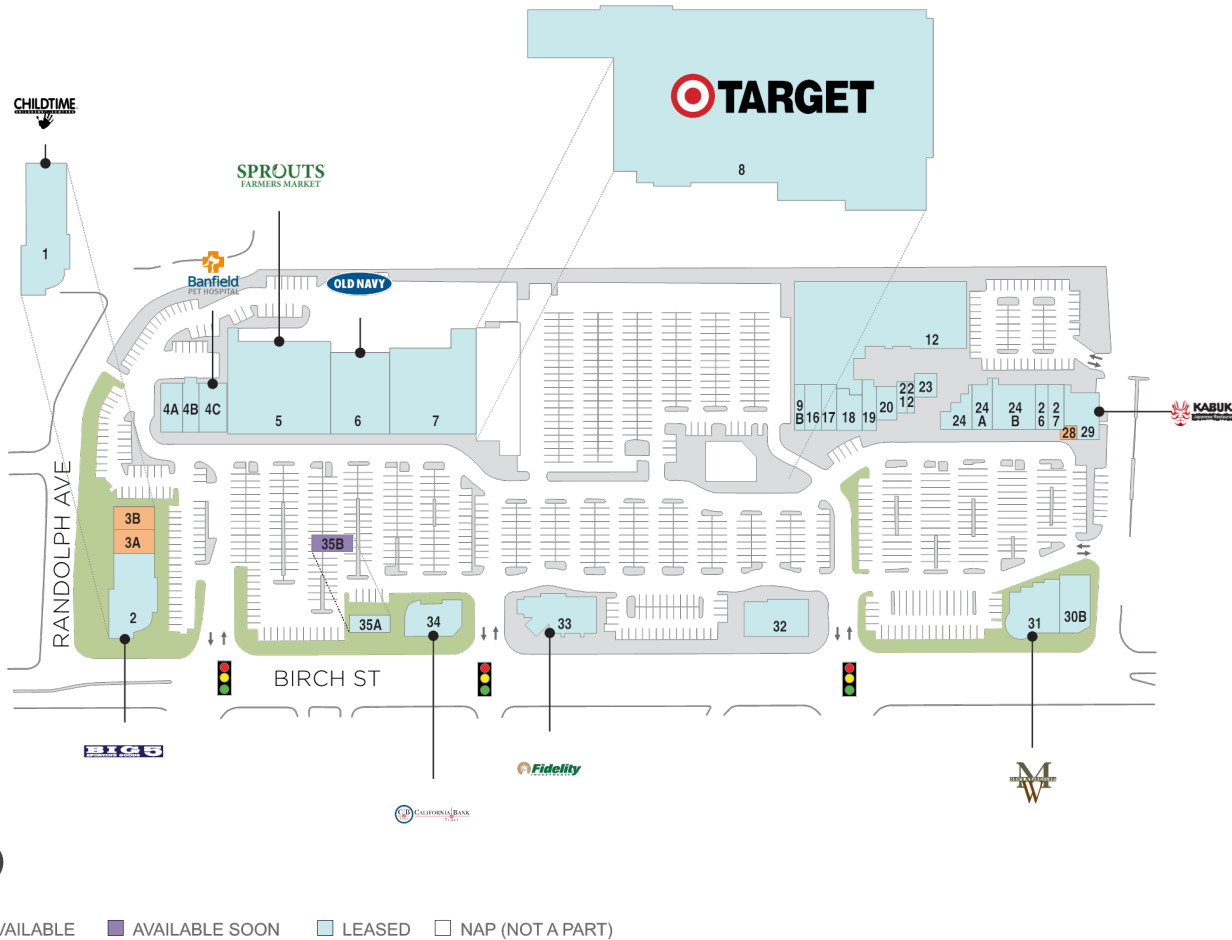
|                       |             |
|-----------------------|-------------|
| Population            | 123,174     |
| Avg. Household Income | 151,435     |
| Avg. Home Value       | \$1,028,599 |
| Annual Visits         | 3,867,855   |
| Vehicles Per Day      | 22,998      |

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| SPACE | TENANT                         | SF      |
|-------|--------------------------------|---------|
| 03A   | AVAILABLE (Medical Space)      | 2,918   |
| 03B   | AVAILABLE (Medical Space)      | 2,882   |
| 28    | AVAILABLE                      | 564     |
| 35B   | AVAILABLE SOON                 | 2,000   |
| 01    | CHILDTIME CHILDCARE            | 14,200  |
| 02    | BIG 5 SPORTING GOODS           | 10,186  |
| 05    | SPROUTS                        | 24,930  |
| 06    | OLD NAVY                       | 12,333  |
| 07    | SMART PARKE                    | 20,144  |
| 08    | TARGET                         | 158,648 |
| 09B   | MAKE IT FIT                    | 832     |
| 12    | 24 HOUR FITNESS                | 37,000  |
| 16    | PAN HOLIC                      | 1,250   |
| 17    | AURA NAILS & LASHES            | 1,223   |
| 18    | CRUMBL COOKIES                 | 1,831   |
| 19    | GREAT CLIPS                    | 855     |
| 20    | GOLDUNION                      | 1,133   |
| 21    | JERSEY MIKE'S SUBS             | 1,165   |
| 22    | PICCOLO COFFEE                 | 725     |
| 23    | D'VINE                         | 1,275   |
| 24    | TAAL CULTURAL CUISINE OF INDIA | 2,815   |
| 24A   | FACE FOUNDRIE                  | 2,118   |
| 24B   | PHENIX SALON SUITES            | 5,025   |
| 26    | PAMPERED PEACH                 | 1,511   |
| 27    | H & R BLOCK                    | 1,511   |
| 29    | KABUKI JAPANESE RESTAURANT     | 3,740   |
| 30B   | FIRE WINGS                     | 3,492   |
| 31    | MEN'S WEARHOUSE                | 6,386   |
| 32    | STONEFIRE GRILL                | 6,500   |
| 33    | FIDELITY BROKERAGE             | 7,500   |
| 34    | CALIFORNIA BANK & TRUST        | 5,269   |
| 35A   | BUSHFIRE KITCHEN               | 2,000   |
| 4A    | GENTLE DENTAL                  | 3,094   |



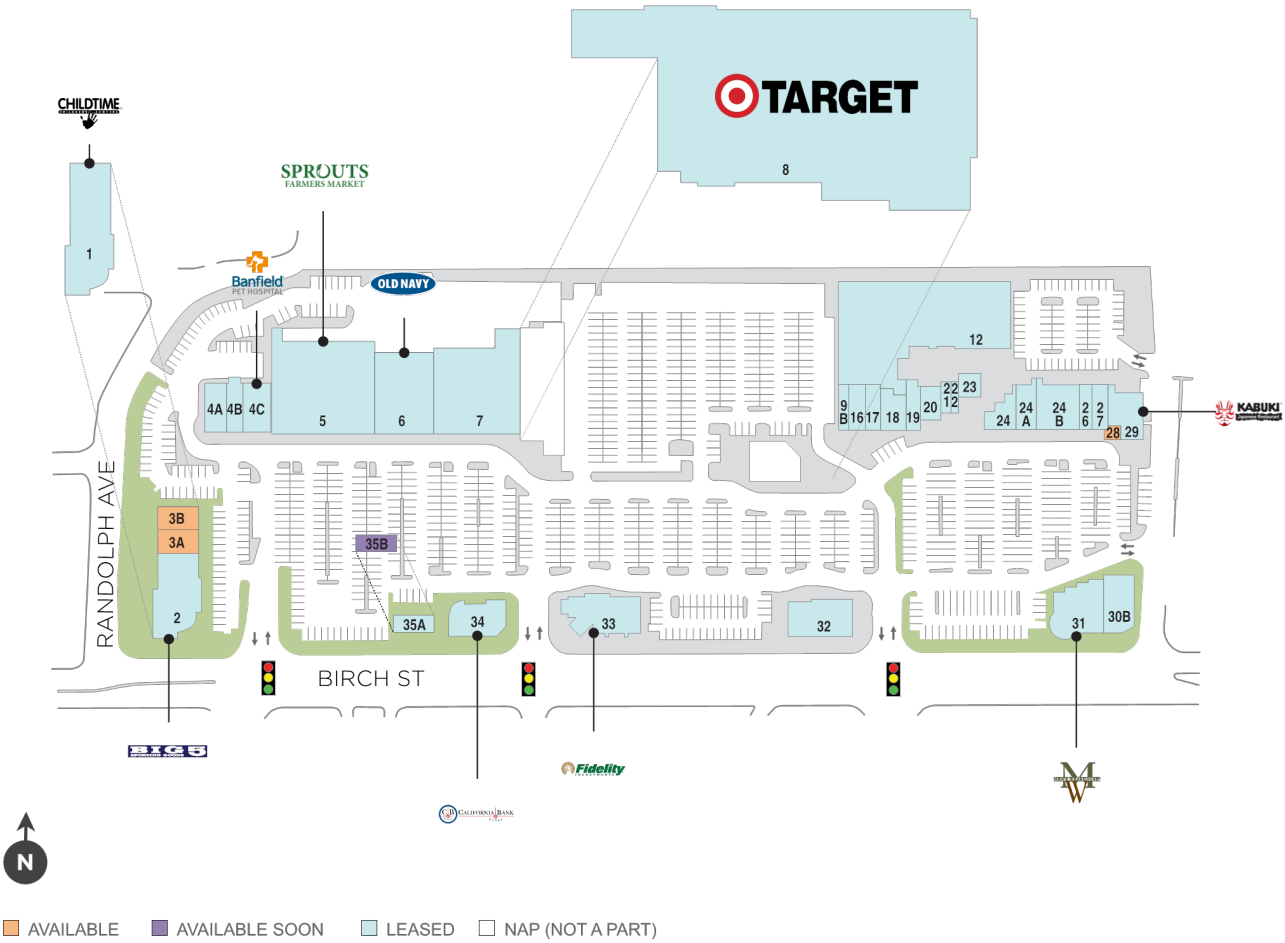
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| SPACE | TENANT                | SF    |
|-------|-----------------------|-------|
| 4B    | SOUTH COAST MED SPA   | 1,907 |
| 4C    | BANFIELD PET HOSPITAL | 3,327 |



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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.