

PRIME SPACE FOR LEASE

SWC IMPERIAL HWY & KRAEMER BLVD,
BREA, CALIFORNIA

**TRADER
JOE'S**

Albertsons
Savon Pharmacy

PETCO

Sit'n Sleep

IMPERIAL CENTER | EAST

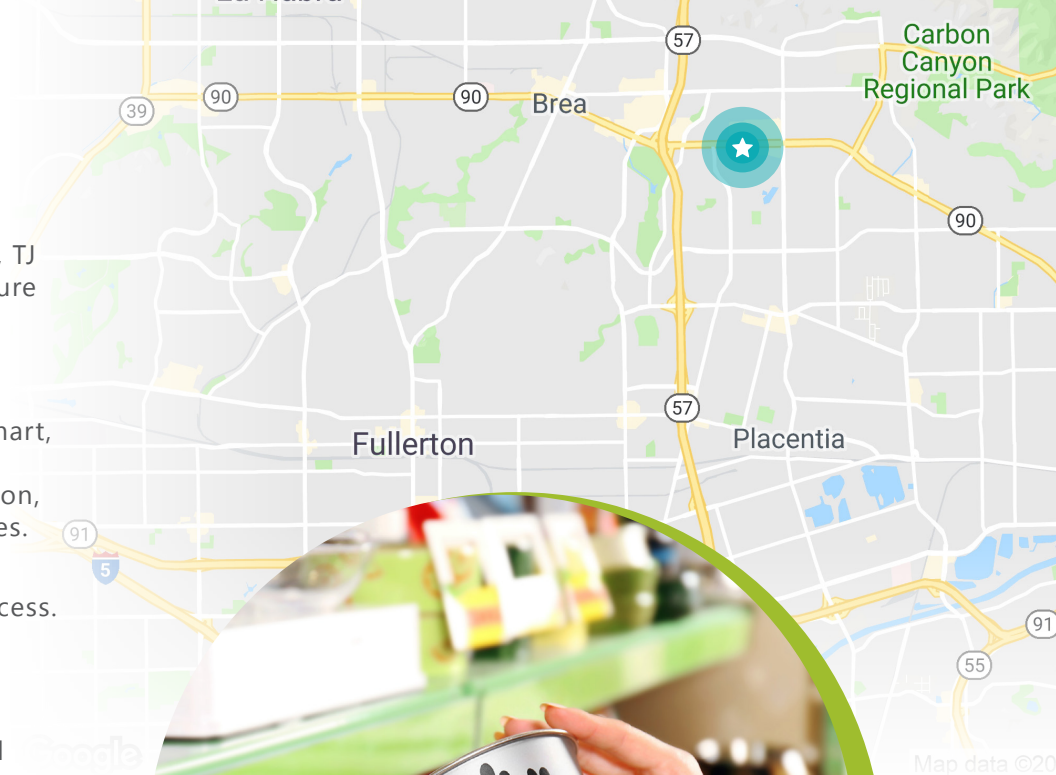
IMPERIAL
CENTER
EAST

CBRE

PROPERTY INFO

- ✓ Excellent opportunity to lease space in a 226,224 SF Community Shopping Center located on East Imperial Highway in Brea, CA
- ✓ Strong and affluent demographics
- ✓ Substantial traffic
- ✓ Approximately 800,000 SF of retailers and service providers sit at the immediate intersection of Imperial Highway and Kraemer Boulevard.

- ✓ Anchored by Trader Joe's, TJ Maxx, Petco, Bob's Furniture and Albertsons.
- ✓ Other retailers at the intersection include Walmart, Home Depot, Michael's, Nordstrom Rack, Burlington, Ross, PetSmart and Staples.
- ✓ Excellent visibility and access.
- ✓ Six access points into the shopping center with two being fully signaled intersections.



TRAFFIC

IMPERIAL HWY	56,000 CPD
KRAEMER BLVD	19,000 CPD
57 FWY @ IMPERIAL HWY	259,000 CPD

Source: OCTA, 2024



SITE PLAN



DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Population	15,685	132,767	320,163
Avg. HH Income	\$186,858	\$154,304	\$149,450
Daytime Population	20,947	137,595	346,839

Source: CBRE Analytics And Mapping

IMPERIAL
CENTER EAST



S. KRAEMER BLVD.

IMPERIAL HWY.

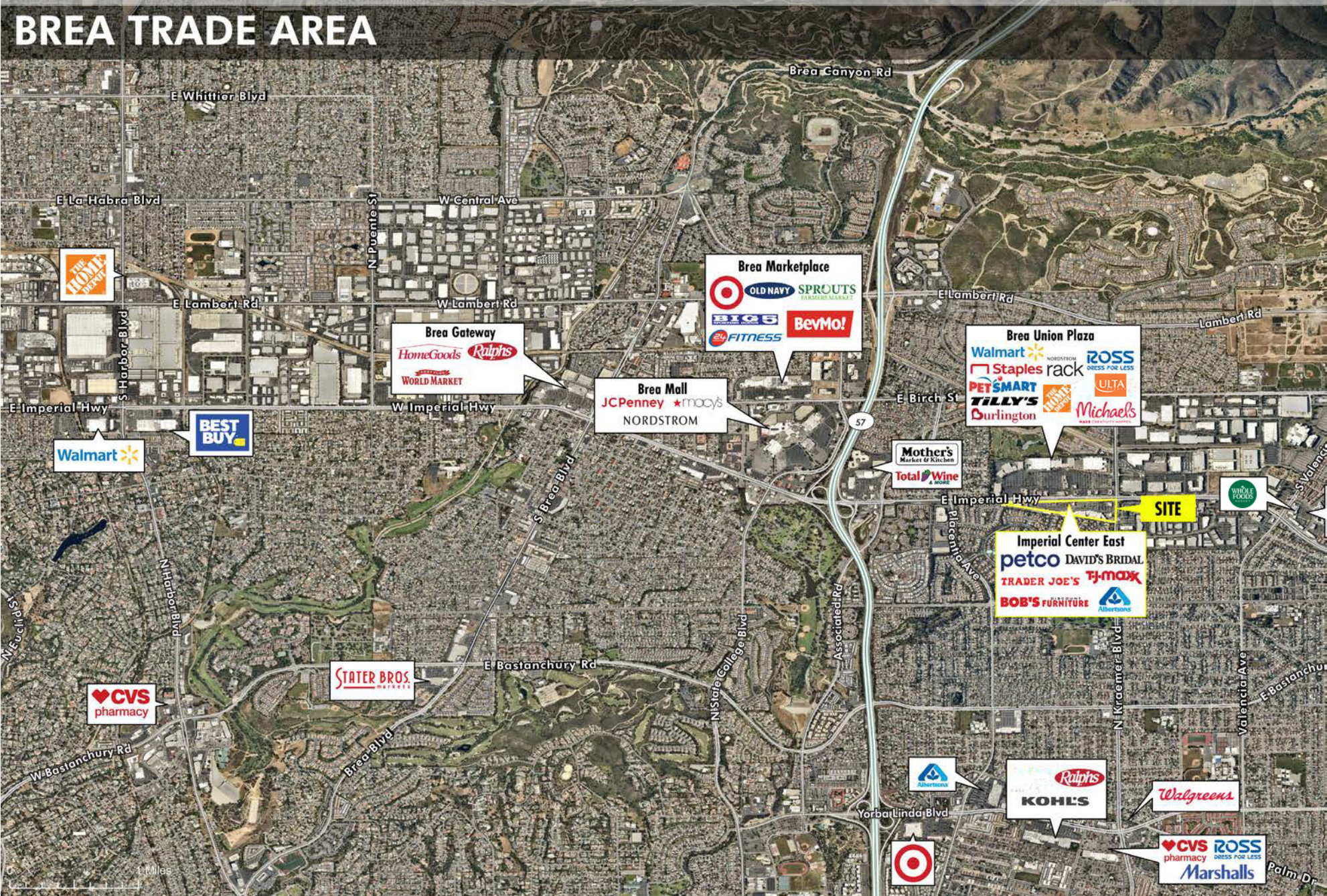




AVAILABILITY

SUITE	SIZE	NAME
100, 102 & 104	2,767	Baja Fish Tacos
106	900	Protein Lab
108	921	TeaTopia
110	1,800	AVAILABLE
114	17,000	Petco
116	1,319	Cosmo Nail Bar
118	1,300	Pilates Circle
120	2,498	Pacific Dental Services
124	1,250 - 2,501	AVAILABLE
128	1,909	Thai Specialties
130-132	2,475	Mirako Med Spa
134	24,412	T.J. Maxx
136	2,800	TKD Masters
138-146	8,513	David's Bridal
148	1,231	Mandel Jewelers
149A	1,311	The UPS Store
149B	1,114	Riding5
150	36,493	Bob's Discount Furniture
156	817	AVAILABLE
158	49,670	Albertson's
160	2,424	AVAILABLE
162	1,200	Fantastic Sams
164	1,224	Drevo Simpson Chiropractic
166	1,235	AVAILABLE (Light food use) (DO NOT DISTURB TENANT)
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	2,645	Coffee Bean & Tea Leaf
186	2,256	El Pollo Loco
190-192	5,000	Comerica Bank
194	6,032	Chase Bank
196	2,876	Visionworks
200	5,825	Brea Regional Animal Hospital

AERIAL MAP





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