



For Lease

Brea Union Plaza

**Imperial Highway & Kraemer Boulevard
Brea, CA 92821**

PLEASE DO NOT DISTURB EXISTING TENANT

JR. BOX AVAILABLE

14,722 SF

RETAIL AVAILABLE

1,200 SF

RESTAURANT AVAILABLE

1,500 SF

2026 Est Demographics

	1 MILE
Population	17,940
Avg Household Income	\$209,016
Daytime Population	13,959
	3 MILE
Population	131,617
Avg Household Income	\$170,644
Daytime Population	69,495
	5 MILE
Population	312,599
Avg Household Income	\$166,933
Daytime Population	184,754

SOURCE esri



About the Property

- Prominent 42-acre power center in a premier Orange County trade area
- Centrally located in one of Orange County's most affluent retail trade areas
- Excellent household demographics with high disposable incomes throughout the surrounding trade area
- Convenient access to the 57 Freeway, drawing shoppers from the broader regional market
- Strong traffic counts with consistent daytime population and customer activity
- Ample parking with convenient ingress and egress

Traffic Counts

Imperial Highway	±42,500 CPD
Kraemer Boulevard	±19,000 CPD
CA-57 Freeway	±267,000 CPD

Year: 2025 | Source: Costar

Contact

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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	Néktar Juice Bar	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	Firehouse Subs	1,500	2595	Walmart	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	Jr. Box Available	14,722	BREA II			2415-A	Deluxe Med Spa	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 — DEAL PENDING	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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