

Brea Gateway

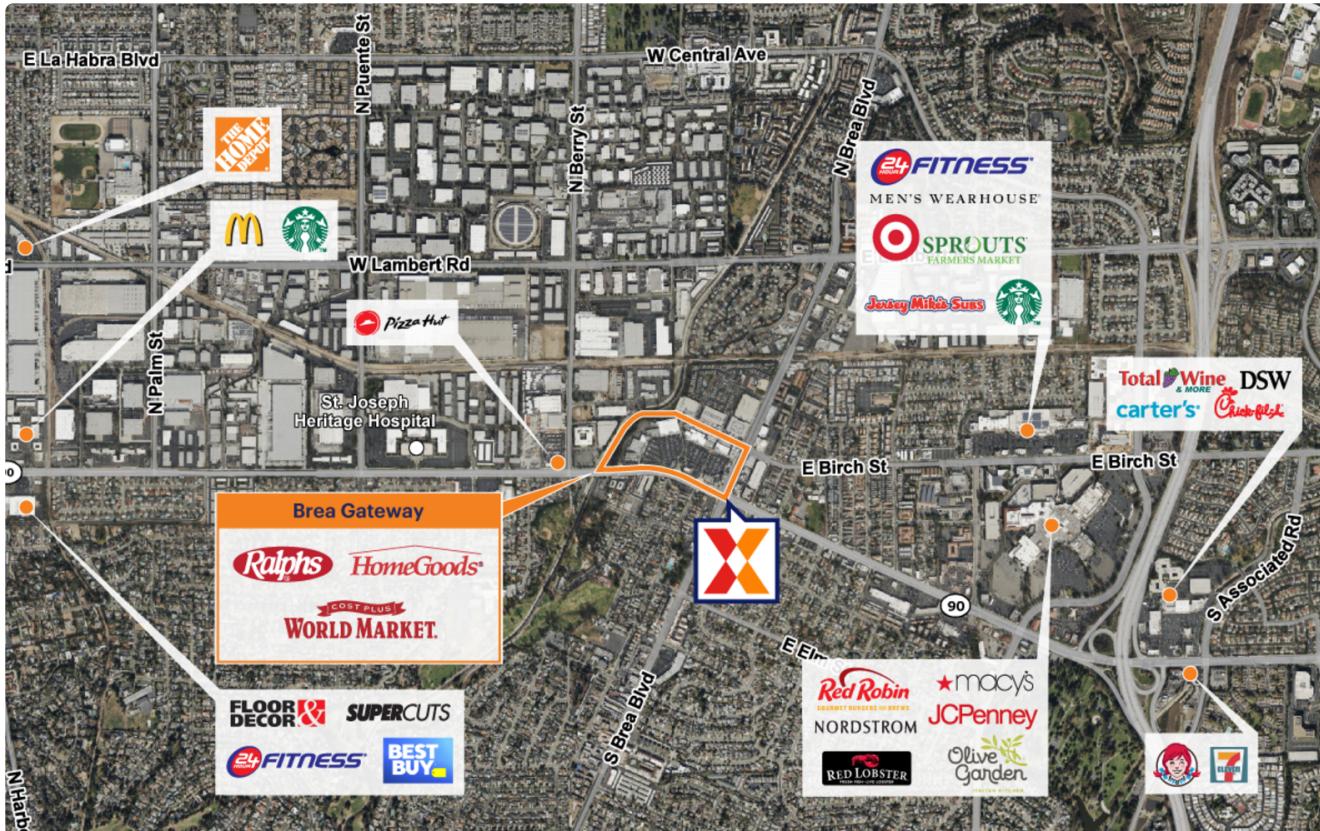
Orange County

Los Angeles-Long Beach-Anaheim, CA

181,819 Sq Ft

305 Imperial Hwy | Brea, CA 92821

33.9181, -117.9023



Demographics	1 Mile	3 Miles	5 Miles
Population	18,717	132,794	379,277
Daytime Pop.	30,406	168,605	461,988
Households	6,929	45,811	125,288
Income	\$130,946	\$163,771	\$154,102

Source: Synergos Technologies, Inc. 2024

Ralph's anchored center with a strong lineup of national tenants including HomeGoods, Shake Shack, and Starbucks drawing an estimated 5.2M+ annual visits (Placer.ai 2024)

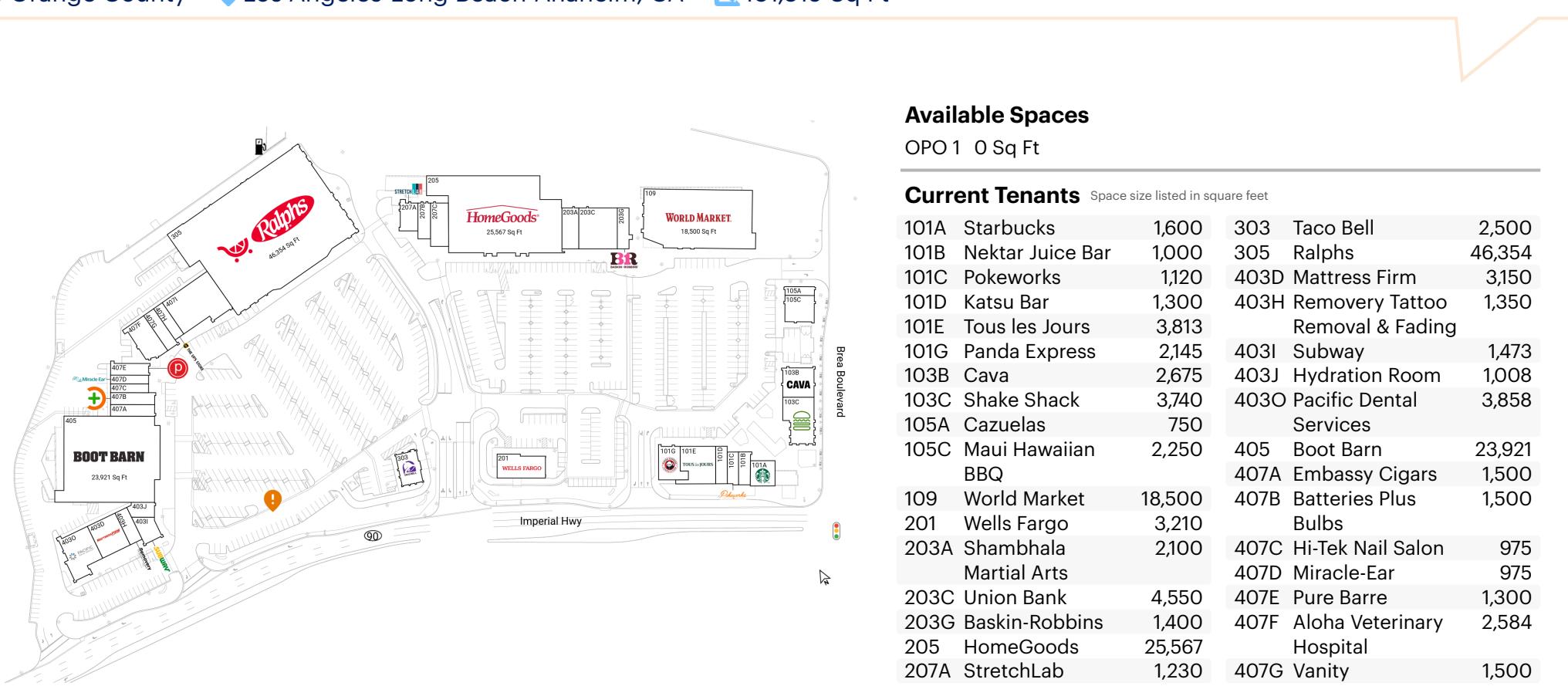
Ranked in the top 1% of centers within its class in the market in terms of traffic (Placer.ai 2024)

Located in a regional retail node including Brea Mall & Downtown Brea with over 2.1M SF of GLA within 1-mile

Serving an affluent dense suburban population of 376K+ within 5-miles with an average household income of \$139K+ and a significant daytime population of 458K+

High visibility from 59K+ VPD on Imperial Hwy (Kalibrate, 2022)





Available Spaces

OPO 1 0 Sq Ft

Current Tenants

Space size listed in square feet				
101A	Starbucks	1,600	303	Taco Bell 2,500
101B	Nektar Juice Bar	1,000	305	Ralphs 46,354
101C	Pokeworks	1,120	403D	Mattress Firm 3,150
101D	Katsu Bar	1,300	403H	Removery Tattoo 1,350
101E	Tous les Jours	3,813		Removal & Fading
101G	Panda Express	2,145	403I	Subway 1,473
103B	Cava	2,675	403J	Hydration Room 1,008
103C	Shake Shack	3,740	403O	Pacific Dental 3,858
105A	Cazuelas	750		Services
105C	Maui Hawaiian BBQ	2,250	405	Boot Barn 23,921
109	World Market	18,500	407A	Embassy Cigars 1,500
201	Wells Fargo	3,210	407B	Batteries Plus Bulbs 1,500
203A	Shambhala Martial Arts	2,100	407C	Hi-Tek Nail Salon 975
203C	Union Bank	4,550	407D	Miracle-Ear 975
203G	Baskin-Robbins	1,400	407E	Pure Barre 1,300
205	HomeGoods	25,567	407F	Aloha Veterinary Hospital 2,584
207A	StretchLab	1,230	407G	Vanity 1,500
207B	Beauty & Beast Studio	1,152	407H	The UPS Store 1,200
207C	Super Cleaners	2,010	407I	Aspire Salon Studios 6,559

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1768

