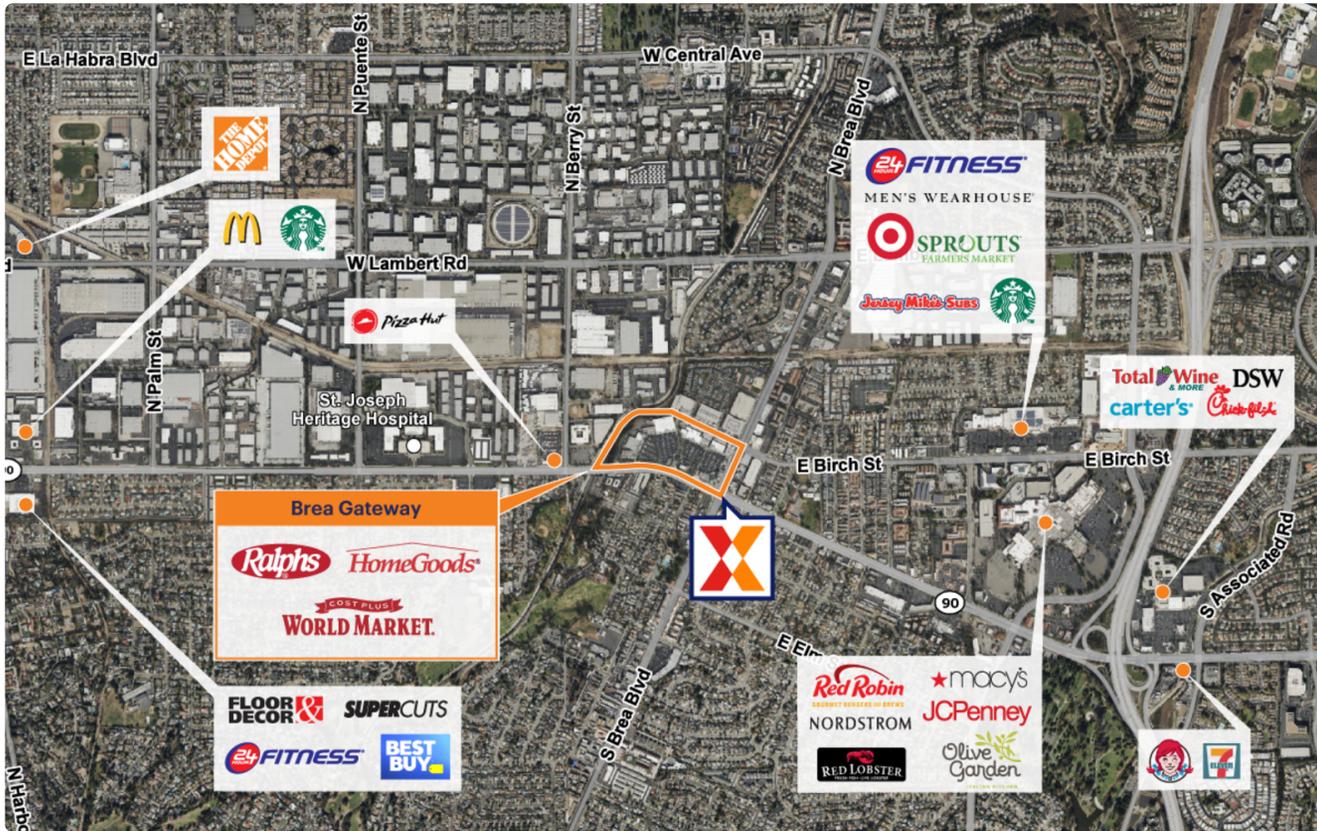


Brea Gateway

305 Imperial Hwy | Brea, CA 92821

Orange County | Los Angeles-Long Beach-Anaheim, CA | 181,819 Sq Ft

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 3.9M+ annual visits (Placer.ai 2025)

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 379K+ within 5-miles with an average household income of \$154K+ and a significant daytime population of 462K+

High visibility from 60K+ VPD on Imperial Hwy (Kalibrate, 2025)



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Available Spaces

203C 4,550 Sq Ft 360° OPO 1 0 Sq Ft

Current Tenants

Space size listed in square feet

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

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

