

101 E. Imperial Hwy.

BREA, CA 92821

AVAILABLE FOR SALE

OFFERING MEMORANDUM

# 101 E. IMPERIAL HWY.

SUBJECT PROPERTY



CITYSTREET  
COMMERCIAL





# Property Highlights

**CityStreet Commercial** is excited to present **101 E. Imperial Hwy**, located in the vibrant heart of **Downtown Brea**. This prime location, currently home to **Tempo Geisha**, is strategically positioned in a high-traffic area with excellent visibility and accessibility. Situated along a major highway, it attracts a steady flow of both locals and visitors. The property is surrounded by a diverse mix of commercial, residential, and retail spaces, popular attractions, including the Brea Mall, the Brea Civic & Cultural Center, Edwards Theatre, the Brea Improv, as well as top restaurants like The Cheesecake Factory, Yard House, and Old Brea Chop House.

## Deal Points

- + Asking Price: \$10,000,000
- + Long Term Restaurant Lease in Place
- + Restaurant Interior: Appx 11,514 SF + 2,600 SF private patio
- + Lot Size: Appx 16,272 SF
- + Appx 97,600 Cars per Day on Imperial Hwy & S. Brea Blvd
- + Abundant Parking – location has direct access to over 476 parking spaces in the adjacent parking structures that are owned by the City of Brea



## 101 East Imperial Highway Rent Roll

Property	Tenant Name	Base Rent	CAM Charges	Price PSF	SF	Lease Type	Annual Rent	Cap Rate	Beginning	Ending
101 E. Imperial Hwy.	Tempo Geisha	\$50,000	-	\$3.13	16,000	NNN	600,000 + NNN	7.5%	01/01/25	12/31/29

*\*The Base Rent above does not include the 7% Percentage Rent of Gross Sales*



# Property Photos



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# Downtown Brea Demographics



  
Total Population

**1 Mile**

18,457

**2 Miles**

61,301

**3 Miles**

133,339

  
Median Age

38.9

41.3

39.6

  
Total Spending on  
Restaurants

\$67.7 M

\$234.9 M

\$427 M

  
Average Household  
Income

\$112,214

\$134,083

\$129,721



# Downtown Brea Area Map



## dining

- 35 **Brunos Italian Kitchen**  
210 W. Birch Street (714) 257-1000
- 14 **Bruxie Chicken & Waffles**  
215 W. Birch Street (714) 255-1188
- 25 **Coming Soon**  
260 S. Brea Blvd
- 33 **Cha Chas Latin Kitchen**  
110 W. Birch Street (714) 255-1040
- 19 **Chubby Sushi**  
120 S. Brea Blvd (714) 256-4068
- 10 **Crepes de Paris**  
275 W. Birch Street (714) 529-3816
- 38 **Enchanted Coffee**  
260 W. Birch Street
- 9 **Flame Broiler**  
275 W. Birch Street (714) 482-0313
- 18 **Griffin's**  
120 S. Brea Blvd (714) 332-0072
- 16 **Gyu Kaku**  
120 S. Brea Blvd (714) 671-9378
- 36 **Hapa Cupcakes & Bakery**  
260 W. Birch Street
- 43 **Macallan's Pub and Restaurant**  
330 W. Birch Street (714) 529-1224
- 44 **Nine Social**  
332 West Birch Street (714) 293-9300
- 21b **Old Brea Chop House**  
180 S. Brea Blvd (714) 592-3122
- 23 **Olive Pit**  
240 S. Brea Blvd (714) 529-3200
- 6 **Coming Soon**  
375 W. Birch Street
- 21a **Reunion Kitchen + Drinks**  
180 S. Brea Blvd. – Coming Soon
- 8 **Roll Em Up Taquitos**  
275 W. Birch Street
- 27 **Coming Soon**  
215 S. Brea Blvd
- 12 **Teaspoon**  
215 W. Birch Street
- 13 **Thai 7**  
215 West Birch Street
- 4 **X-fish**  
375 W. Birch Street
- 20 **Yard House**  
160 S. Brea Blvd (714) 529-9273

## shopping

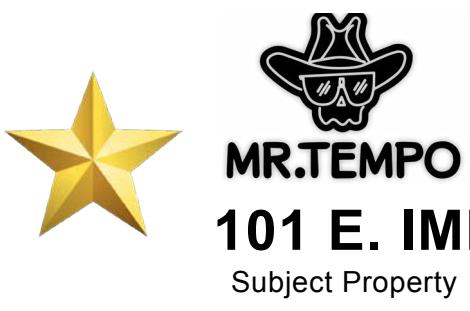
- 37 **Bath & Body Works**  
260 W. Birch Street (714) 256-9974
- 32 **Chico's**  
110 W. Birch Street (714) 990-2913
- 41 **Color Me Mine**  
260 W. Birch Street (714) 671-2808
- 28 **Coming Soon**  
215 S. Brea Blvd
- 30 **Coming Soon**  
110 Birch Street
- 33 **Coming Soon**  
110 W. Birch Street
- 30 **Kaitlyn Clothing**  
110 W. Birch Street (714) 674-0700
- 34 **Loft**  
210 W. Birch Street (714) 672-0231
- 29 **Pinot's Palette**  
110 W Birch St Suite 1 (714) 773-1456

## services

- 42 **BFT – Body Fit Training**  
260 W. Birch Street (714) 831-0067
- 26 **Coming Soon**  
215 S. Brea Blvd
- 5 **Hammer & Nails**  
375 W. Birch Street – Coming Soon
- 2 **Massage Envy**  
375 W. Birch Street (714) 990-3033
- 3 **Mind & Body Wellness Spa**  
375 W. Birch Street (714) 582-2222
- 7 **Orange Twist**  
375 W. Birch Street (714) 706-9400
- 11 **The Fathers House OC**  
245 W. Birch Street
- 40 **The Pretty Kitty**  
260 W. Birch Street (714) 529-7877
- 22 **UFC Gym**  
215 S Brea Blvd #104 (714) 626-9500
- 24 **U.S. Air Force**  
240 S. Brea Blvd (714) 990-2477
- 24 **U.S. Army**  
240 S. Brea Blvd (714) 582-0038
- 24 **U.S. Navy**  
240 S. Brea Blvd (714) 255-9179
- 24 **U.S. Marine Corps**  
240 S. Brea Blvd (714) 255-8022
- 31 **Visual Effects Optometry**  
110 W. Birch Street (714) 529-9907

## offices

- Brea Police Department**  
(714) 990-7911 (or 911)
- Birch Street Police Annex**  
(714) 529-4038



**MR.TEMPO**  
101 E. IMPERIAL HWY.  
Subject Property

# 101 E. Imperial Hwy.

BREA, CA 92821

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