

101 E. Imperial Hwy.

BREA, CA 92821

AVAILABLE FOR SALE

OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

101 E. IMPERIAL HWY.

SUBJECT PROPERTY



CITYSTREET
COMMERCIAL





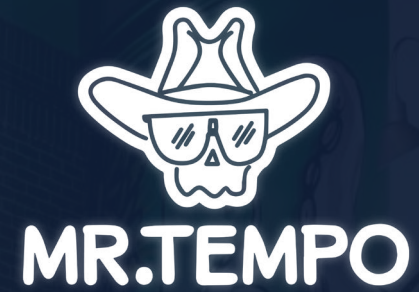
Property Highlights



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



Downtown Brea Demographics



1 Mile

2 Miles

3 Miles



Total Population

18,457

61,301

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

entertainment

- 15 Edwards Theatre 12**
155 W. Birch Street (714) 672-1012
- 21 The Improv Comedy Club**
180 S. Brea Blvd. (714) 482-0700



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 Sreet - 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



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