



Avalon Brea Place



BREA / CALIFORNIA

185 SOUTH STATE COLLEGE BOULEVARD

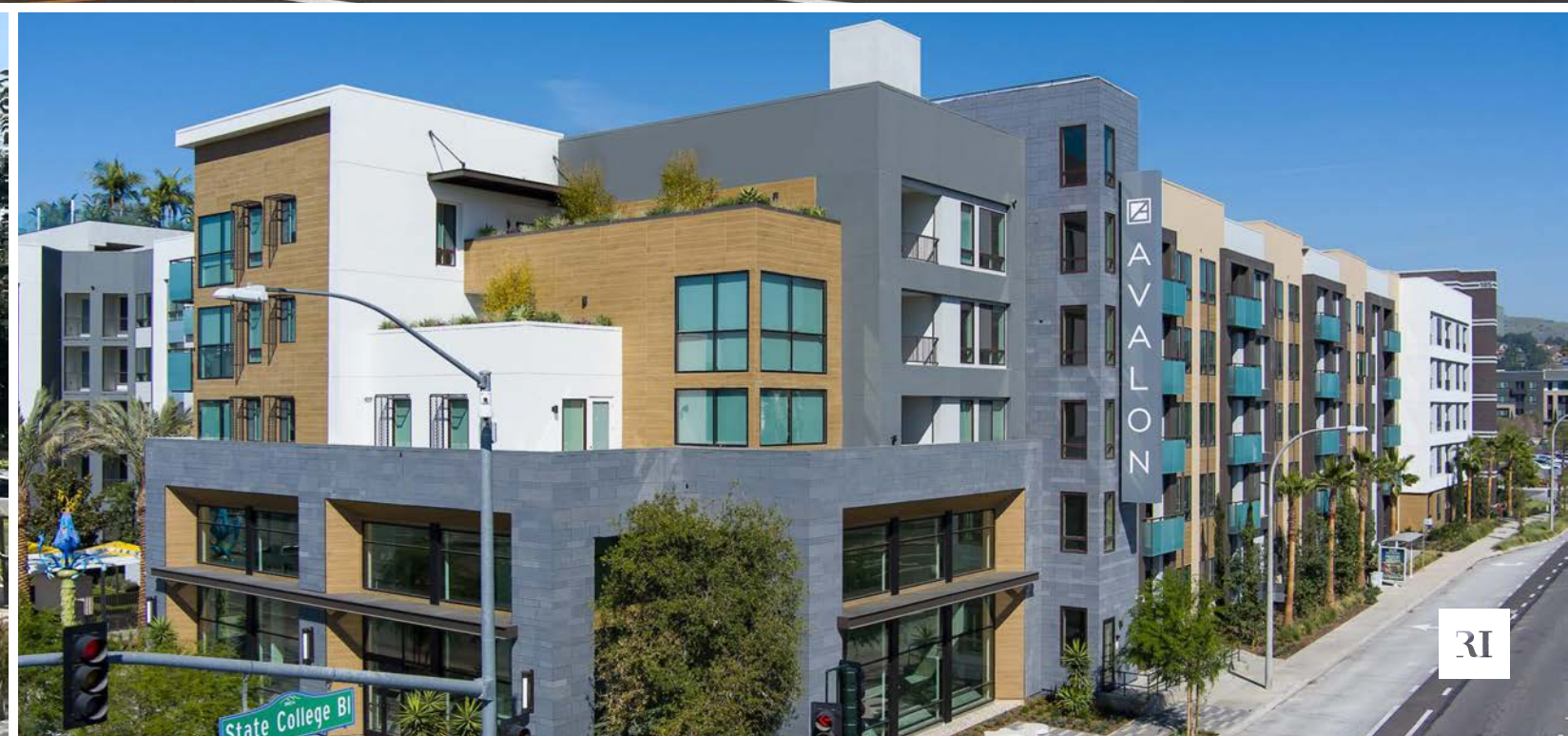
Retail Space Available.
AMENITY DEAL

About Avalon Brea Place.

BREA / CALIFORNIA

Located in the heart of Downtown Brea, Avalon Brea Place's new mixed-use development delivers a vibrant retail experience within one of North Orange County's most dynamic shopping and dining corridors. The project features a thoughtfully designed ground-floor retail space beneath 653 luxury apartment units, creating built-in foot traffic and a lively, activated streetscape.

Anchored in Brea's lively entertainment corridor, the project is steps from local favorites such as Cha Cha's Latin Kitchen, Old Brea Chop House, and the Brea Improv. With wide sidewalks, outdoor dining patios, and bike-friendly infrastructure, this development invites a walkable lifestyle at the intersection of comfort and culture. The development plays a key role in continuing Downtown Brea's evolution as a premier lifestyle and entertainment hub.



Property Highlights.

- Conveniently located on Birch St., just off the 57 Freeway
- ±1,300 SF retail/office space available
- Dedicated parking for employees only
- Landlord offering creative rental structure



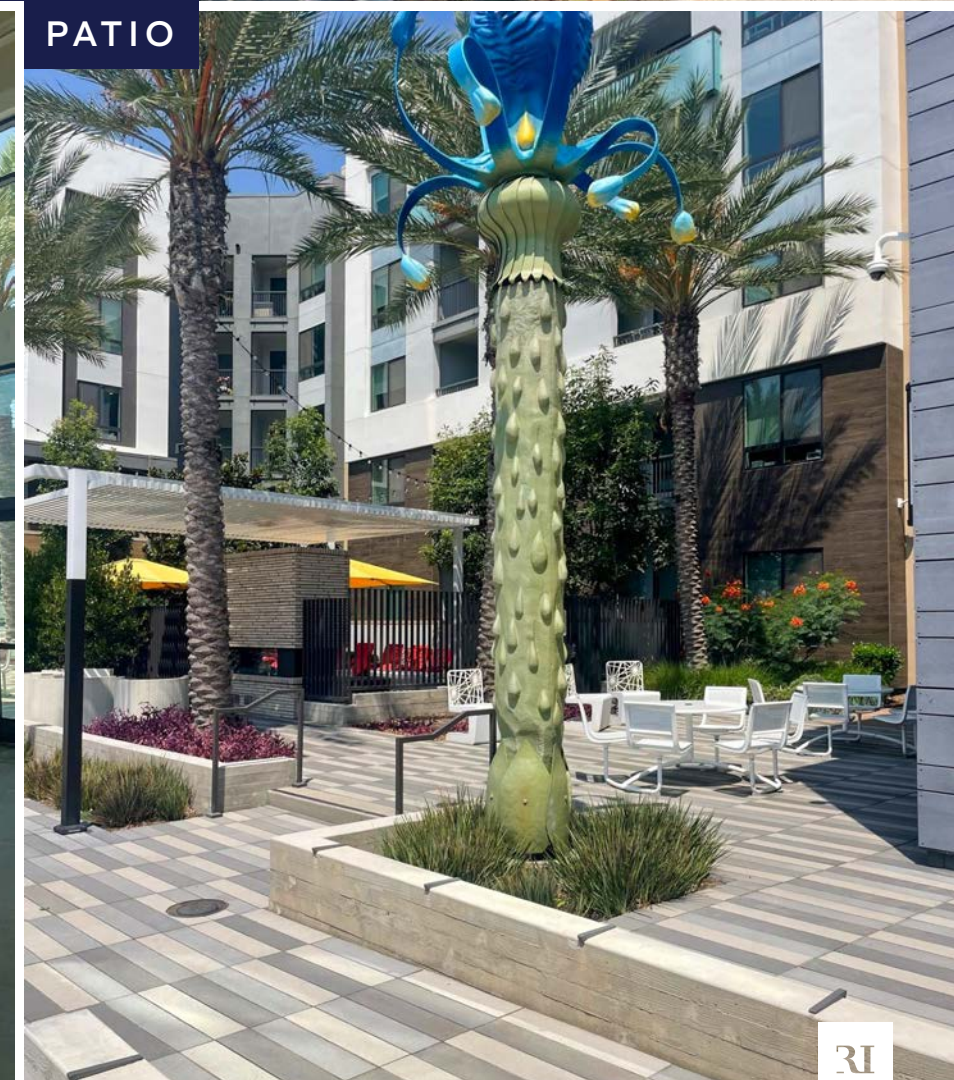
EXTERIOR



PATIO

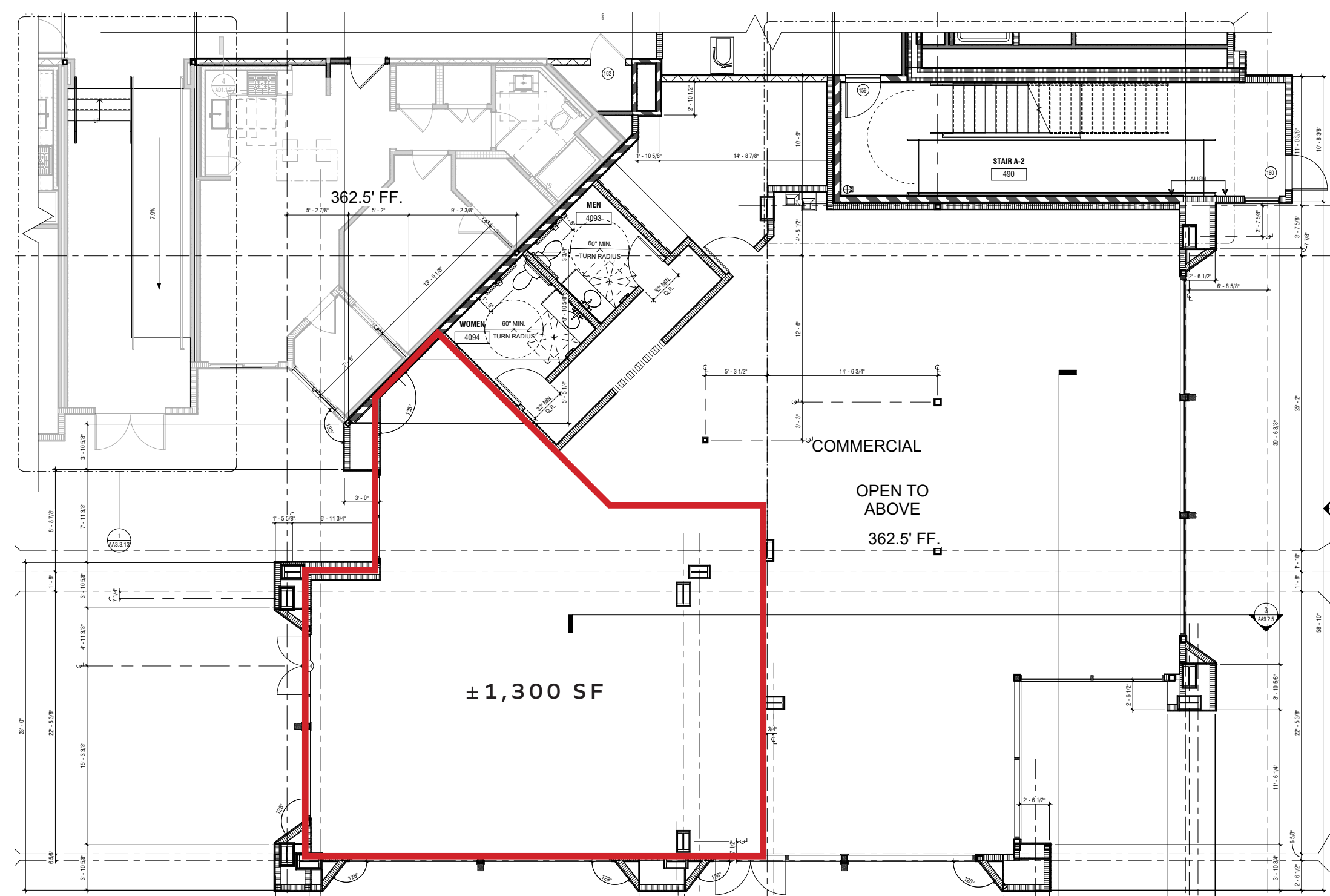


INTERIOR SUITE



Site Plan.

185 S STATE COLLEGE BLVD, BREA, CA



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Brea, CA.



AVALON BREA PLACE

BREA MARKETPLACE

BIG 5 SPORTING GOODS **SPROUTS** FARMERS MARKET **target**

24 FITNESS **OLD NAVY** **CVS pharmacy**

21,477 ADT

20,625 ADT
239,447 ADT

Raising Cane's
CHICKEN FINGERS
COMING SOON

ULTA **Michaels** **TILLY'S**

Staples **THE HOME DEPOT** **NORDSTROM RACK** **ROSS** DRESS FOR LESS

Burlington **Walmart** **PETSMART**

BREA MALL REDEVELOPMENT

macy's **lululemon** **Apple** **Olive Garden** **Red Robin**

MICHAEL KORS **RED LOBSTER** **MINI SOU** **JCPenney**

NORDSTROM **SEPHORA** **The Cheesecake Factory** **california PIZZA KITCHEN**

Albertsons **TJ-maxx** **petco**

TRADER JOE'S **BOB'S DISCOUNT FURNITURE**

This is Brea.

NEW DEVELOPMENTS

The City of Brea continues to invest in long-term growth and community enhancement through a wave of mixed-use and infrastructure improvements. Anchored by the revitalization of key corridors and transit-adjacent sites, the city is actively promoting smart growth with a focus on housing, retail, and mobility. Through its Capital Improvement Program, the city has allocated millions toward enhancing transportation, utility systems, and community facilities. The future expansion of Birch Street is designed to increase walkability, improve traffic flow, and elevate the pedestrian experience.

EXCITING EVENTS

Brea's vibrant community comes to life through a dynamic lineup of annual events that celebrate local culture, creativity, and family-friendly fun:

- **Brea Jazz Festival (March):** Held in the heart of Downtown Brea, this multi-day event features live performances by acclaimed jazz artists, gourmet food vendors, and a lively beer and wine garden.
- **Brea Fest (August):** Known as "A Taste of the Arts," this summer celebration brings together local restaurants, artists, and musicians for an evening of sampling, entertainment, and interactive art experiences at the Brea Civic & Cultural Center.
- **Nutcracker Craft Boutique (November):** A beloved holiday tradition, this curated artisan market features over 250 vendors offering handcrafted gifts, décor, and seasonal treats — drawing thousands of attendees from across Orange County.



CAVA



REUNION KITCHEN



FINNEY'S CRAFTHOUSE



OLD BREA CHOP HOUSE



Area Demographics.

185 S STATE COLLEGE BLVD,
BREA, CALIFORNIA 92821

Population	1 Mile	3 Miles	5 Miles
Estimated Population	17,234	120,529	340,818
Forecasted Population (2030)	16,716	116,846	330,859

Daytime Demos			
Total Businesses	1,372	6,184	18,130
Total Employees	17,622	63,888	167,254

Household Income			
Estimated Average Household Income	\$152,617	\$153,123	\$148,494
Estimated Median Household Income	\$128,801	\$126,774	\$120,624

Households			
Estimated Number of Households	6,441	43,307	114,976

Age			
Median Age	39.4	39.5	39.8

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BREA / CALIFORNIA



Retail
Space
Available.

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