

OFFERING MEMORANDUM

BREA PARK PLAZA



405 S STATE COLLEGE BLVD, BREA, CA 92821

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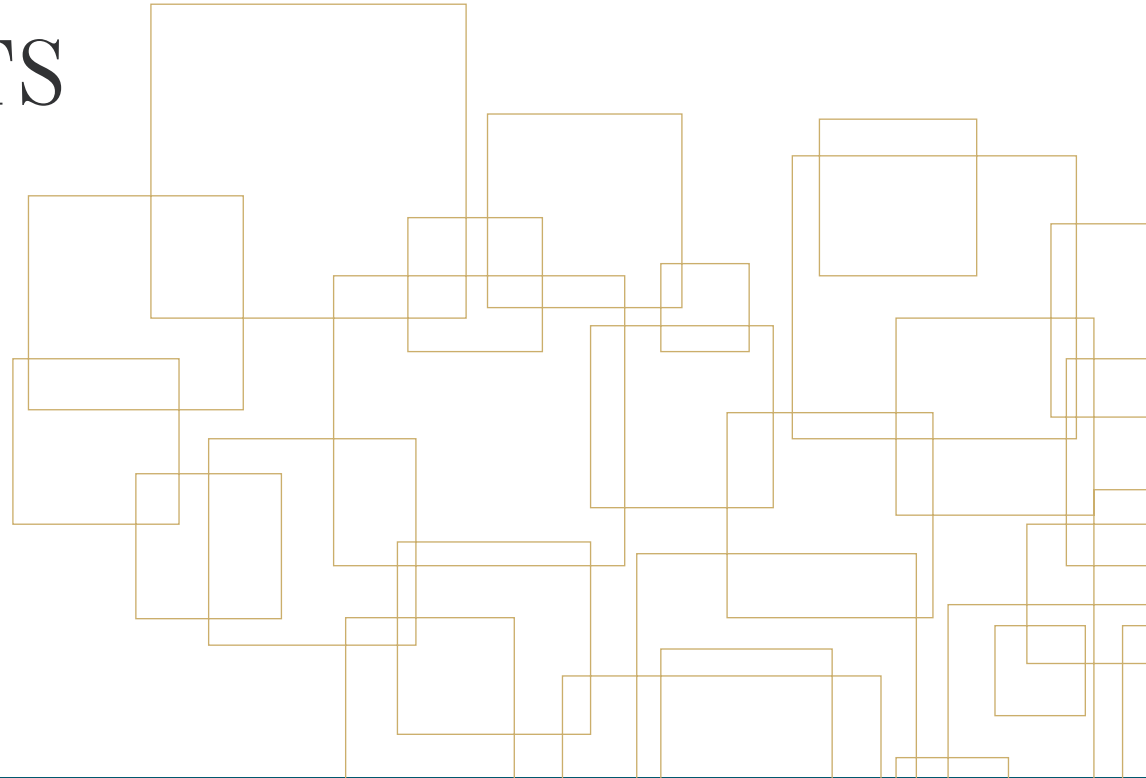
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

MULTI-TENANT RETAIL/OFFICE INVESTMENT OPPORTUNITY

Kidder Mathews presents Brea Park Plaza, a prime investment opportunity in Brea, CA.

Kidder Mathews, as exclusive advisor, presents Brea Park Plaza, an attractive investment opportunity strategically located at 405 S State College Blvd, Brea CA.

Situated at the signalized corner of State College Boulevard just south of Imperial Highway, 405 S State College Blvd offers a highly visible, storefront retail/office opportunity in one of North Orange County's most accessible trade areas.

The multi-tenant building benefits from strong traffic counts, convenient surface parking, and easy connectivity to the 57 Freeway, Brea Mall, and surrounding residential neighborhoods, driving consistent customer and tenant demand.

Located in a supply constrained suburban market where stable occupancy and modest new construction have supported resilient retail and office fundamentals, the asset provides investors with durable income today and compelling long term rent growth potential tied to Brea's expanding employment base and ongoing regional investment.



\$4.7M

SALE PRICE

±13,366 SF

LEASABLE SF

ADDRESS	405 S State College Blvd, Brea, CA 92821
OFFERING PRICE	\$4,700,000
PRICE PSF	\$313
NOI (YEAR 1)	\$258,254
CAP RATE (YEAR 1)	5.50%
NOI (YEAR 3)	\$383,418
CAP RATE (YEAR 3)	8.20%
OCCUPANCY	100%
TOTAL BUILDING AREA	±15,000 SF
LEASABLE BUILDING AREA	±13,366 SF
TOTAL LAND AREA	±0.68 Acres

*Suite B101 is currently occupied by the owner.
Analysis assumes a tenant in-place paying \$28 PSF/Yr.

INVESTMENT HIGHLIGHTS

ORANGE COUNTY INVESTMENT OPPORTUNITY

Brea Park Plaza presents a rare opportunity to acquire a retail and medical office property in a dense, affluent Orange County trade area, conveniently located off the 57 Freeway with ample on-site parking.

HIGH TRAFFIC LOCATION

Brea Park Plaza is located on S State College Blvd, one of the trade area's primary commercial streets, which sees over 22,650 cars per day. The property benefits from strategic location just south of Imperial Highway (67,500 CPD) and the SR-57 Freeway (48,300 CPD), offering over 230 feet of frontage along S State College Blvd.

INTERNET RESISTANT & TRADE AREA APPROPRIATE TENANCY

Brea Park Plaza features a diverse mix of service-oriented retail, medical and professional office tenants that provide essential, experience-driven services that are not replicable online. The tenant roster is intentionally aligned with the surrounding Brea trade area, serving nearby residential neighborhoods, daytime office users, and shoppers drawn to the adjacent Brea Mall.

PRIME RETAIL LOCATION

Brea Park Plaza is located just south of Brea Mall, a dominant regional retail center. The property is

surrounded by strong national and regional tenants including In-N-Out Burger, Fogo de Chão, Starbucks, Bank of the West, and other high-performing retailers and restaurants along State College Boulevard and Imperial Highway.

BREA MALL REDEVELOPMENT

The Brea Mall redevelopment is turning the former Sears area into a mixed use district with new shops, restaurants, and about 380 multifamily units in a more walkable, plaza style setting. It reconfigures portions of parking and circulation to add new buildings and landscaped public spaces while strengthening the mall's role as a regional retail and gathering hub.

VALUE-ADD OPPORTUNITY

In-place rents average just \$2.38 PSF gross, representing a \$7-\$13 PSF per year discount to comparable NNN medical/office product in the trade area. With nearly all leases rolling within 1-2 years, a new owner is positioned to reset rents to market and convert to NNN simultaneously – driving an estimated 48% increase NOI in year 3.

POTENTIAL REVELOPMENT

The City of Brea is close to finalizing its new General Plan. Brea Park Plaza would qualify for Mixed Use zoning under the new General Plan. With all short-term leases in place, the property is positioned for a mixed-use redevelopment in the near future.

EXTREMELY DENSE & AFFLUENT ORANGE COUNTY DEMOGRAPHICS

- More than 18,800 people in a 1-mile radius with Average Household Incomes exceeding \$142,500
- More than 144,500 people in a 3-mile radius with Average Household Incomes exceeding \$149,900
- More than 382,300 people in a 5-mile radius with Average Household Incomes exceeding \$144,200



PROPERTY OVERVIEW

PROPERTY *INFORMATION*

PROPERTY DESCRIPTION

ADDRESS	405 S State College Blvd, Brea, CA 92821
GROSS LEASABLE SF	±13,366 SF
YEAR BUILT	1974
LAND AREA	±0.68 AC
PARCEL NUMBERS	029-331-02
COUNTY	Orange County

ADDITIONAL SITE INFORMATION

ACCESS	Two access points along S State College Blvd
FRONTAGE	±230 ft of frontage on S State College Blvd
ZONING	GC

±13,366
LEASABLE SF

100%
OCCUPANCY

±0.68
LAND AREA ACRES

\$4.7M
OFFERING PRICE



PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW

BREA, CALIFORNIA LOCATION OVERVIEW

Brea is an affluent North Orange County city located along the SR-57 Freeway, providing direct access to the greater Los Angeles and Orange County employment bases.

The city benefits from its central location between Los Angeles, Orange, and San Bernardino counties, making it a desirable destination for residents, retailers, and investors alike.

The trade area is characterized by strong household incomes, dense surrounding residential neighborhoods, and a well-established retail corridor along State College Blvd and Imperial Hwy. The Brea Mall and the walkable Downtown Brea district serve as the city's primary retail and entertainment destinations, complemented by regional and national retailers including Target, Walmart, Costco, Trader Joe's, Whole Foods, and Home Depot, which drive consistent consumer traffic and reinforce the area's retail appeal.

With strong demographics, excellent freeway access, and a proven retail ecosystem, Brea remains a highly sought-after market for neighborhood and community retail investment.



LOCATION OVERVIEW

DEMOGRAPHICS

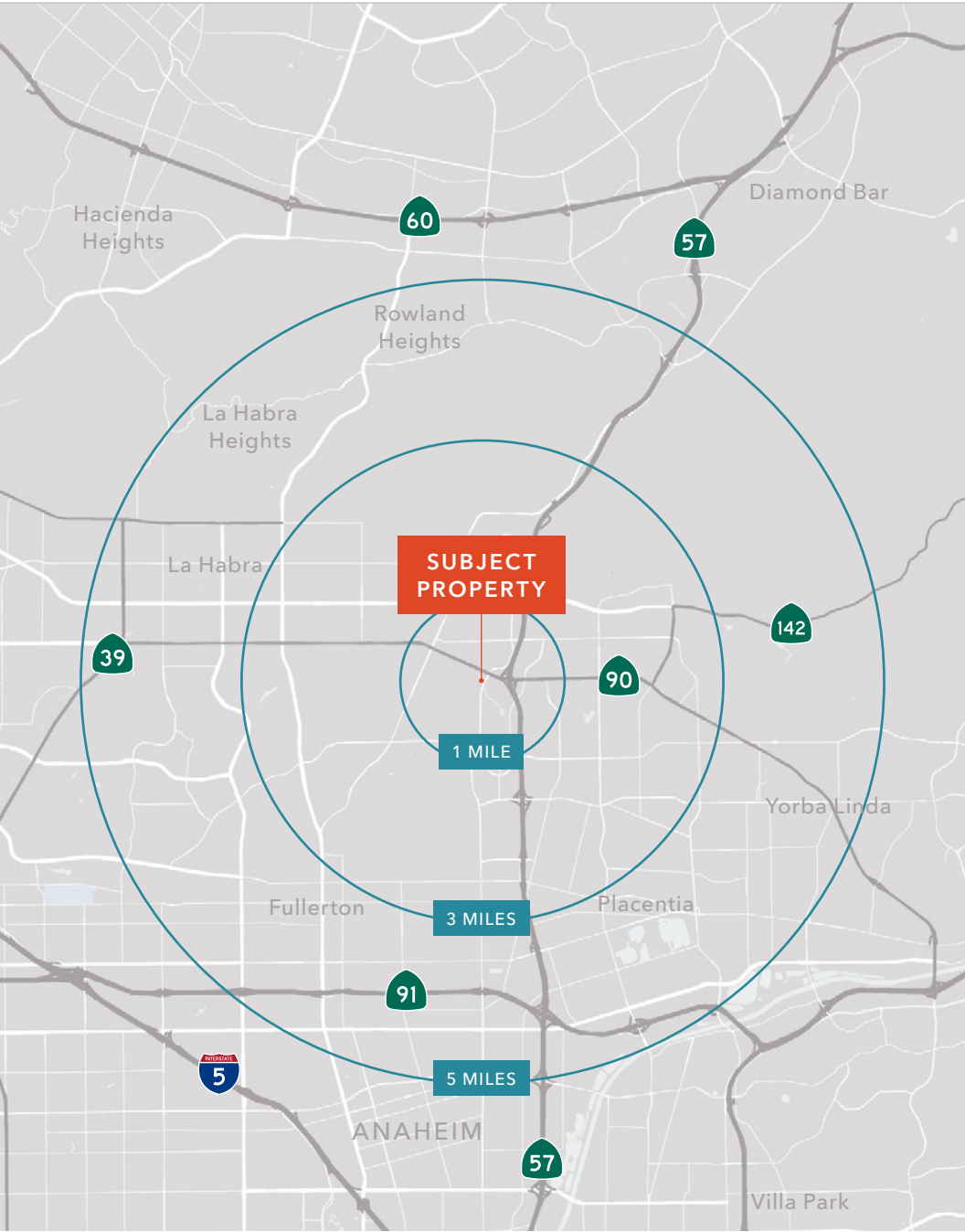
Population

	1 Mile	3 Miles	5 Miles
2025 CURRENT	18,804	144,505	382,387
2030 PROJECTED	19,761	145,269	383,220

Household Income

	1 Mile	3 Miles	5 Miles
2025 CURRENT	\$142,525	\$149,983	\$144,237

Source: Esri; U.S. Census Bureau; Bureau of Labor Statistics.





FINANCIALS

RENT ROLL

Suite	Tenant Name	Square Feet	% of Total SF	LEASE TERM		RENTAL RATES					Renewal Options	Market Rent \$/SF/Yr NNN
				Start	End	Start	Monthly	PSF	Annual	PSF		
B100A	Ricca Donna Salon (New Lease Pending)	934	7.0%	8/1/2026	7/31/2031	Current	\$2,446	\$2.62 Gross	\$29,351	\$31.42	None	\$29.00
B100C	Ann's Animal Grooming	1,112	8.3%	7/1/2026	6/30/2028	Current	\$1,721	\$1.55 NNN	\$20,651	\$18.57	None	\$27.00
B101	Brea Park Plaza LLC (owner occupied)	1,265	9.5%	1/1/2027	MTM	Current	\$2,952	\$2.33 Gross	\$35,424	\$28.00	N/A	\$29.00
101	Thread A Brow	739	5.5%	4/1/2024	3/31/2029	Current	\$2,283	\$3.09	\$27,402	\$37.08	None	\$30.00
						4/1/2027	\$2,352	\$3.18	\$28,224	\$38.19		
						4/1/2028	\$2,423	\$3.28 Gross	\$29,071	\$39.34		
101N	Bleu Med Spa	1,554	11.6%	3/1/2025	2/29/2028	Current	\$4,056	\$2.61	\$48,673	\$31.32	One 2-year FMV	\$33.00
						3/1/2027	\$4,178	\$2.69 Gross	\$50,133	\$32.26		
101S & B100D	Ricca Donna Salon	2,920	21.8%	1/1/2026	12/31/2027	Current	\$7,368	\$2.52	\$88,412	\$30.28	Six 2-year 1.5%	\$29.00
						1/1/2028	\$7,478	\$2.56	\$89,738	\$30.73		
						1/1/2030	\$7,590	\$2.60 Gross	\$91,084	\$31.19		
201	Sunlight Acupuncture	703	5.3%	6/1/2025	5/31/2028	Current	\$1,758	\$2.50	\$21,090	\$30.00	One 5-year FMV	\$33.00
						6/1/2027	\$1,810	\$2.58 Gross	\$21,723	\$30.90		
202	Singer Chiropractic Wellness Center	868	6.5%	3/1/2025	2/28/2027	Current	\$1,443	\$1.66	\$17,314	\$19.95	One 2-year +3% / FMV	\$33.00
						3/1/2027	\$1,486	\$1.71 NNN	\$17,834	\$20.55		

RENT ROLL CONT.

Suite	Tenant Name	Square Feet	% of Total SF	LEASE TERM		RENTAL RATES					Renewal Options	Market Rent \$/SF/Yr NNN
				Start	End	Start	Monthly	PSF	Annual	PSF		
203	Orion Ink Studio	606	4.5%	11/1/2026	10/31/2027	Current	\$1,607	\$2.65 Gross	\$19,287	\$31.83	None (option exercised)	\$29.00
204	Stacy Woolman, LMFT and Your Soul Vibe	612	4.6%	11/1/2026	10/31/2028	Current	\$1,383	\$2.26 Gross	\$16,599	\$27.12	None (option exercised)	\$33.00
205	Together Mental Health	398	3.0%	7/15/2025	6/30/2028	Current 7/1/2027	\$1,086 \$1,119	\$2.73 \$2.81 Gross	\$13,036 \$13,427	\$32.75 \$33.74	One 3-year FMV	\$34.00
206	WeCare Hospice and Palliative Services	341	2.6%	8/1/2026	7/31/2027	Current	\$904	\$2.65 Gross	\$10,853	\$31.83	One 1-year	\$34.00
207	EverBright Insurance Agency LLC	313	2.3%	11/1/2024	10/31/2027	Current	\$830	\$2.65 Gross	\$9,962	\$31.83	Two 1-year	\$28.00
208	Ray of Sunshine Therapy, LCSW, Inc.	298	2.2%	6/1/2026	5/31/2027	Current	\$813	\$2.73 Gross	\$9,761	\$32.75	One 5-year	\$34.00
209	AJM Inc.	703	5.3%	10/1/2026	9/30/2027	Current 10/1/2027	\$1,561 \$1,608	\$2.22 \$2.29 Gross	\$18,735 \$19,297	\$26.65 \$27.45	Two 1-year FMV	\$30.00
Total Square Feet		13,366	100%			Total	\$32,212	\$2.41	\$386,550	\$28.92		
Occupied SF		13,366	100.0%									
Vacant SF		0	0.0%									

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NOI CALCULATION

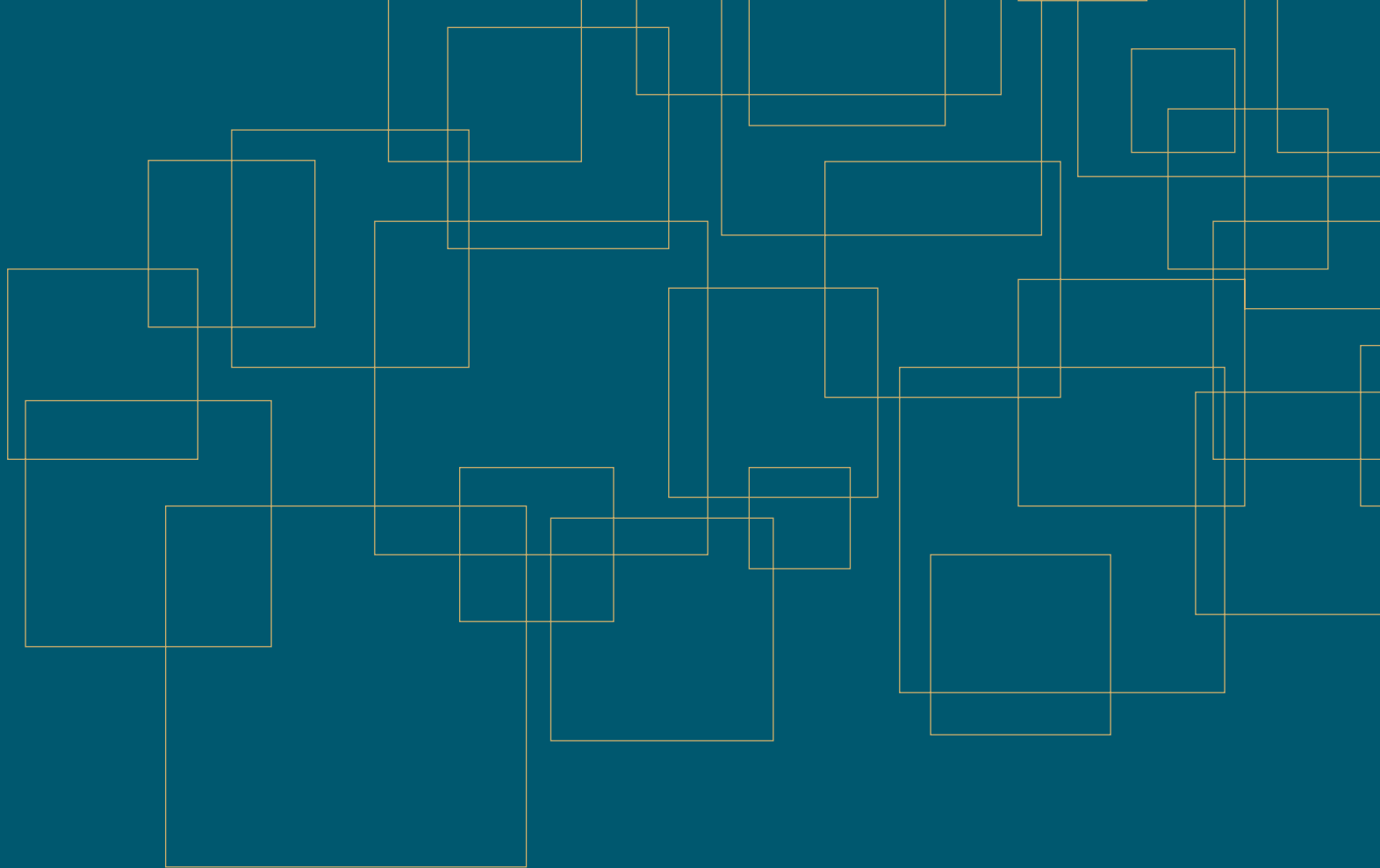
	IN-PLACE NOI		YEAR 3 NOI	
	\$ Amount	PSF	\$ Amount	PSF
Income				
Total Base Rent	\$389,828	\$29.17	\$437,523	\$32.73
Other Income	\$8,595	\$0.64	\$8,595	\$0.64
Reimbursements (NNN)	\$15,650	\$1.17	\$107,581	\$8.05
Total Gross Revenue	\$414,073	\$30.98	\$553,699	\$41.43
CAM	(\$79,135)	(\$5.92)	(\$83,954)	(\$6.28)
Mgmt Fee (4.00% EGR)	(\$16,563)	(\$1.24)	(\$22,148)	(\$1.66)
Insurance (est.)	(\$12,000)	(\$0.90)	(\$12,731)	(\$0.95)
Property Taxes	(\$48,121)	(\$3.60)	(\$51,448)	(\$3.85)
Total Operating Expenses	(\$155,819)	(\$11.66)	(\$170,281)	(\$12.74)
NOI	\$258,254	\$19.32	\$383,418	\$28.69

Implied Cap Rate	5.5%	8.2%
Y3 NOI Growth vs In-Place		48.5%

Key Assumptions:

- In-Place: Jan 1, 2027 start date
- YEAR 3: Calendar year 2029. All expiring leases rolled to market NNN
- Suite B101 modeled as leased throughout (converted from owner-occupied)
- Y3 NNN reimbursement = 73% of recoverable expenses (reflects ~73% of GLA rolled to NNN leases by Y3)

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