

b r e a
GATEWAY

A TOP-TIER, GROCERY/
DRUG-ANCHORED
SHOPPING CENTER IN
ORANGE COUNTY, CA

Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413





INVESTMENT OVERVIEW

JLL, as an exclusive advisor is pleased to present the opportunity to acquire Brea Gateway Center (the “Property”), a 181,891 SF shopping center located along Imperial Highway in Brea, California. Currently 97.9% leased to a diverse mix of daily needs and internet resistant retailers, the center provides in-place cash flow with significant NOI growth via lease-up and mark to market of the existing below-market rents.



PROPERTY OVERVIEW

ADDRESS:	101- 407 W Imperial Hwy, Brea, CA 92821
RENTABLE BUILDING AREA:	181,891 SF
PERCENT LEASED:	97.9%
YEAR BUILT / RENOVATED:	1994
ACRES:	12.5 acres
YEAR 1 NOI:	\$4,403,836
PARKING:	805 stalls / 4.43 stalls per 1,000 SF

 [CLICK TO VIEW ON GOOGLE MAPS](#)

b r e a
GATEWAY

IMPERIAL HIGHWAY 90 (64,646 VPD)



S BREA BLVD (35,166 VPD)

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 POPULATION:	17,453	134,296	392,026
2025 PROJECTED POPULATION:	19,242	138,524	402,962
POPULATION GROWTH 2020 - 2025:	10.3%	3.1%	2.8%
HOUSEHOLDS			
2020 TOTAL HOUSEHOLDS:	6,379	45,769	124,269
HH GROWTH 2020 - 2025:	8.3%	2.4%	2.3%
2020 MEDIAN HOME VALUE:	\$616,541	\$681,456	\$671,501
HOUSING			
2020 AVERAGE HOUSEHOLD INCOME:	\$86,853	\$91,069	\$86,647
2025 AVERAGE HOUSEHOLD INCOME:	\$94,755	\$100,233	\$95,935
HH INCOME GROWTH 2020 - 2025:	9.1%	10.1%	10.7%

BREA DOWNTOWN

REGAL
 BRUNOS ITALIAN KITCHEN
 Bath & Body Works®
 TAPS
 chico's
 BREA IMPROV WHERE COMEDY BEGINS
 ChaChas LATIN KITCHEN
 ANN TAYLOR LOFT

INVESTMENT HIGHLIGHTS



STRONG GROCERY LOCATION WITH PROVEN SALES HISTORY

Ralph's generates impressive sales, and recently executed a 12-year lease extension, demonstrating their strong performance at and commitment to Brea Gateway. With the increase in multifamily development and the lack of competition, sales will continue to drive upward.



SECURE INCOME STREAM WITH STRONG IN-PLACE TENANCY

Brea Gateway currently has an average weighted lease term of 4.8 years with 67.7% of the total GLA leased through 2025, providing investors a secure, long-term income stream.



NATIONALLY RECOGNIZED TENANTS

The Property is 97.9% occupied, providing investors with stable cash flows and strong tenant demand. Brea Gateway has approximately 84.0% of the GLA leased to national tenants such as Ralphs (Credit: BBB), Rite Aid, HomeGoods (Credit: A), Taco Bell, Mattress Firm, Cost Plus World Market, Starbucks (Credit: BBB+), Wells Fargo (Credit: A+), Panda Express, and Union Bank (Credit: A).



SYNERGISTIC DAILY-NEEDS ORIENTED TENANT MIX

Brea Gateway features a diversified tenant mix with a variety of synergistic uses that include grocery, fitness, health and beauty, food, and services. The carefully curated tenant mix has allowed the Ralph's to rank as the top-performing grocery store west of the 57 in Brea, and the HomeGoods to stand as one of TJX Companies' top-performing stores in both the region and nation.



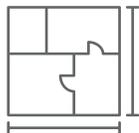
THRIVING BREA RETAIL MARKET

The Brea retail micro-market has seen significant growth in asking rents over the past five years. The current average rental rate is \$2.31 per square foot per month, up 30.51% from the 2016 average of \$1.77. Given the relatively low vacancy and complete lack of new product being delivered to the micro-market, rental rates will continue to grow moving forward.



TOTAL SITE CONTROL WITH PARCELIZATION OPPORTUNITY

The entire site is owned and includes thirteen (13) separate parcels consisting of two (2) single tenant pad buildings, three (3) multi-tenant pad buildings, three (3) multi-tenant inline shops buildings and three (3) single-tenant boxes (in-line). This offers investors the flexibility to sell off parcels to lower basis or take advantage of cap rate arbitrage.



PARCEL SALE COMPARABLES

TACO BELL					
ADDRESS	PRICE	PSF	CAP RATE	SALE DATE	GLA
12789 Foothill Blvd Rancho Cucamonga, CA	\$2,660,000	\$1,337	4.05%	Oct-20	1,990
810 N Euclid St Anaheim, CA	\$2,420,000	\$1,414	4.20%	Jan-20	1,711
WELLS FARGO					
29265 Central Ave Lake Elsinore, CA	\$2,205,000	\$441	4.57%	Nov-19	5,000
2500 S Grove Ave Ontario, CA	\$3,015,000	\$582	5.00%	Oct-19	5,182
SINGLE TENANT GROCERS					
Albertsons 23072 Alicia Pkwy Mission Viejo, CA	\$10,300,000	\$240	4.75%	Jul-19	43,000
Vons 4145 30th St San Diego, CA	\$27,700,000	\$631	4.50%	Apr-20	43,889



STRONG DAYTIME POPULATION

Brea Gateway is located within one of Brea's main employment centers with a daytime employee count of approximately 173,841 within a 5-mile radius. The strong daytime population in the area provides Brea Gateway with a broadened customer base, supporting tenant sales.



HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Brea Gateway is located along one of the most well-traveled regions in the Brea submarket, Imperial Highway, with traffic counts exceeding 64,646 vehicles per day, providing the Property with prominent visibility.



DELIVERED FREE AND CLEAR OF EXISTING DEBT

The Property will be delivered free and clear of any existing financing allowing investors to take advantage of currently low-interest rates and optimize their ideal leverage level.



 **CLICK TO SEE MAP**



DRIVE TIMES

DESTINATION	DISTANCE	DRIVE TIME
Disneyland	8.1 mi.	18 min.
Angels Stadium	9.2 mi.	14 min.
Chapman University	10.7 mi.	16 min.
John Wayne Airport	19.2 mi.	23 min.
UC Irvine	23.2 mi.	27 min.

INVESTMENT ADVISORS

GLEB LVOVICH

Managing Director

JLL Capital Markets

+1 949 798 4115

gleb.lvovich@am.jll.com

CA Lic. #01496699

BRYAN LEY

Managing Director

JLL Capital Markets

+1 310 407 2120

bryan.ley@am.jll.com

CA Lic. #01458927

GEOFF TRANCHINA

Managing Director

JLL Capital Markets

+1 310 694 3180

geoff.tranchina@am.jll.com

CA Lic. #01435512

DANIEL TYNER

Director

JLL Capital Markets

+1 949 798 4125

daniel.tyner@am.jll.com

CA Lic. #01959818

ANALYTICAL SUPPORT

CONOR QUINN

Associate

JLL Capital Markets

+1 949 527 4993

conor.quinn@am.jll.com

CA Lic. #02073016

MAKENNA PETER

Analyst

JLL Capital Markets

+1 949 296 3623

makenna.peter@am.jll.com

CA Lic. #02131317

DEBT ADVISOR

JOHN MARSHALL

Director

JLL Capital Markets

+1 949 798 4132

johnm.marshall@am.jll.com

CA Lic. #02022107

MARKET LEASING EXPERT

JUSTIN MCMAHON

Vice President

JLL Brokerage, Inc.

+1 949 275 0987

Justin.Mcmahon@am.jll.com

CA Lic. #01856260

b r e a

GATEWAY