



**1,360 Sq. Ft.**  
Available

CALIFORNIA  
**57**

+257,941 VPD

E LAMBERT RD (+35,262 VPD)

# LAMBERT OFFICE PLAZA FOR LEASE

1800 E LAMBERT RD  
SUITE 288  
BREA, CA 92821

 **KORUS**  
REAL ESTATE

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# AERIAL MAP

E LAMBERT RD (+35,262 VPD)



+257,941 VPD

## SUBJECT PROPERTY

1800 E LAMBERT RD  
BREA, CA 92821

### BREA MARKETPLACE

E BIRCH STREET (+24,000 VPD)

### BREA SHOPPING MALL

### BREA PLAZA

### BREA UNION PLAZA

E IMPERIAL HWY (+71,534 VPD)



# PROPERTY INFORMATION

1800 E LAMBERT RD, BREA, CA 92821



## LEASE RATE

\$2.40

Modified Gross (MG)



## APN

939-960-92



## BUILDING SIZE

±33,145 Sq. Ft.



## AVAILABILITY

1,360 Sq. Ft.



## LAND SIZE

±33,977 Sq. Ft.



## BUILT

1987

Renovated 1996



## PARKING

86 Surface Spaces

51 Reserved Spaces



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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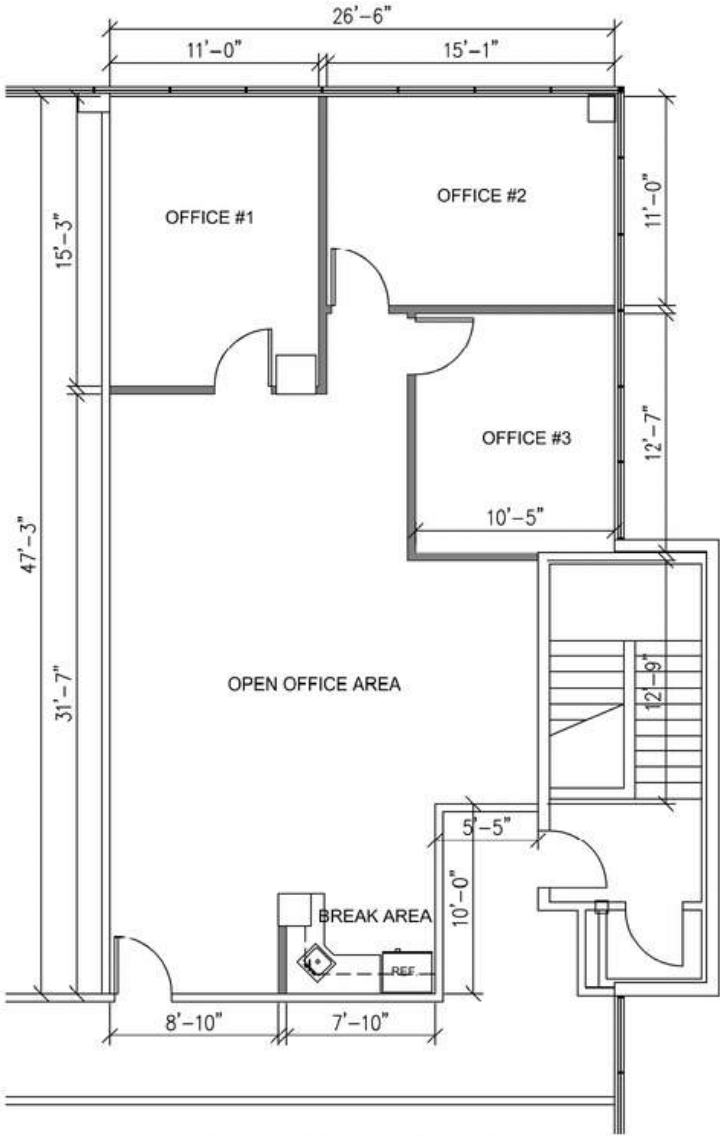
# PROPERTY HIGHLIGHTS

- Modern Office building w/ convenient Brea location.
- Second floor corner unit (northeast).
- Three individual offices with central open area including kitchen.
- Two (2) reserved parking spaces included.
- Convenient parking for customers and guests.
- Central lobby w/ elevator.

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# SITE PLAN



**BREA #288 FLOOR PLAN**

RENTABLE AREA : 1,360 S.F.



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## INTERIOR IMAGES



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# DEMOGRAPHICS

|  | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-----------|-----------|-----------|
|  <b>Population</b> |           |           |           |
| 2024 Estimated Population  | 13,206    | 102,826   | 314,608   |
| 2029 Projected Population  | 13,061    | 101,321   | 309,164   |
| 2010 Census Population   | 13,395    | 106,097   | 324,329   |
|  <b>Households</b> |           |           |           |
| 2024 Estimated Households  | 4,621     | 36,526    | 104,444   |
| 2029 Projected Households  | 4,560     | 35,938    | 102,298   |
| 2010 Census Households   | 4,732     | 37,911    | 108,338   |
|  <b>Income</b>     |           |           |           |
| 2024 Estimated Average Household Income  | \$154,225 | \$133,399 | \$126,115 |
| 2024 Median Household Income   | \$135,833 | \$107,008 | \$99,720  |



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