



# Brookhurst Center

Anaheim, CA

Los Angeles-Long Beach-Anaheim (CA)



**Matt Magnaghi**

Leasing Representative

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As of 01/10/25

AERIAL



GROSS LEASABLE AREA (GLA)	154,465 SF
PARKING SPACES	1,075
PARKING RATIO	6.96 per 1,000 SF





DENSITY AERIAL



## Property Overview

Brookhurst Center is a 154K+ square-foot, grocery-anchored, medical office and retail center. The center is located at a busy signalized intersection and offers excellent visibility to both Ball Road and Brookhurst Street.

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Available Curbside Pick-up



	TENANT	SQ FT
1	Bank of America	4,900
2	Ralph's	45,000
3	Leased	18,235
4	La Michoacana Gourmet	2,500
5	Buffalo Wild Wings Go	2,000
6	Cool Kids Dental	2,350
7	Mac Star Computers	900
8	Phenix Salon Suites	7,545
9	The Wigs	1,500
10	JACK in the BOX	2,432
11	Starbucks Coffee	1,500
12	L&L Hawaiian Barbecue	1,588
13	Video Game Geeks	960
14	Creative Collective Studio	1,056
15	Billion Nail & Beauty Bar	1,632
16	Seela Eyebrow Threading	700
17	Little Caboose Taco Shop	990
18	Perfect Remedy Pharmacy	825
19	H&R Block	1,105
21	Quest Diagnostics	1,950
22	H & H Tobacco	910
23	Central City Community [...]	4,420
24	Angelo's Burgers	2,276
25	Steve Kim Insurance Services	1,040
26	China Wall	2,340
27	Injury Clinic (Center City)	1,625
28	O'Reilly Auto Parts	9,212
29	Thu B. Nguyen DMD	1,300
30	The UPS Store	1,208
31	Blink Fitness	16,310
32	U.S. Postal Service	11,156
35	Pink Mani Nails	1,500
36	Al Amir Bakery	1,500
K42	Available	6,000
K43	Available	5,400

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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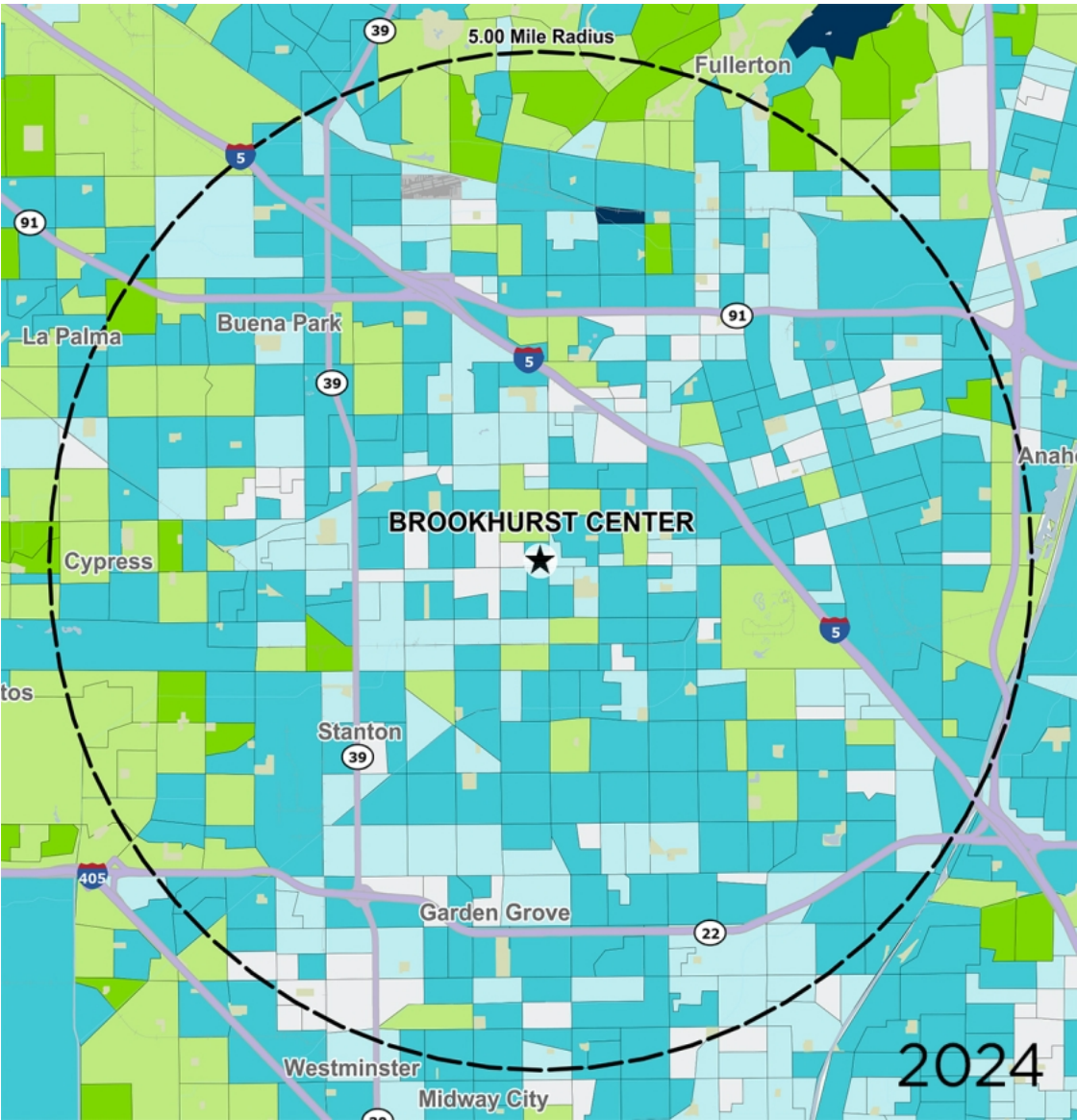


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	35,888	297,616	740,600
Daytime Pop	26,443	286,098	811,087
Households	10,521	85,400	216,897
Average HH Income	\$108,740	\$105,737	\$113,507
Median HH Income	\$86,147	\$84,956	\$91,181
Per Capita Income	\$32,086	\$30,665	\$33,576

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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# Brookhurst Center

S. Brookhurst St. & Ball Rd., Anaheim, CA



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