

BREA 100

Presented by



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Brea – 100 Years and Going Strong

In February 2017, the City of Brea celebrates its first 100 years. We are entering our second century with the confidence that the best is yet to come.

Brea – Small Town Charm, Big City Opportunities

Brea has everything a business needs to thrive and grow. We offer business owners quality business parks, competitive lease rates, low business license fees, and an array of community amenities for a high quality of life. These great features and our commitment to being a proactive business partner make Brea a small town with big city opportunities.

Combine the vibrancy of the city with the comforts of the suburbs, and you have the best of both worlds in the City of Brea. Here art, architecture, and amenities intersect in one livable city with a friendly neighborhood feel. Brea beautifully blends a lively local economy, responsive city services, exciting shopping and dining options, top-rated schools, quality housing, health and wellness facilities, and plenty of places to play.

“ I chose Brea almost by accident for my business ... but now I'd never leave!”

*- Thomas Ramirez
The App Developers*

Why Businesses Choose Brea

Conveniently located in the northeast corner of Orange County, Brea connects major transportation routes and employment centers across Orange, Los Angeles, Riverside, and San Bernardino counties. From local retailers to multinational corporate headquarters, business thrives in Brea's rich economic climate. Home to 43,330 residents, with an average annual household income of \$86,000, the City of Brea draws more than 120,000 people each day to work, shop and be entertained.



Amada Co., Laser Manufacturer

Business Services

In order to provide support for business and to promote a prosperous local economy, the City offers:

- ▶ Streamlined permit processing
- ▶ No overlapping fees
- ▶ Business friendly staff
- ▶ Business outreach programs

In addition to the services listed above, Brea's Business-to-Business (B2B) Directory is a free, online platform exclusively for Brea businesses to network with other local companies and share opportunities and resources.

www.BreaB2Bdirectory.com

Chamber of Commerce

The Brea Chamber of Commerce has been the voice of the business community since its founding in 1913. The Chamber is committed to connecting local businesses, service organizations, and all levels of government to create an

“ Growth does not happen overnight; it is the result of having an effective team and working together to achieve success.”

*- Heidi L. Gallegos, IOM
President/CEO, Brea Chamber of Commerce*

environment where business flourishes. The Brea Chamber provides thousands of online training courses, social networking, and resources to help businesses succeed. With offices at the Brea Civic & Cultural Center, the Chamber works closely with the City on many programs benefiting the local economy. www.BreaChamber.com



Olen Pointe features six office buildings with over 700,000 square feet of premium office space surrounded by 33 acres of landscaped grounds accented with three water features. Also included are 260 upscale apartment units, four full-service restaurants and two gourmet delis.

Brea Employers

Brea's commercial and industrial businesses form a diverse economic base. Major employers in Brea include:

- ▶ Bank of America
- ▶ Beckman Coulter, Inc.
- ▶ Mercury Insurance Group
- ▶ Albertson's, Inc.
- ▶ Kirkhill Elastomers
- ▶ Brea Olinda Unified School District
- ▶ Brea Mall retailers
- ▶ Nationwide Pet Insurance

Quality Commercial Space

Brea provides an array of diverse, quality industrial and business parks, which provide opportunities for corporate offices, research and development, technology, manufacturing, restaurant and retail uses.

Strategic Location

Brea's location provides efficient access to suppliers, materials and customers. With easy access to the 57, 60 and 91 Freeways, companies can access business centers stretching from San Diego to Los Angeles, as well as warehouse and distribution markets located throughout the Inland Empire. Additionally, our location puts us in close proximity to the Long Beach and Los Angeles ports, as well as five municipal and international airports. Over 47 million people visited Orange County in 2015, spending over \$11.3 billion during their trips.

A pro-business environment makes Brea a natural fit for corporate offices.

Companies currently headquartered in Brea include:

- ▶ Beckman Coulter, Inc.
- ▶ Nature's Best
- ▶ Suzuki American Motor Corporation
- ▶ ViewSonic North America



Beckman Coulter, Inc. chose Brea for its world headquarters.

WHY BREAA?

| | |
|---------------------------|--------------------------------|
| 100,000 | \$85,996 |
| DAYTIME POPULATION | MEDIAN HOUSEHOLD INCOME |

Brea is conveniently located in North Orange County, with easy access to the 57, 60, and 91 Freeways

\$397,000 Sales Per Capita



Strong, dynamic community with over 15,000 businesses

WWW.CITYOFBREA.NET

Exceptional Workforce

Business succeeds in Brea because of a talented pool of employees. Over 50% of Brea residents have an associate degree or higher. Some of the top universities with world-class MBA programs are located within minutes of Brea. The diverse and innovative education programs of California State University, Fullerton; Chapman University; Concordia University; California State Polytechnic University, Pomona; University of California, Irvine, among others, help provide a highly educated workforce.

Diverse Housing & New Neighborhoods

Housing options are abundant throughout Brea, including workforce and executive housing neighborhoods. The Brea hillsides provide a beautiful backdrop for a wide mix of housing from high-end, single-family homes to condominiums and affordable housing options. The median home price in Brea is \$530,500.

Brea is currently experiencing significant housing growth with the addition of new communities including Blackstone and La Floresta. These new neighborhoods feature a variety of housing options ranging from multifamily apartments, townhomes, small lot single-family, stacked flats to large, single-family homes.

“ Brea has a wonderful sense of community. People know each other, and the close-knit neighborhoods give the City a small-town feel.”

- Mayor Cecelia Hupp

Blackstone

This master-planned community consists of estate-style homes set in the hills overlooking Brea, and includes several hundred acres of preserved open space. Amenities include parks; trails; a recreation center with pool, spa, children’s water activity center, outdoor fireplace, barbeque and picnic tables.

La Floresta

La Floresta is a mixed-use, master-planned community offering a wide range and mix of new home designs for all ages and stages of life—priced from the \$500,000s to over \$800,000s. This community offers a resort-style swim club, walking and biking trails linking people and places within La Floresta and connecting to city and county trail systems.

Shopping in Brea

Brea offers a variety of shopping options, from one of the top-performing regional malls in Orange County, to a charming Downtown, and several vital shopping centers located throughout the City. Major retailers include: Apple, Tesla, HomeGoods, Target, and Whole Foods.

Brea Downtown is a unique dining, entertainment and shopping district with a vibrant mix of trendy restaurants and outdoor cafes, a variety of shops and boutiques, eclectic buildings and 22 movie screens. Brea Improv is expanding and will be moving to a new facility in 2017. The Downtown also hosts a number of well-attended annual events including a Father’s Day Car Show and “Taste of Brea” highlighting local businesses.

Convenient Parking

Download the Brea Downtown Parking App to get up-to-the-minute parking availability in each of the two Brea Downtown parking structures, as well as maps to locate the two structures. Find the app by searching “Brea Downtown” in your



Brea Downtown has something for everyone in a convenient location with ample parking and a friendly neighborhood environment.

App Store. Coming soon, a new parking structure near TAPS Fish House and Buffalo Wild Wings.

Brea Mall

Brea Mall spans over 1.3 million square feet and attracts more than 14 million visitors annually. With over 197 tenants, the Mall creates a comprehensive and inviting shopping experience that attracts shoppers from surrounding local cities, as well as internationally. This shopping center showcases five major department stores and offers more than 175 specialty shops, a full-service day spa, and several popular restaurants.



The Brea Mall recently underwent a multi-million dollar property renovation and is consistently voted one of Orange County’s top malls.

The Village at La Floresta

Brea’s latest addition is the Village at La Floresta. Here, amenities create a flourishing atmosphere where dining, shopping, and visiting connect the center to the community. La Floresta has several highly trafficked restaurants including SlapFish, Mendocino Farms, Urban Plates, Capital Noodle, and Jimmy’s Famous American Tavern. In addition to the restaurants, the center contains boutiques, office space, fitness venues, and luxurious outdoor gathering spaces for a one-of-a-kind center.

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Slapfish Brea opened in summer 2015.



Oasis, designed by Douglas Hollis and Anna Valentine Murch.

CITY OF BREA
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One of the things that creates a special shopping and dining experience in the Village at La Floresta is Oasis, a \$2.5-million kinetic sculpture located just outside the front doors of Whole Foods.

Art in Brea

Established in 1975, Brea's Art in Public Places Program boasts over 160 unique sculptures across the City, making it one of the largest collections of public art in the country. For a full list of sculptures and locations, visit www.cityofbrea.net.

"Oasis is the crown jewel; a focal point for Brea residents and visitors who want to live, work, shop, dine and gather."

- Ivan Jimenez
La Floresta Project Manager

The Brea Civic & Cultural Center brings two art venues to the public. The Brea Gallery presents four major exhibits and numerous workshops each year in their 6,500-square-foot, newly remodeled contemporary art space. The Curtis Theatre offers live performances including notable guest artists, an acclaimed youth theatre company, and the best in local theatrical productions.

Play in Brea

The City takes its recreation seriously with three regional parks, 13 community parks; two public golf courses; a senior center; Brea Community Center; dog park; and the historic Brea Plunge, an Olympic-sized swimming pool originally built in 1929. Brea's Community Services Department offers adult and youth sports leagues and enrichment programs for all ages. Our latest addition is a four-mile biking and pedestrian trail due to complete construction this year.



"The Tracks at Brea will provide a healthy, active way for Brea residents to get out and enjoy their community. The trail will benefit everyone by providing a new recreational opportunity."

- Chris Emeterio
Community Services Director

The Tracks at Brea

The Tracks at Brea trail has been a long-held vision for the City. This multi-use trail runs east to west through Brea. The Tracks at Brea is transforming abandoned railroad rights-of-way and other properties into a four-mile biking and pedestrian trail. Amenities in the works include outdoor fitness equipment, seating areas, restrooms, butterfly gardens, bike fix-it stations, landscaping, and educational storyboards.

Brea Sports Park

This 26-acre multi-sport park houses two baseball diamonds, a softball field, soccer/football fields, two basketball courts, batting cages, a perimeter trail, and a children's play area with picnic amenities.

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Saturday, February 18, 2017

10 a.m. Community Parade

A celebratory procession down Birch Street from the Birch Hills Golf Course to the Sports Park. Expect a few surprises!

11 a.m. Picnic at the Sports Park

Enjoy food, entertainment, games and community fun. Food will be sold at 1917 prices!

6 – 10 p.m. Brea Art Gallery Opening Reception

The Birth of Motion Pictures: An Illustrated History of Silent Cinema 1910-1929

Join us at a red carpet gala for this unique exhibition of vintage movie posters. Enjoy live entertainment, silent movie screenings, and refreshments.

Thursday, February 23, 2017

6 p.m. City Council Meeting

Birthday cake on Brea's 100th birthday, commendations, speeches.

Tuesday, July 18, 2017

Brea Centennial Night at Angel Stadium

Game Time TBA ~ Angels vs. Washington Nationals

Enjoy a special evening of baseball with Brea friends and family.

Friday, August 18, 2017

6:30 p.m. Brea Fest

Fireworks are planned for this favorite community event featuring food from local restaurants, live music, theater, and art.

Sunday, October 15, 2017

Brea Loves Art

3 – 6 p.m.

Youth art project, sponsored by Brea Rotary Club.

Saturday, October 21, 2017

7 p.m. Centennial Gala

Evening of dinner, dancing and entertainment on the Plaza at the Brea Civic & Cultural Center.

November 2017

Curtis Theatre performance of *Tales from the Canyon: The Olinda Story*

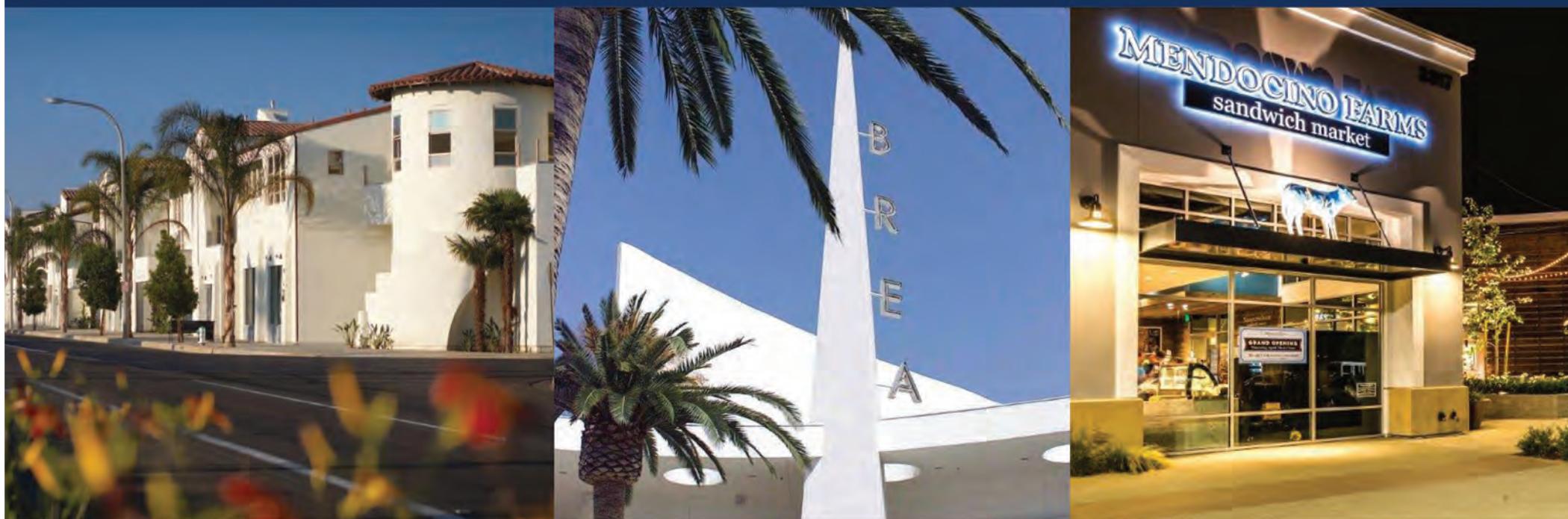
November 11, 12, 17, 18 and 19, Times TBA

This original play takes you back into Brea's past to experience what life was like for early settlers. Live on stage at the Curtis Theatre!





BREA



Brea is conveniently located in the northeast corner of Orange County, and connects major transportation routes and employment centers across Orange, Los Angeles, Riverside, and San Bernardino counties. From local retailers to multinational corporate headquarters, **business thrives in Brea's rich economic climate.** Home to over 43,000 residents and growing, the City of Brea draws more than 120,000 people each day to work, shop and be entertained.

For more information, please contact the Economic Development Division at 714.671.4421 or visit www.cityofbrea.net/economicdevelopment



La Floresta Swim and Play Club

La Floresta Leaves Lasting Legacy in Brea

The vision of La Floresta set out to design a one-of-a-kind, mixed-use, multi-generational, master-planned community in Brea, and also to create a lasting legacy on the 120-acre property at the corner of Imperial Highway and Valencia. Embedded in the project focal point was the idea of "OASIS," a kinetic sculpture by Anna Valentina Murch and Douglas Hollis referencing Brea's rich oil history. The art installation, part of Brea's Art in Public Places program, was dedicated to the City of Brea on April 9, 2016 by La Floresta LLC and Chevron Land & Development Co., a contribution that will stand the test of time.

The La Floresta LLC project team, which started its planning in 1999, sought community input from many of the city's constituents. "It was important to seek community input on every design element from the mix of housing opportunities, trails, parks, sustainability to the landscaping surrounding each neighborhood," says La Floresta Project Manager Ivan Jimenez. "We knew the property held a special meaning for the Brea community, so it was important to us to stay true to our company's values and site history. As a result, La Floresta has become one of the most sought-after master-planned communities in the region."

That is why the management teams involved in La Floresta LLC carefully selected the local and regional companies from every aspect of the building community to become a partner in this effort. From the land planners to the homebuilders, everyone shared the vision of creating a unique environment that offered an array of intimate neighborhoods, recreation and services.

The La Floresta Project Plan had many firsts for Brea, including the first new residential community to embrace workforce housing, built by Jamboree Housing Corp., on a redesigned, 90-acre Birch Hills 18-hole executive golf course. Coming soon, Porta Rosa, a new neighborhood designed and built by Ryland Homes (CalAtlantic Homes) will offer townhomes on the golf course within walking distance to trails and retail services.

La Floresta also offers dedicated walking and bike trails linking to regional trails, as well as new housing for families within walking distance to a new elementary school and regional sports park.

A highlight of the community is the Village at La Floresta, an 87,000-square-foot retail center owned and operated by Regency Centers and home to the only Whole Foods in North Orange County, plus many boutique shops and restaurants. "Throughout our planning, we were seeking design elements and features that were unique to this community," says Jimenez. "These details are reflected in our site plan design, signage, landscaping, as well as incorporating timeless architecture for each of the neighborhoods. To create a look of maturity, we relocated numerous trees that had been on the property for dozens of years."

The housing needs of seniors have always been a top priority for the La Floresta project team. Buena Vida, a 55+ enclave within La Floresta, offers Olvera and Solana homes being built by Pulte/Del Webb Homes. Featuring one and two stories,



La Floresta LLC project team and contractors

all with master bedrooms on the first floor, the homes each include Universal Design. Residents have exclusive access to their own clubhouse with a gym and a pool. Soon, Agave, a new neighborhood of single-level, stacked condominiums to be built by The New Home Co. will be offered in Buena Vida.

Capriana, built, owned and operated by Oakmont Senior Living, offers independent living with continuum of care services, amenities in addition to Villagio at Capriana, a memory care center.

Within the all-age community of La Floresta, a select group of excellent builders designed and built a variety of new homes catering to the diverse needs of today's homebuyers. Standard Pacific Homes (CalAtlantic Homes) designed and built Paseo Townhomes, Avenida single-family homes and Camino homes. Van Daele Homes designed and built three neighborhoods including, Ventanas single-family homes and Alterra single-level, stacked flats, which included some live-work residences; and Castile, a collection of charming bungalows and flats with private courtyards and garages.

The La Floresta Swim and Play Club, exclusively for residents of La Floresta all-age community, offers a resort-style recreational club featuring architectural design that rivals any five star resort and country club. The 6,000-square-foot Clubhouse, sitting on a two-acre site in the heart of the La Floresta community, has indoor multipurpose rooms and dual catering kitchens, as well as an outdoor pool and spa with outdoor showers and a dining patio with barbecues and seating for small parties. Residents have the use of a recreational lawn, fire pit and an interactive water feature for children.

This vision could not have been realized without the support of many individuals and organizations within and outside La Floresta LLC and Brea, including past and current City Councils, Planning Commissions, city staff and various departments in the city. We also acknowledge groups in the community such as the Art in Public Places Commission and the Brea Unified School District, Friends of La Floresta and current residents.

The region's finest contractors have also played a pivotal role including the teams at Land Concern, Albus Keefe & Associates, Bame Public Relations, CPS Consultants, Hartman Consulting Services LLC, Hunsaker & Associates, Moote Companies, Park West Landscaping, Preface Inc. Marketing, Titan Engineering, Turner Townsend and WHA-Hezmalhalch Architects.

La Floresta Brea, a mixed-use, master-planned community being developed by La Floresta LLC, features a resort-style swim club, walking, biking and meandering trails linking people and places within La Floresta and connecting to city and county trail systems. The community will ultimately include nine thoughtfully planned neighborhoods. To visit, take the 57 freeway to Imperial Highway and head east two miles to La Floresta Drive.

To learn more, go to www.LaFlorestaBrea.com.

The City of Brea
1917-2017
100 Years of Progress



“OASIS” Dedicated to the City of Brea by La Floresta LLC and Chevron Land & Development Company

La Floresta

in Partnership
with The City of Brea





Brea Downtown: Dining, Shopping and Entertainment

"There is only one downtown Brea, centered at Brea Boulevard and Birch Street, and it's been the downtown area dating back to even before the city was incorporated a century ago. I am confident Brea Downtown will continue its impressive growth of the past decade and will be a vibrant mix of retail shops, restaurants and entertainment a century from now," said Dwight Manley, Managing Partner of Manley Fanticola Holdings LLC. Manley has been actively involved in the redevelopment of commercial and residential real estate in his hometown, Brea.

"The variety of restaurants and shops, and the planned addition of more businesses and convenient parking, will continue to make Brea Downtown a must-visit destination in Southern California. I am especially pleased with the recent announcement that the popular Brea Improv will be moving into the Old Navy

building and reopening later this year with a larger theater and a restaurant. I can only image how even more exciting this area will be when Brea celebrates its bicentennial in 2117!" explained Manley.

Brea Downtown was specifically designed with a pedestrian promenade, special street and sidewalk paving, and lush landscapes. It is a community gathering place, as well as an attraction destination for visitors from throughout Southern California.

"Downtown Brea is centrally located as the hub of all surrounding cities, and I envision it that way a century from now," stated Manley.

For additional information about Brea Downtown, visit www.BreaDowntown.com.





» **CELEBRATING BREA'S CENTENNIAL YEAR**

Just as we've worked hard to move healthcare forward, the city of Brea has worked to grow this once-small town into the vibrant community it is today!

Beckman Coulter has been proud to call Brea home for 38 years. From all of us, congratulations on the centennial. Here's to many more great years.

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For Beckman Coulter's worldwide office locations and phone numbers, please visit www.beckmancoulter.com/contact

AD-52177



» **Move healthcare forward.**



Office Building in Culver City, CA



The Orange County Great Park, Sports Park in Irvine, CA

KPRS Construction Began in Brea on Purpose

When the three founders of KPRS Construction joined in 1998, they carefully chose a headquarters location that was the geographic center for their increasingly wide-spread client base. In these past 18 years, KPRS considers Brea the ideal gateway location: a short distance to Los Angeles, the Inland Empire, and the larger expanse of Orange County.



KPRS has seen tremendous growth since its inception, undoubtedly from savvy leadership knowing the company's location would be part of its success. Access to clients within a 60-mile radius has enabled the firm to become a sought-after contractor in major market sectors throughout Southern California. KPRS continues to expand its strength in retail, office, tenant improvement, industrial, medical, urban living and hospitality construction.

With several major projects underway in Orange County and Los Angeles, KPRS anticipates the completion of the Great Park Sports Park, the Hyatt Place Hotel in

Irvine, the Village at Tustin Legacy retail center, and the C3 Office Building.

Here in Brea, KPRS is proud to have completed several notable projects, including the 500,000-square-foot LEED Gold headquarters for Beckman Coulter; the creative offices for web hosting services, DreamHost; the renovation of the popular, highly trafficked Brea Plaza retail center; and the construction of a four-story office building at 10 Pointe Drive.

In celebrating the City of Brea's centennial anniversary, KPRS is not only grateful to have chosen a place to successfully grow as a Top 400 Contractor, but to look ahead to the achievement of new work, which will positively impact many surrounding communities.

To learn more about KPRS, visit kprsinc.com.



Orange County Great Park

KPRS Construction: Building the future with our clients.

Our mission is to maximize our clients objectives and build better communities. We are proud to help create environments that will positively impact future generations.

Learn more about what we can do for you at www.kprsinc.com.



just for the fun of it!

dining.entertainment.shopping.



BREA DOWNTOWN

Brea Downtown is a unique dining, entertainment and shopping district with a vibrant mix of trendy restaurants and outdoor cafes, a variety of shops and boutiques, eclectic buildings and sunny public plazas. There's something for everyone in a convenient location with ample parking and a friendly neighborhood environment.

WEST BIRCH STREET & SOUTH BREA BOULEVARD
BREA, CALIFORNIA 92821

CITY OF BREa

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Brea Community Center

This 52,000-square-foot complex offers fitness classes, adult sports, after-school activities, summer day camp, and a family resource center. Activities are available for anyone who lives or works in Brea! Meeting and special event space is available for rent for various size events.

Golf Courses

Brea boasts two municipal golf courses. Brea Creek Municipal Golf Course is a popular 25-acre, nine-hole community golf course, complete with driving range. Birch Hills Golf Course is an 18-hole executive course featuring beautiful new greens and tees, redesigned holes, an improved driving range, and upgraded clubhouse.

Remembering the Past, Creating the Future

The name Brea comes from a Spanish word for tar. Early residents, known as the Tongva, used tar seeping from the foothills as an adhesive and waterproofing material. Starting in 1769, Spanish settlement began and in 1824, large land grants or ranchos were parceled out to individuals. These ranchos evolved as California became a state and heavily influenced the early development of Orange County. In 1894, the Union Oil Company purchased 1,200 acres for oil development and Edward Doheny's discovery of oil in the Brea area in 1897 set the "black gold rush" in motion.

The oil town of Olinda in the hills near the eventual Brea town site was home to the area's first school in 1909. The town of Brea was first founded in early 1911 with a population of 752. The City was officially incorporated in 1917, and continued to grow with businesses supporting the local oil operation and with modest homes for the oil workers and their families. The Red Lantern Theater opened in 1922 attracting performers like Judy Garland, whose uncle managed the establishment. In 1924, baseball legend Babe Ruth came to play an exhibition game with Hall of Fame pitcher Walter Johnson (who grew up in Olinda) in the "Brea Bowl."

As the mid-century approached, oil production within the area declined, but new housing and businesses populated the City. With the completion of the 57 Freeway in 1972, the Brea Mall in 1977 and the Brea Civic & Cultural Center in 1980, the City saw increased investment that spurred further development and put the City on the path to the strong community that it is today.

This year marks the City of Brea's 100th anniversary. Since its incorporation in 1917, Brea has experienced significant changes. From its humble origins as an oil

boom town surrounded by citrus farms, the City of Brea has grown into a vibrant community with a strong cultural and economic identity. The City has transformed into a flourishing community with more than 43,000 residents and growing. The rich heritage of the past is preserved at two local museums and enhanced by a contemporary city that is ready to meet the opportunities and challenges of the future. From oil derricks and citrus groves, the City of Brea has developed into a destination for businesses, shopping, and entertainment, as well as a center of public art and culture.

For more information, please contact the Economic Development Division at 714.671.4421 or visit www.cityofbrea.net/economicdevelopment.



Downtown Brea, circa 1930



BRISTOL Industries LLC
AEROSPACE FASTENERS
100% NSF Certified



Bristol Industries is a Global Leader in the Design & Manufacture of Aerospace Self Locking Nuts and Gang Channel for Metallic and Composite Applications

Bristol's expertise in Barrel nuts, Nut Plates, Shear & Tension Self-Locking nuts, Captive Washer nuts, Self-Sealing nuts, Self-Aligning nuts and Gang Channels provides solutions for most Commercial, Military, Airframe and Engine fastening needs. Our products come in a broad range of aerospace fastener alloys and finishes.

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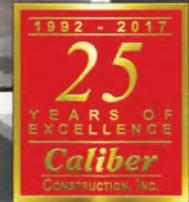
SERVING LOS ANGELES BASIN CLIENTS FOR 25 YEARS AND BREA-BASED FOR OVER A DECADE

MURAD - El Segundo



CURSE - Irvine





SIEMENS - Cypress



SPEEDO - Cypress





Caliber

CONSTRUCTION, INC.

714-255-2700 | info@caliberconst.net | caliberconstructioninc.com

Western Realco's Successful Relationship with the City of Brea Continues

Western Realco has earned and built a reputation as one of the most active commercial real estate developers in the Orange County marketplace. A significant amount of their activity has been within the City of Brea, where they have worked on the entitlements of four state-of-the-art development projects. "As we celebrate our 45th year as a development firm, Western Realco is pleased to have enjoyed a successful and collaborative relationship with the City of Brea. The City of Brea has proven to be business-friendly and very proactive in assisting with new projects that will benefit their community," said Jeremy Mape of Western Realco. David Crabtree, Community Development Director for the City of Brea, stated, "Western Realco has been a great development group for Brea to work with. Their corporate goals for quality industrial development match up well with our community vision; some great projects have been realized, with more coming in the future."



During the recovery of the overall economy, Western Realco returned to Brea where they first developed in 1974. They first purchased 3.9 acres of excess land from Harte-Hanks Shoppers in 2011 and then 19.5 acres of excess land from Suzuki of America in 2013. Western Realco completed construction of four new buildings totaling more than 440,000 square feet with the land acquisitions. The quality and location of the buildings made for quick building sales to four businesses, which created approximately 250 jobs.

Following the success of the recent Brea projects, Western Realco purchased 9.18 acres of land on Birch Street. They have recently completed a 218,648-square-foot facility that is listed by Newmark Grubb Knight Frank.

Most recently, Western Realco purchased an existing fully leased 180,000-square-foot business park located on Berry Street in Brea. The City of Brea and Western Realco plan to work together to enhance the project to entice quality tenants to the area for years to come.



WESTERN REALCO

Established in 1972, Western Realco is a real estate business firm specializing in the development and acquisition of institutional quality industrial and office properties. Western Realco is one of the most active developers in Orange County over the past decade either acquiring or developing more than 1,730,000 square feet, and currently has more than 1,500,000 in planning or construction in North Orange County.

For more information, please contact Jeremy Mape, Director of Acquisitions, at jmape@westernrealco.com.

WESTERN REALCO CONGRATULATES BREA ON THEIR CENTENNIAL CELEBRATION

Companies which acquired Western Realco Brea developments.

| | |
|--|---|
|  <p style="font-size: small;">Suheung is a leader in quality innovation for empty capsules & contract manufacturing services.</p> |  <p style="font-size: small;">EVGA is a hardware company that produces video cards as well as motherboards for the consumer & enthusiast market segments.</p> |
|  <p style="font-size: small;">Coyle Reproductions is a custom large format printer and display metal fabricator specializing in the creative development and implementation of in-store visual merchandising programs.</p> |  <p style="font-size: small;">TWS designs and engineers a range of aftermarket wheels. They are obsessed with quality and passionate about designing high performance custom wheels.</p> |

Western Realco's most recently completed project in Brea

3300 East Birch Street

Brea, CA

AVAILABLE ± 218,648 SF





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SCOTT READ
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sread@ngkf.com
CA RE License #01029250



Brea's 100th: Discover Partnerships Built to Last

Since 2002, Jamboree has enjoyed a partnership with the City of Brea – a community where some 41,000 people live and another 120,000 people visit daily to work, shop and dine. As a leading nonprofit community development organization that specializes in quality, affordable housing, we have worked together to fulfill the city's long-term commitment to provide a spectrum of housing to its residents. This creates a live-work balance that serves as a positive force for Brea residents by facilitating shorter commutes and, in turn, providing more family and community time.



In partnership with the city, Jamboree has developed two award-winning, affordable communities. Bonterra and Birch Hills are LEED (Leadership in Energy & Environmental Design) for Homes certified Gold and Platinum respectively. Jamboree transformed a recovered oil field into Bonterra, whose garden-style apartment homes are seamlessly integrated into the Blackstone master-planned community developed by Shea Homes and CalAtlantic Homes. Birch Hills, adjacent to the Birch Hills Golf Course, is 115 garden-style apartment homes in the La Floresta master-planned community developed by Birch/Kraemer LLC, an affiliate of Chevron Land and Development. These communities exemplify a state-of-the-art, eco-friendly design that greens Brea and creates a better jobs-to-housing balance.



Both communities offer Jamboree's free on-site resident services – tailored specifically to residents – that foster learning, healthy lifestyles and community building to enrich their quality of life. Birch Hills promotes an active lifestyle as part of the city's future "The Tracks at Brea," an active transportation, dual tread pedestrian and bicycling trail that will traverse Brea from east to west. Birch Hills and Bonterra received overwhelming support from the Brea City Council and the Planning Commission, as well as from the staff of the Employment Development Department and the City of Brea.

For Jamboree, being truly green with projects such as Birch Hills and Bonterra is the underpinning of our asset portfolio and an important benefit for our residents' health. These exceptional developments symbolize our firm belief that sustainability in all of its forms and

measurements is here to stay. The City of Brea has supported Jamboree's vision that every person will live in a strong, healthy, sustainable community.

Are you a master developer with inclusionary housing needs or a municipality wanting to expand your housing choices? Jamboree is long-term partner committed to success. Learn more about our public/private partnerships designed to meet your affordable housing needs. Contact Roger Kinoshita, Business Development Director, at 949.263.8676 or askroger@jamboreehousing.com.



Mission

Jamboree delivers high-quality, affordable housing and services that transform lives and strengthen communities.

Vision

Every person will live in a strong, healthy, sustainable community.

Core Principles and Values

Quality

We hold ourselves to the highest professional standards, which are reflected in the quality of our products, our people, and in the communities we build, manage and serve.

Communication

We encourage open, fact-based, and honest communication that welcomes diverse ideas and supports healthy relationships among our board, staff, strategic partners and those we serve.

Integrity

We hold ourselves to the highest standards of ethical conduct and treat our residents, investors, partners and vendors with the utmost honesty, integrity and respect. As stewards of public and private funds, we are fully accountable to those we serve.

Creativity

We strive to be a creative and innovative leader in our industry, while also remaining flexible to respond to rapidly changing market conditions.

More than Shelter

We believe that everyone deserves quality housing that is affordable and that the housing is more than shelter. We aspire to help create, safe, nurturing and cohesive communities with responsive resident services.

Celebrating Brea's Centennial!

Together, we build strong, healthy, sustainable communities.



Birch Hills and Bonterra quality affordable housing communities in Brea, CA

Learn more. AskRoger@jamboreehousing.com



Brea@100!

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ON THIS CENTENNIAL

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Hines

Hines: Proud Partner of the City of Brea

Hines is pleased to celebrate 100 years with the City of Brea! The businesses and citizens within the City of Brea have been tremendous partners to Hines over the past few years in creating innovative development to support the local community. We are honored to be a part of the Brea community and look forward to a continued relationship through the next 100 years.

Hines' experience in Brea ranges from multifamily to commercial office investment and management. Today, Hines owns and manages Brea Place, a five-building, 556,000-square-foot office campus directly adjacent to the Brea Mall. The campus has been transformed into a quality office product that rivals the best of Class A office environments in Orange County. Hines has completed an extensive capital improvement program, including new landscaping and site work; street-side signage; recreation patios with tenant BBQ, bocce, and ping pong; and state-of-the-art conference, collaboration, and fitness centers.

Hines and Brea Place are proud supporters of the City of Brea and continue to give back in numerous ways, including the Brea Farmer's Market, which is on-site every Thursday serving up local foods and other goods.

Now covering seven cities, the Hines Orange County portfolio consists of a diverse list of properties and the Hines team continues to actively pursue investment opportunities throughout the area. For more information, please contact the local Hines office at 949.313.2200 or visit www.hines.com or www.brea-place.com.



Hines

100-145 S. STATE COLLEGE BLVD.