

2946 BRISTOL

Project SoBeCa

ORANGE COUNTY



ITS ABOUT TO GET INTERESTING

HIDDEN IN PLAIN SIGHT, THE LAB'S LATEST MILESTONE IN
SOBECA OFFERS ULTIMATE CREATIVE AUTONOMY. A RAW,
ELEVATED CANVAS DESIGNED TO BEND TO YOUR HIGHEST VISION.



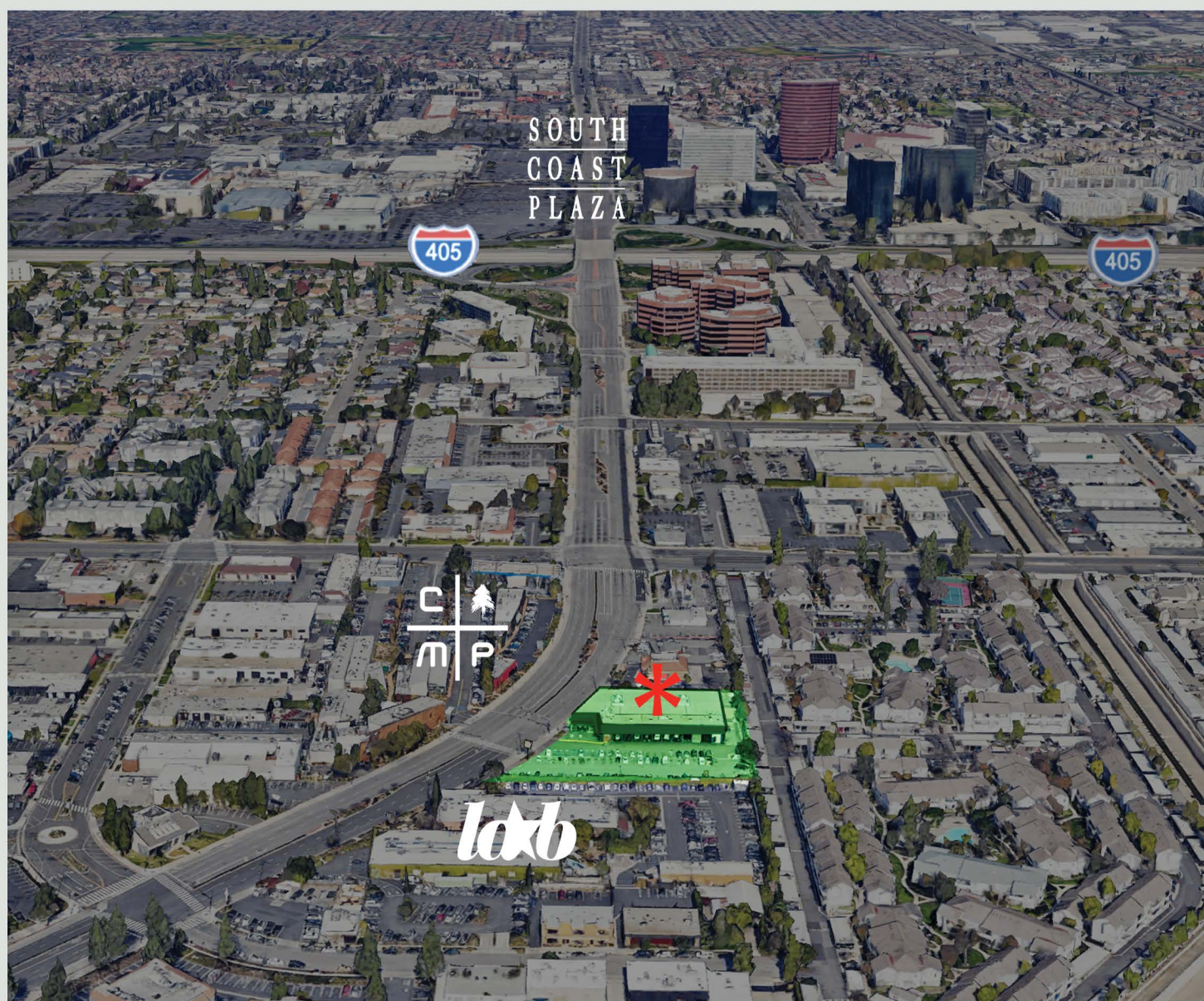
KEY METRICS

SF 18,053

Clear Height 20ft+

Power 800 amps (potential to upsize)

Parking Count 5:1,000+

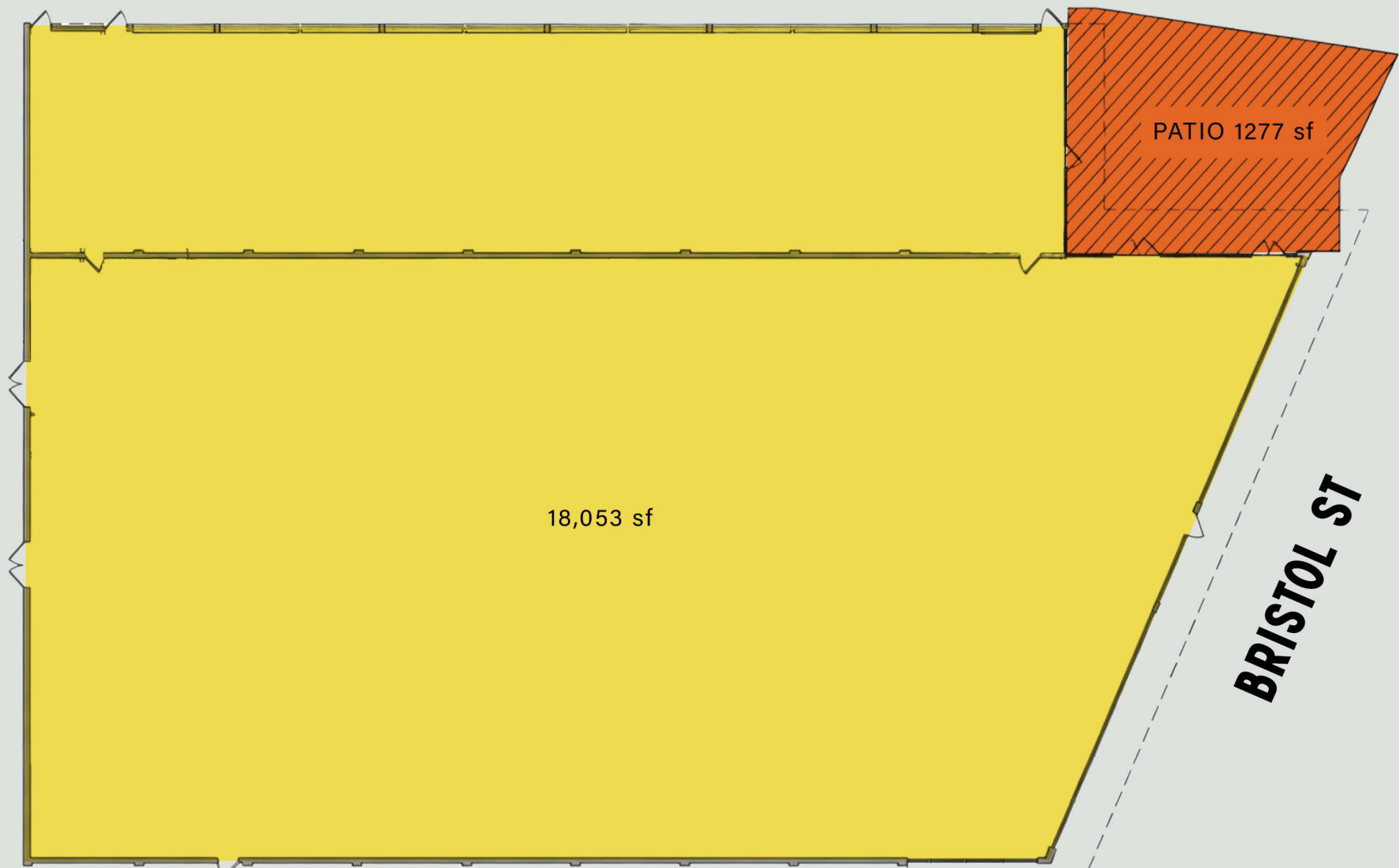


KEY ATTRIBUTES

- 300+ feet of Bristol St. frontage
- 3 curb cuts on signalized intersection
- Existing zoning allows for a variety of uses, including retail/office/services etc.
- Approximately 20ft tall pylon sign on Bristol
- Patio space near front entrance
- Unique lot config. allowing for valet
- Extremely rare standalone surface parked building on primary commercial thoroughfare in coastal OC

EXISTING FLOORPLAN

18,053 SF | Column Free | Flexible Demising | Rooftop Potential | Patio



- Rare opportunity to lease an entire 18,053 SF standalone building in Orange County.
- Expansive, **column-free** central floorplate provides exceptional planning flexibility.
- Highly adaptable footprint that is **expandable** or offers the opportunity to **demise into smaller units**.
- Prime outdoor activation including dedicated **patio space** and potential for a **rooftop deck** or amenity area.
- Surface parking at approximately 5:1,000 SF with multiple points of access.
- Ideal for a flagship grocer, fitness operator, high-end showroom, restaurant, or corporate headquarters.

AREA



PROJECT SITE

Located in the heart of the SoBeCa District, between 3 major highways, bordering four OC cities

1

SOUTH COAST PLAZA

Highest grossing mall in America with 2.8M SF of retail & 24M annual visitors.

bloomingdale's



2

SOUTH COAST PLAZA VILLAGE

1,583 units & 300,000 SF of office planned

3

RELATED BRISTOL

3,950 units & 250 hotel keys approved

4

JOHN WAYNE AIRPORT (SNA)

5

NEWPORT BEACH JOHN WAYNE SUBMARKET

2,477 zoned units, various stages of approval

6

IRVINE BUSINESS COMPLEX

Rezoned for additional 15,000 high density residential units with an existing 8.8M SF of office.

EQUINOX LIFETIME
J.P.Morgan CBRE
Google

THORNTON PARK

Santa Ana

SOUTH COAST

SOUTH COAST
METRO

3

2

1



Segerstrom
Center for
the Arts®

SOUTH COAST METRO
5.0M+ SF of office space

Noguchi



Costa Mesa

John
Wayne Arpt



4



ORANGE
COAST
COLLEGE

College



VANGUARD
UNIVERSITY

Costa Mesa

Newport Beach

Upper
Newport
Bay Nature
Preserve

IRVINE BUSINESS
COMPLEX

6

Irvine

Irvine

Boomers Irvine

William
R Mason
Regional Park

UCI

Distance 1 mi.

SoBeCa, an acronym for South on Bristol – Entertainment, Culture & Arts

The SoBeCa District is the only progressive, lifestyle-culture, specialty retail destination of its kind in Orange County.

The neighborhood is anchored by internationally recognized retail projects including The LAB and CAMP. Tenants include a mix of renowned local and regional groups, many of which are award winning in their respective offerings.

RANDOLPH

BAKER ST / CENTURY PL



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile	10-Mile
Population	13,651	164,504	551,536	1,589,946
Employees	29,805	224,806	445,000	946,777
Avg. Household Income	\$115,929	\$123,251	\$125,000	\$126,782
Consumer Spending	1-Mile	3-Mile	5-Mile	10-Mile
Food + Alcohol	\$51,735,337	\$618,670,119	\$1,877,892,952	\$5,520,411,651
Total Specified Consumer Spending (\$)	\$187,903,209	\$2,265,160,510	\$6,936,883,175	\$20,646,245,317

THE LAB

THE CAMP

CAMPOUT

ANAHEIM PACKING HOUSE

FARMERS PARK

MAKE BUILDING

PACKARD BUILDING

SOLO BUILDING

SOBECA DISTRICT

BIRDHOUSE

CASINO SAN CLEMENTE

SOUTH SIDE SOCIAL

DNA

MARCOS

AND MORE



Over 30 years ago, LAB Holding began its journey to combat retail monotony. In the midst of Orange County's suburbia and perfectly planted palms, they envisioned a place of gathering for likeminded tribes, rooted in community and offering experiences not found in every mall on every corner.

The "LAB" stands for Little American Business, and each project champions localization, customization, and personalization while supporting independent voices. Guided by its mission, LAB Holding weaves community, culture, commerce, and consciousness into real estate innovation and place making.



lab

labholdingllc

LEASING @LABHOLDING.COM