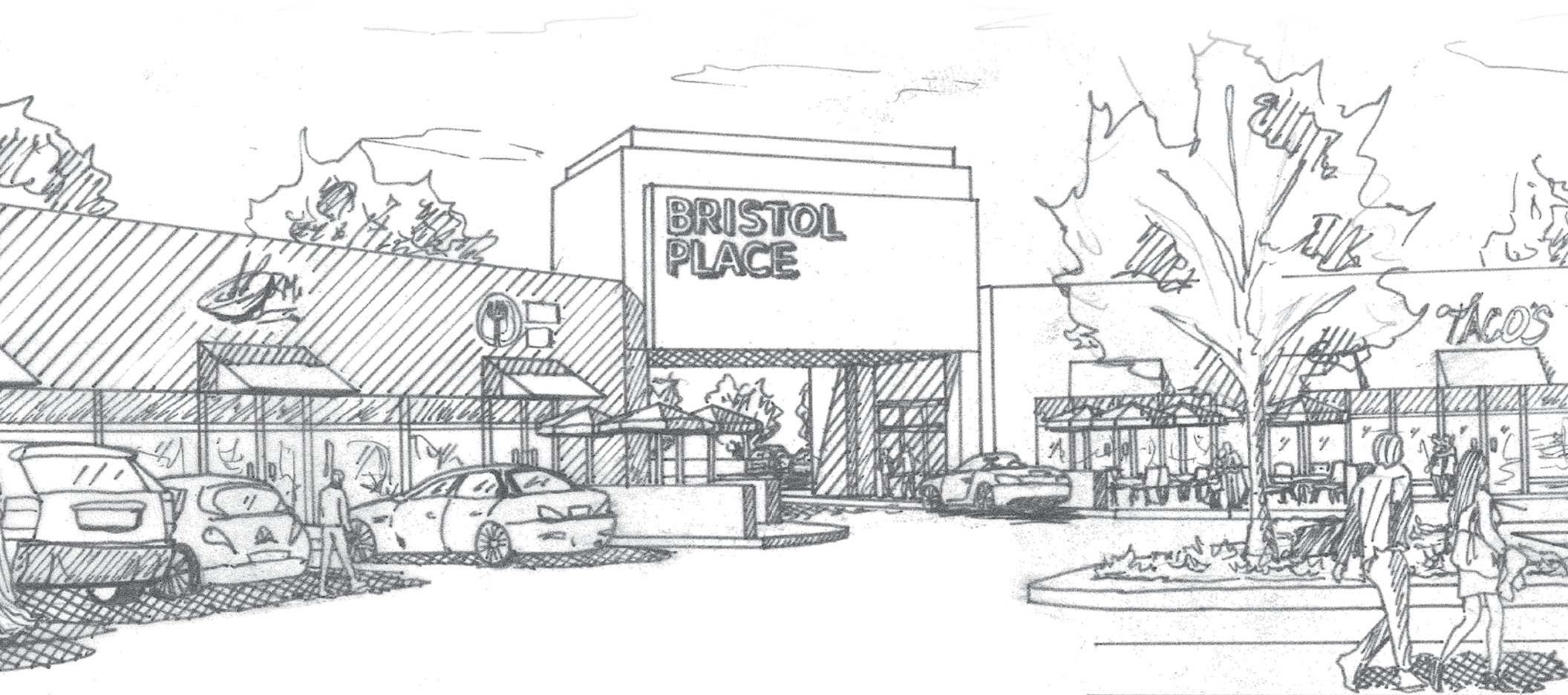


**FOR LEASE**

# BRISTOL PLACE

NWC BRISTOL STREET & ALTON AVENUE | SANTA ANA, CA



**CBRE**



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# PROJECT HIGHLIGHTS

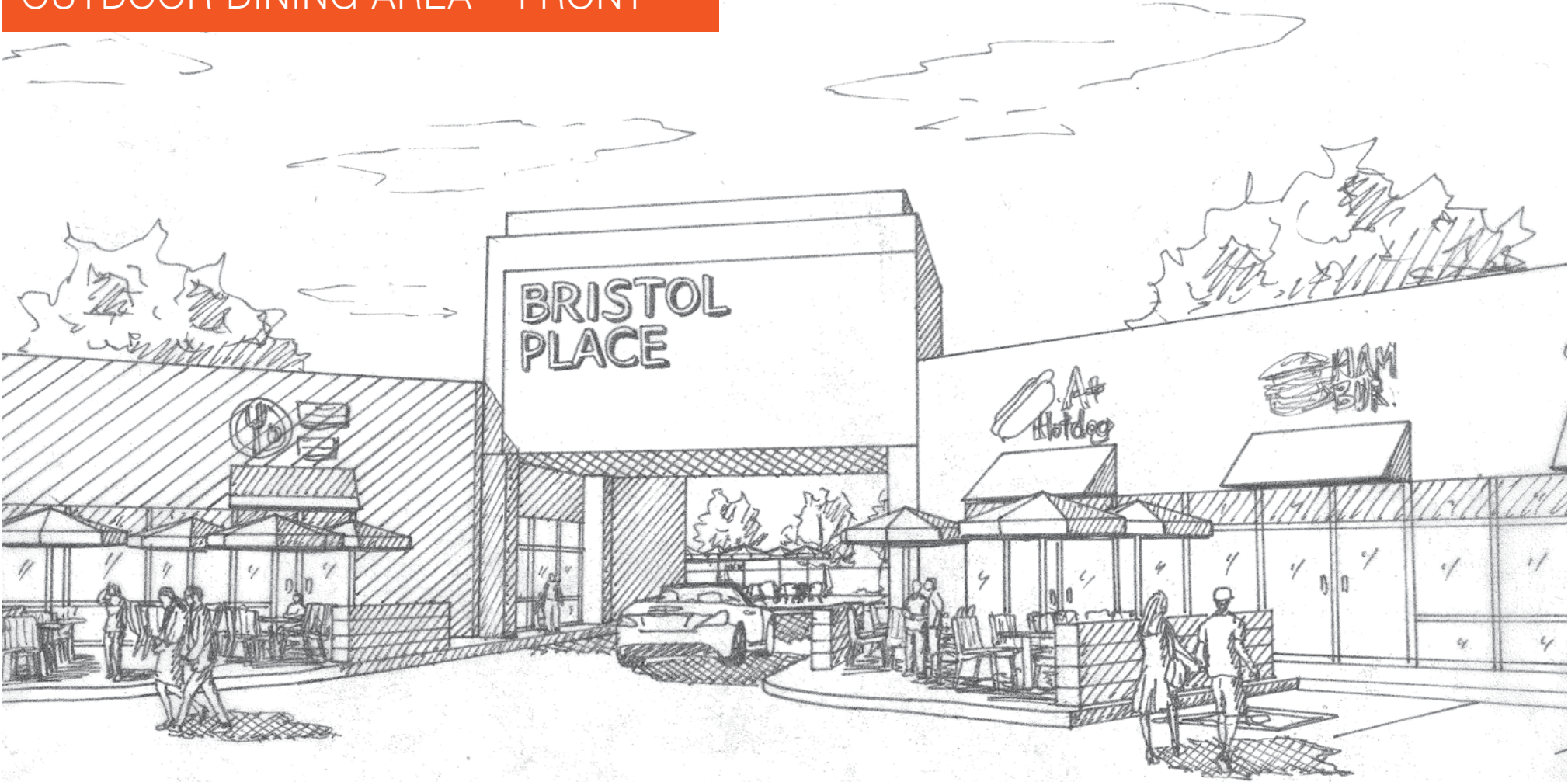
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Ideal location for retailers interested in being part of a **TARGET ANCHORED** Power Center, with **15,000 SQUARE FEET** allocated to a proposed food court. The area has an established population base with over **225,000 PEOPLE** with an average household income of **\$80,421** within a 3-mile radius and a **DAYTIME POPULATION OF 106,442** within 2 miles of the immediate trade area. Located within the South Coast trade area and just minutes from South Coast Plaza.



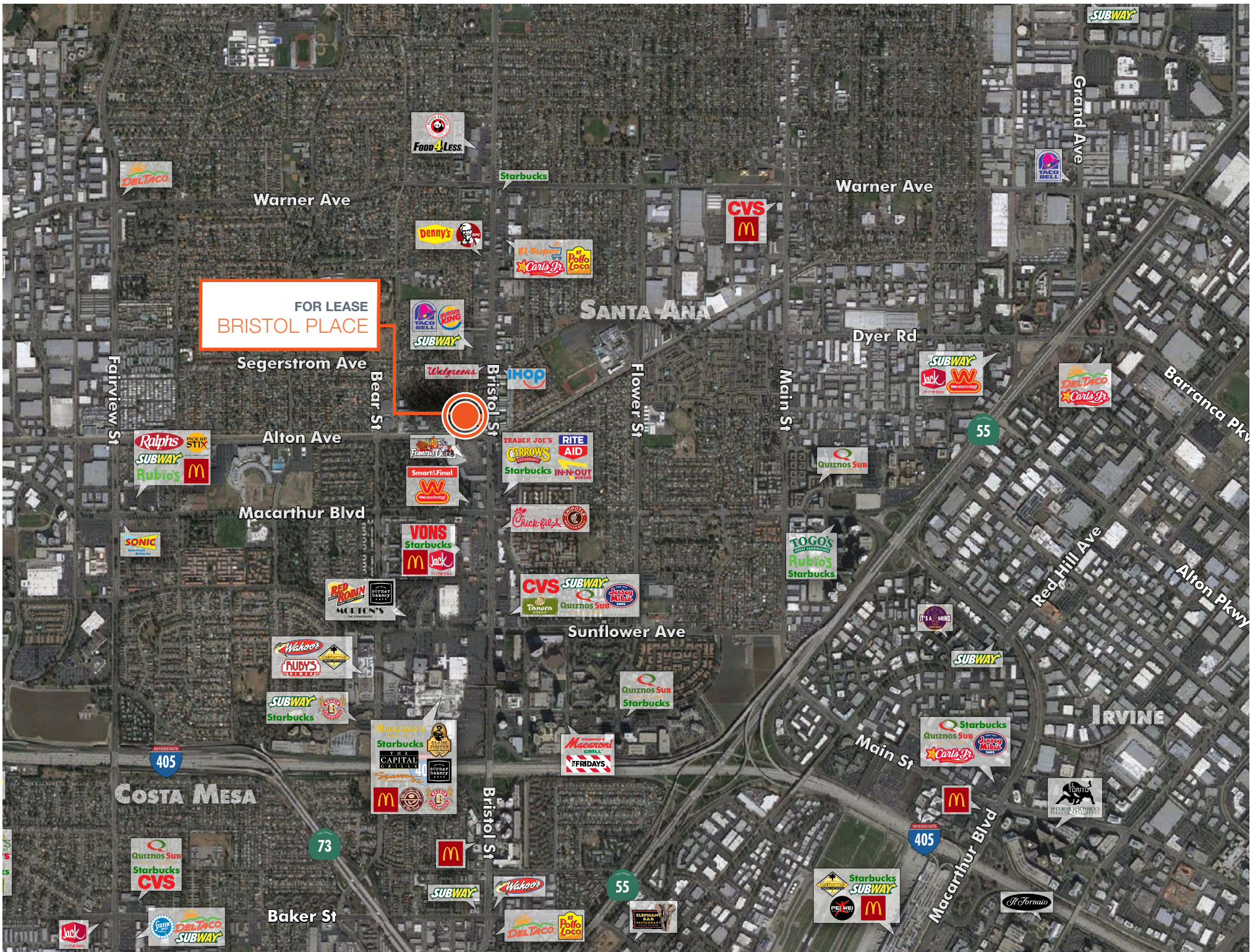
# OUTDOOR DINING AREA – FRONT



A DIVERSE  
MIX

## KEY DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	39,936	112,926	226,672
AVG. HOUSEHOLD INCOME	\$88,124	\$84,809	\$80,421
DAYTIME POPULATION	21,688	106,442	243,890



**FOR LEASE  
BRISTOL PLACE**

Warner Ave

Warner Ave

SANTA ANA

Dyer Rd

Segerstrom Ave

DEL TACO  
CARLS JR.

Alton Ave

55

Macarthur Blvd

Sunflower Ave

IRVINE

COSTA MESA

405

73

Baker St

55

405

Food & Less

Starbucks

TACO BELL

DEL TACO

Denny's

CVS  
McDonald's

El Super  
Carls Jr.  
Palo Loco

FOR LEASE  
BRISTOL PLACE

TACO BELL  
SUBWAY

Walgreens

IHOP

Ralphs  
SUBWAY  
Rubio's  
McDonald's

Famous Dave's

TRADER JOE'S  
RITE AID  
CARROWS  
Starbucks  
IN-N-OUT

Smart & Final  
Wendy's

Chick-fil-A

VONS  
Starbucks  
McDonald's  
Jack

Quiznos Sub

SONIC

RED ROBIN  
McEON'S

CVS  
SUBWAY  
Quiznos Sub  
Jason Miller

TOGO'S  
Rubio's  
Starbucks

Wahoo's  
RUDY'S

Sunflower Ave

SUBWAY  
Starbucks

Quiznos Sub  
Starbucks

SUBWAY

Maxwell's  
Starbucks  
THE CAPITAL  
McDonald's  
Jason Miller

Macaroni Grill  
FRIDAYS

Starbucks  
Quiznos Sub  
Jason Miller  
Carls Jr.

Quiznos Sub  
Starbucks  
CVS

McDonald's

Main St

McDonald's

Porto's

Jack  
DEL TACO  
SUBWAY

SUBWAY

Wahoo's

55

Starbucks  
SUBWAY  
McDonald's

M Forman

DEL TACO  
Palo Loco

EL MARIACHI  
Palo Loco

Macarthur Blvd

Barranca Pkwy

Alton Pkwy

Red Hill Ave

Grand Ave

Fairview St

Bear St

Bristol St

Flower St

Main St

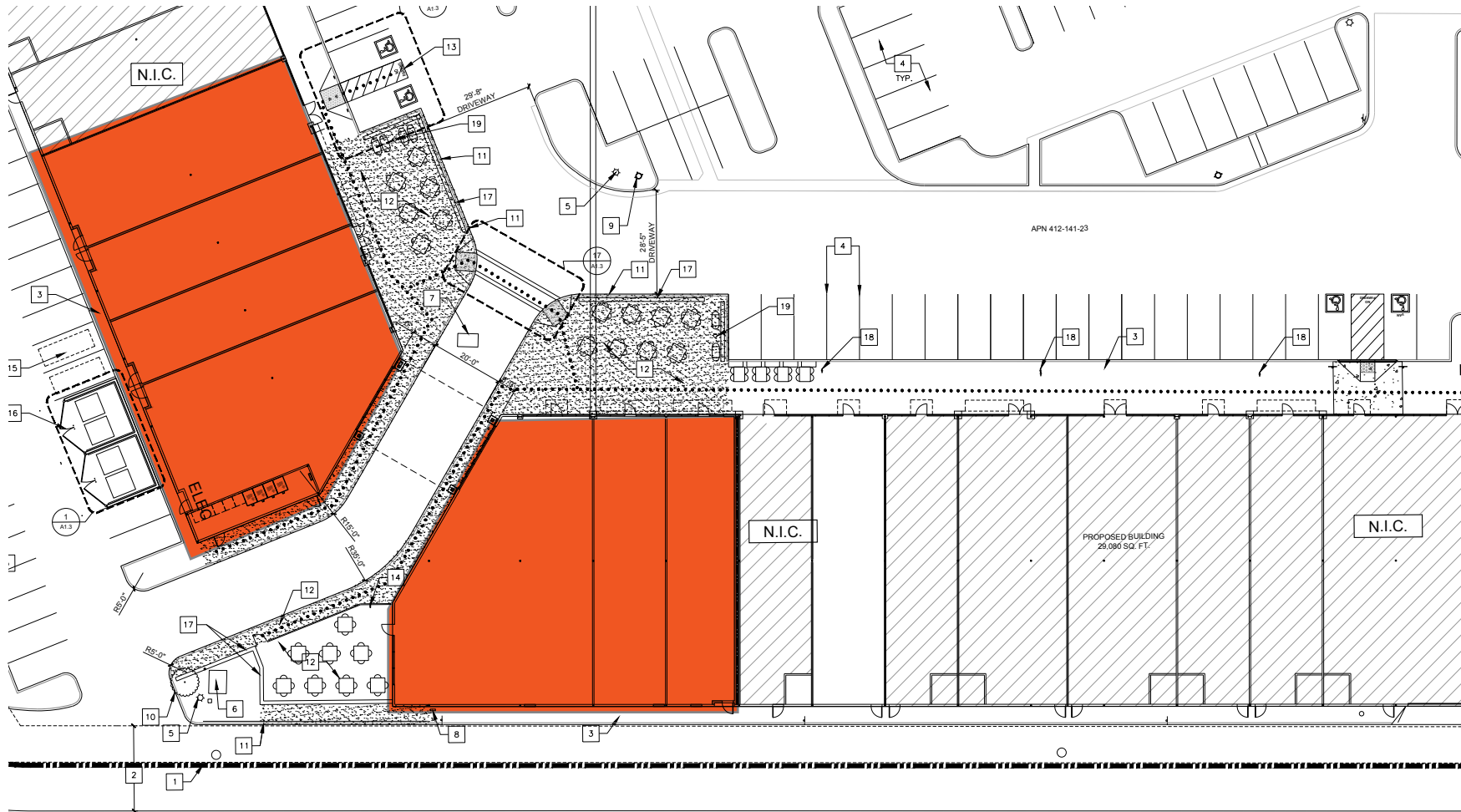
Macarthur Blvd

# SITE PLAN

SUITE	TENANT	SF
A	Furaibo	2,000
B	L & L Hawaiian	1,500
C	Vacant	1,400
D	Vacant	2,500
E	Hiccups Tea House	2,500
F	Churroholic	1,000
G	Vacant	1,600
H	Vacant	1,600
3400	Vacant	2,880
3398	Supercuts	1,728
3386	Nail Salon	1,600
3384	Vacant	1,600
3382	Massage Place	1,600
3380	Cross Fit	2,400
3378	Pharmacy	2,000
3376	Clothing	2,000
3374	SkinZone	1,706
3372	Vacant	3,412
3370	Lens Crafters	6,400
3360	Verizon	2,500
3358	Smile Brands	3,200
3356	Frozen Yogurt	840
3350	Lee's Sandwiches	2,324
3338	H&R Block	1,220
3336	Diva's Beauty Salon	812
3332	Chicken Maison	2,360
3320	Flame Broiler	1,132
3318	Cell Spot	820
3316	Papa John's Pizza	1,390
3314	Chef's Yen's	1,150
3312	Cigar Shop	1,150
3310	Dental Office	1,098



# CONCEPTUAL FLOOR PLAN



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